



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Lou Rain, Chair, District I
Dave Pratt, First Vice-Chair, District II
Tom Heflin, Second Vice-Chair, District III
Walter Mathews, District IV
Alan Tolhurst, District V

Char TimClerk of the Planning Commission

MINUTES

Regular Meeting
August 12, 2010 – 8:30 A.M.

1. CALL TO ORDER

Meeting was called to order at 8:35 a.m. Present: Commissioners Rain, Pratt, Heflin, and Mathews; Paula Frantz-County Counsel*; and Char Tim-Clerk of the Planning Commission.
[*Arrived at 8:55 a.m. and was in attendance at the start of the public hearing portion.]

2. ADOPTION OF AGENDA

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and carried (4-0), to adopt the agenda as presented.

AYES: Mathews, Pratt, Heflin, Rain

NOES: None

ABSENT: Tolhurst

3. PLEDGE OF ALLEGIANCE

4. CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

a. Minutes: July 8, 2010

END OF CONSENT CALENDAR

Motion: Commissioner Mathews moved, seconded by Commissioner Pratt, and carried (4-0), to approve the Consent Calendar.

AYES: Heflin, Pratt, Mathews, Rain

NOES: None

ABSENT: Tolhurst

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**
(Development Services, Transportation, County Counsel)

Peter Maurer provided a summary of events regarding long-range planning:

- OR10-0001/Grading Ordinance: The Board of Supervisors approved this item on August 10, 2010.
- Zoning Ordinance: Staff is in the process of forwarding Policy questions to the Board of Supervisors for direction.

6. **COMMISSIONERS' REPORTS**

Commissioner Pratt questioned if the newly constructed Panda Express by Walmart was using the colors approved by the Commission. Pierre Rivas stated that staff would report back to the Commission regarding the approved color palette. Commissioner Pratt also voiced additional concern that the river rock height on the building was too low, particularly when compared to the height used in the dumpster area. He also felt that the sign monument was no longer necessary due to the amount of signage currently being constructed. On a positive note, he felt that the complex being built behind the Post Office was looking very good.

Commissioner Heflin congratulated Chair Rain on an excellent job of hosting the recent 50 Corridor Planning Commissioners meeting which was held at the El Dorado Hills Town Center. He also informed staff that he has been receiving complaints from the public regarding the very large commercial roof signs at Apple Café and that they may be exceeding the size limits. Mr. Rivas stated that staff would research the issue and report back to the Commission.

Chair Rain spoke on his recent tour of the new Welcome Center in the El Dorado Hills Town Center and encouraged everyone to visit this new resource for the County.

9:00 A.M.

7. **PUBLIC FORUM/PUBLIC COMMENT** – None

8. **REZONE/WILLIAMSON ACT CONTRACT/BOUNDARY LINE ADJUSTMENT**

Z09-0011/WAC09-0002/BLA09-0038 submitted by RANDY ROSSI, TINA ROSSI, STEPHAN PAUL LUCE, and SUNNY HAMMONDS (Agent: Randy Rossi) to modify existing contract for Agricultural Preserve Number 298 by expanding through a Boundary Line Adjustment and a zone change from Residential Agricultural-20 (RA-20) to Exclusive Agricultural (AE). The property, identified by Assessor's Parcel Numbers 093-040-46, 093-040-58, and 093-040-59, consisting of 229.79 acres, is located on the east side of Grizzly Flat Road, approximately 3.9 miles east of the intersection with Mt. Aukum Road, in the Somerset area, Supervisorial District II. [*Project Planner: Aaron Mount*] (Categorical Exemption pursuant to Sections 15305 and 15317 of the CEQA Guidelines)**

Aaron Mount presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He indicated that there would be no new ag setbacks due to this project.

The applicants were not present.

No further discussion was presented.

Motion: Commissioner Mathews moved, seconded by Commissioner Pratt, and carried (4-0), to recommend the Board of Supervisors take the following actions: 1. Certify that the project is Categorical Exempt from CEQA pursuant to Sections 15305 and 15317 of the CEQA Guidelines; 2. Approve Boundary Line Adjustment BLA09-0038 based on the Findings and subject to the Conditions of Approval as presented; 3. Approve Rezone Z09-0011 based on the Findings presented; and 4. Approve Williamson Act Contract WAC09-0002, expanding Agricultural Preserve Number 298, based on the Findings presented.

AYES: Heflin, Pratt, Mathews, Rain

NOES: None

ABSENT: Tolhurst

Findings

1.0 CEQA FINDING

1.1 The proposed request for a Williamson Act Contracts has been found to be Categorical Exempt from CEQA pursuant to Section 15317 stating that, "Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area."

2.0 ADMINISTRATIVE FINDINGS

2.1 Williamson Act Contract

2.1.1 The subject parcel, APN 093-040-46, satisfies the County's criteria 1, 2, and 3 as contained in Resolution No. 188-2002 for the establishment of an Agricultural Preserve, as discussed in the staff report and pursuant to review by the El Dorado County Agriculture Commission. Therefore, the creation of the new contract from the rescinded original can be approved.

2.2 Boundary Line Adjustment

2.2.1 The Boundary Line Adjustment conforms to the General Plan and Zoning Ordinance.

2.3 California Government Code Section 51257

- 2.3.1 As a new contract is required, the new contracts will enforceably restrict the adjusted boundaries of the parcel for an initial term not less than 10 years.
- 2.3.2 There is no net decrease in the amount of acreage being restricted; in fact, there will be an additional 14 acres under the new contract.
- 2.3.3 At least 90 percent of the land under the former contract will remain under the new contracts; 100 percent of the land under the former contract will be included in the new contracts.
- 2.3.4 After the Boundary Line Adjustment, the parcels of land subject to contract will be large enough to sustain agricultural use as defined in Government Code Section 51222.
- 2.3.5 The Boundary Line Adjustment will not compromise the long term agricultural productivity of the parcel or other agricultural lands subject to a contract.
- 2.3.6 The Boundary Line Adjustment will not result in the removal of adjacent land from agricultural use.
- 2.3.7 The Boundary Line Adjustment will not result in a greater number of developable parcels, or an adjusted lot that is inconsistent with the General Plan.

3.0 Zoning Findings

- 3.1 A rezone from RA-20 to Exclusive Agriculture will allow the property to be consistent with the General Plan designation of Natural Resources.
- 3.2 The rezone will meet the intentions of Policy 8.1.1.6 which states that parcels encumbered by a Williamson Act Contract, pursuant to the California Land Conservation Act, shall be zoned Exclusive Agriculture (AE).
- 3.3 The rezone is consistent with the development standards of the AE zone district.

Conditions of Approval

I. PROJECT DESCRIPTION

1. This boundary line adjustment is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit E, 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:

Boundary line adjustment between parcels APN 093-040-46, 093-040-58, and 093-040-59.

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 (boundary line adjustment site plan) must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT CONDITIONS OF APPROVAL

Planning Services

2. This boundary line adjustment shall expire within one year from the Board of Supervisor's approval date unless an extension is requested prior to the expiration date in accordance with Section 16.53.100 of the County Code.
3. All fees associated with the boundary line adjustment shall be paid prior to recording the map or record of survey.
4. 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 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.

Department of Transportation

5. Access: The applicant shall demonstrate on the map how all three parcels are to obtain legal access from a roadway and submit to DOT for review and approval prior to recording of the Boundary Line Adjustment.

9. SPECIAL USE PERMIT

S07-0002/Randal's Woodworks Cabinet Shop submitted by RANDY RAINS to allow for the operation of a cabinet shop as a home occupation. This was conceptually approved by the Planning Commission on August 28, 2008, and is being brought back to the Planning Commission for final approval with conditions and findings. The property, identified by Assessor's Parcel Number 319-040-03, consisting of 8.11 acres, is located on the west side of Mulberry Lane, at the intersection with Green Valley Road, in the Greenstone area, Supervisorial District IV. *[Project Planner: Aaron Mount]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)** *[continued from 6/24/10 & 7/8/10 meetings]*

Aaron Mount presented the item to the Commission with a recommendation of approval. He indicated that the item was continued from the last meeting to allow time for the applicant to meet with the Fire Department to discuss certain conditions of approval.

Randy Rains/applicant indicated that he has reached an agreement with the Fire Department.

Gary Baldock, Diamond Springs/El Dorado Fire Protection District stated that fire flow is the main issue. He distributed a handout to the Commission which explained Section 508.3 from Chapter 5 of the California Fire Code. He stated that this was State law and it could not be changed for this project. The last page of the handout was an EID map of the area of the subject parcel. Mr. Baldock stated that they would be requiring the following as conditions of approval: (1) Fire hydrant at end of line; (2) Applicant to provide a 20 foot road across property for Fire Department; and (3) A NFPA 72 fire alarm system.

Chair Rain felt that a definitive timeline should be provided to the applicant that states exactly when certain conditions need to be met. Pierre Rivas explained that the applicant has two years to pull a building permit and should not be engaging in any use until the conditions have been met. In addition, since this was a Code Enforcement case, the use will be monitored by the County while the applicant meets the Conditions of Approval. Mr. Rivas also stated that there are two issues at hand: (1) the requirement of a building permit for an unpermitted addition; and (2) the expanded home occupation.

Mr. Rains' stated that the main portion of the building is permitted and the second portion of the building already has a permit filed and is waiting for Planning's approval. He voiced concern over the length of time that has passed since the permit was pulled and if he would be required to re-file if the permit expires prior to his meeting the conditions of the special use permit. Chair Rain felt that there should be no re-filing of the building permit or additional fees required of the applicant due to the length of time it has taken for the special use permit process. Mr. Mount stated that Larry Lohman, the County's Building Official, would be the person making that determination and staff would explain the situation to him at that time. Mr. Rains' also inquired that once Planning releases the permit back to Building, would the building then be approved and finalized. Commissioner Mathews stated that everything required in the Building Permit would need to be completed prior to Building signing off. He stated that Planning is looking at the actual use of the building and the expanded home occupation.

County Counsel Paula Frantz explained that there are Building Code requirements, as well as Planning requirements, that are being triggered by the commercial occupancy component as well as the residential occupancy component. She stated that when Mr. Rains' applied for the Building permit, Building signed off on it because he had complied with the residential occupancy. Since he has now applied for a Special Use Permit with a commercial occupancy, Building will need to re-review the permit to ensure all of the commercial occupancy requirements have been met.

Mr. Rivas recommended amending Condition #20 to include language for the fire alarm system and read into the record the proposed language. He also reminded the Commission that at the July 8, 2010, meeting, staff had recommended amending Condition #24 to reduce the width of the roadway and public utility easement from 30 feet to 25 feet.

No further discussion was presented.

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and carried (4-0), to take the following actions: 1. Certify that the project is Categorical Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines; and 2. Approve Special Use Permit S07-0002 based on the Findings and subject to Conditions as modified: (a) Amend Condition #20 to include language for the fire alarm system; and (b) Amend Condition #24 reducing the road width to 25 feet.

AYES: Mathews, Pratt, Heflin, Rain
NOES: None
ABSENT: Tolhurst

This action can be appealed to the Board of Supervisors within ten (10) working days.

Findings

1.0 CEQA Findings

1.1 The cabinet shop as an expanded home occupation is found to be Categorical Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines which exempts the minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

1.2 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.

2.0 General Plan Findings

2.1 As conditioned, the proposal is consistent with the intent of 2.2.5.2 (review for General Plan consistency), 2.2.5.21 (compatibility with surroundings), and 6.5.1.2 and 6.5.1.7

(noise impacts) because the project without employees would be an expanded home occupation, would have minimal impacts on visual resources, existing utilities, and on the existing surrounding residences. There are adequate services to facilitate the site, such as water, power and solid waste. The project would not add excessive noise levels as determined by an acoustical analysis.

3.0 Zoning Findings

3.1 The cabinet shop as an expanded home occupation use is permitted in the RE-5 Zone District, pursuant to Section 17.28.200.G of the El Dorado County Code, with the issuance of a Special Use Permit.

3.2 The project, as shown in Exhibit D, and as conditioned, meets all applicable development standards contained within the El Dorado County Zoning Ordinance Sections 17.28.210 A-G.

4.0 Special Use Permit Findings

4.1 The issuance of the permit is consistent with the General Plan. The applicant's proposal has been determined to be in compliance with County regulations, addressing environmental issues and health and safety concerns. The proposed use is consistent with the policies in the El Dorado County General Plan and the definition of a home occupation. The proposed use is consistent with all applicable policies and will occupy an existing 3,000 square foot barn with the exception of a 170 square-foot expansion which has not been permitted. As determined by an acoustical analysis, the project will not have a significant impact on adjacent parcels. As an expanded home occupation traffic should not significantly exceed typical residential daily trips. The project allows a commercial cabinet shop, carried out by the occupants of the project site. Therefore, staff finds that the project, as conditioned, conforms to the General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood. The use will not conflict with the adjacent residential uses. The project will result in insignificant environmental, visual, noise, and traffic impacts to surrounding residents. After review of the submitted site plan and upon consultations with concerned agencies, it has been determined that the impacts of allowing the project, will not have a detrimental affect nor be injurious to the neighborhood. The proposed use would not create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.

4.3 The proposed use is specifically permitted by Special Use Permit. Section 17.28.200.G of the County Code requires a Special Use Permit within the RE-5 zoning district. The project must be found to not change the residential character of the premises or adversely affect the other uses permitted in a residential area. After review of the submitted information and with consultation from concerned agencies, staff has determined that, as proposed with no employees, the project is consistent with these requirements and would

not affect the existing area in a significant manner as it would be incidental to the residential occupancy.

Conditions of Approval

El Dorado County Planning Services

1. This Special Use Permit is based upon and limited to compliance with the project description, exhibit contained in the Staff Report dated August 28, 2008, (Exhibit A), 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:

Approval of this Special Use Permit allows the operation of a cabinet shop as an expanded home occupation on Assessor's Parcel Number 319-040-03. Commercial activity shall be conducted by the occupants of the single family dwelling only. Hours of operation shall be from 7:00 am to 4:00 pm Monday through Friday. The cabinet shop is located in a 3,170 square foot existing accessory structure which includes a 170 square foot office and a 3,000 square foot work area. The work area includes the following equipment: saws, sanders, shapers, dust collection system, air compressor, and hand tools. The following structures/facilities are included in the Special Use Permit approval as they are located and described in Exhibit D. Any improvements or modifications to the accessory structure used as the cabinet shop that would change the size, capacity or uses allowed would require the review of Development Services:

- a. The 2,631 square-foot primary dwelling and attached garage labeled as *Existing House* in Exhibit D and as approved by Building Permit 175269 for residential and home office purposes;
- b. The existing shed for residential purposes;
- c. The existing well/pump house.

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.

2. Project improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with

Exhibit D. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require review and approval by the Planning Services prior to project modifications.

3. 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. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis. All future development plans shall include this condition on the submitted plans.
4. Noise levels shall comply with daytime noise level criteria established by the General Plan for rural areas.
5. The applicant shall be responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation or operation of the cabinet shop are ultimately the responsibility of the property owner.
6. The applicant shall make the actual and full payment of all Planning Services processing fees for the Special Use Permit application within 30 days following its approval or prior to issuance of a Building Permit, whichever occurs first.
7. A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services after the end of the ten working day appeal period of a final project decision.
8. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner 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.

The applicant and land owner shall defend, indemnify, and hold harmless County of El Dorado and its agents, officers, and employees from any claim, action, or proceeding against County of El Dorado or its agents, officers, or employees to attack, set aside, void, or annul an approval of County of El Dorado concerning a Special Use Permit.

The County shall notify the applicant/owner of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Environmental Management Department

Air Quality Management:

9. 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, spray paint booths, dust collection systems, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s) equipment specifications, list of paint products used, quantity of paint products used, emission factors, etc.
10. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.
11. The project construction will involve the application of wood products coatings, which shall adhere to District Rule 237 Wood Products Coatings.

Hazardous Materials:

12. This facility will be regulated under the CUPA hazardous materials and hazardous waste programs. Cabinet shops generate hazardous waste from wood finishing and tool cleaning processes. The operator must obtain a hazardous waste identification number from the California Department of Toxic Substances Control. A hazardous waste contingency plan must be filed with EMD and applicable fees paid.
13. Quantity of hazardous waste generated by operator is expected to be below the Conditionally Exempt Small Quantity Generator (CESQG) threshold (27 gallons/month). Therefore:
 - a. The operator must transport hazardous waste to a facility that accepts CESQG waste, such as El Dorado Disposal, and pay the applicable fees, or
 - b. The operator must ship hazardous waste via a licensed hauler to a permitted disposal facility.
 - c. The operator must maintain records of hazardous waste generation and disposal for three years.
14. If the operation will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 lbs. or 200 cubic feet) for backup power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid. The facility will be subject to periodic compliance inspections.

Diamond Springs-El Dorado Fire Protection District

15. The developer shall meet with this District and determine where the proper fire lanes shall be installed and identified at the site, so as to provide for easy access by fire and emergency apparatus during incidents that occur at the complex.
16. Building and Fire Codes will also have to be adhered to but cannot be determined until a full set of building and site plans are received by this District.

17. The Diamond Springs-El Dorado Fire Protection District has adopted the California Fire Code, which sets the requirements for fire flow. In Appendix III-A, the minimum required fire flow in a commercial complex or project is 1,500 gallons per-minute, for duration of two hours, at a minimum of 20 p.s.i. Until a full set of building plans can be reviewed by the Fire District, exact fire flow requirements cannot be obtained or determined.
18. A facilities Improvement Letter from the El Dorado Irrigation District must be received by the District prior to approval.
19. Fire hydrant placement shall be approved by the Fire District.
20. Knox Box and fire alarm system shall be installed per Fire District Requirements.
21. Fire apparatus access road shall be provided within 150 feet to all portions of the building.
22. Additional requirements may be necessary once a full set of plans is submitted to this District for review.
23. Approval of subject project is conditioned on meeting 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"), for which proceedings are under consideration, and 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.

El Dorado County Department of Transportation

24. The applicant shall irrevocably offer to dedicate (IOD), in fee, a ~~30~~ 25 foot wide roadway and public utility easement along the entire property frontage of Green Valley Road, or verify that ~~30~~ 25 feet of right of way currently exists along this portion of Green Valley Road. This offer will be accepted by the County. The applicant shall complete the IOD prior to the issuance building permits.

10. DESIGN REVIEW

DR10-0004/Valero Service Station Sign Re-imaging submitted by KANDAHARI TRADING COMPANY (Agent: Elizabeth Schmidt) to re-image the price identification sign and canopy signs to reflect updated Valero logos for an existing service station. Proposed are a reduction in height of

the price sign and an increase in size of the existing gas pump canopy signs. The property, identified by Assessor's Parcel Number 048-510-01, consisting of 0.607 acre, is located on the east side of Camino Heights Drive, approximately 245 feet south of the intersection with U.S. Highway 50, in the Camino area, Supervisorial District III. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15311 of the CEQA Guidelines)**

Pierre Rivas presented the item to the Commission with a recommendation of approval. He provided a history of the subject parcel and stated that in staff's opinion, this would be an improvement to the existing site and the proposed project is compatible with being in a scenic highway corridor.

Commissioner Pratt voiced some dissatisfaction with the galvanized roof on the canopy and no proposed treatment for the poles besides painting. He mentioned a recently approved gas station construction project in Shingle Springs that had a treatment that covered up the post to make it less harsh and less commercial. Since this project is located on the edge of residential properties, is just off the road and has a scenic corridor component, he was interested in having a treatment on the poles and softening the look of the canopy piece as much as possible.

Commissioner Mathews stated that Commissioner Pratt had valid comments for a new construction project, but that this is a retrofit of an existing vacant building.

Elizabeth Schmidt/applicant's agent provided information on their proposed retrofit in regards to the canopy and the poles.

Mr. Rivas referred the Commission to the snow roof exhibit and stated that the galvanized portion is a retrofit to improve the snow load on the canopy.

No further discussion was presented.

Motion: Commissioner Heflin moved, seconded by Commissioner Mathews, and carried (4-0), to take the following actions: 1. Certify that the project is exempt from CEQA pursuant to Section 15311 of the CEQA Guidelines; and 2. Approve Design Review DR10-0004 based on the Findings and subject to the Conditions of Approval as presented.

AYES: Pratt, Mathews, Heflin, Rain

NOES: None

ABSENT: Tolhurst

This action can be appealed to the Board of Supervisors within ten (10) working days.

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1 The project has been found to be Categorical Exempt from CEQA pursuant to Section 15311 stating that Class 11 *consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or*
- 1.2 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

2.0 Administrative Findings

2.1 General Plan

The General Plan Land Use Map designates the subject project site as Commercial (C). A finding can be made that the proposed use is consistent with the General Plan policies and land use map for C designations.

No uses would be permitted through this Design Review which would be inconsistent within the C land use designation.

3.0 Zoning Ordinance Findings

The Zoning Ordinance designates the site as Commercial-Sierra Design (C-SD). As conditioned, the design and use of the monument sign is consistent with the development standards of the C zone district as well as the SD overlay.

3.1 **The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.**

The proposed re-imaging of the existing signs will not create any hazards that will negatively impact the surrounding neighborhood. The proposed use is not considered detrimental to the public health, safety, and welfare, and pursuant to the text of the Sierra Design Guidelines, the design can be found to be aesthetically compatible with the neighborhood, based on the conclusions contained in the Staff Report.

Conditions of Approval

Planning Services

- 1. The authorization for the construction and use of the fueling station canopy and price sign allowed by this Design Review Revision Permit is based upon and limited to compliance with the project descriptions 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 described approval will constitute a violation of the permit approval and may subject the authorized activities to revocation hearings.

The DR10-0004 project approval for the parcel identified by Assessor's Parcel Number 048-510-01 allows for the re-imaging of the following:

- a. **Existing internally illuminated price/identification sign with changeable numbers:** a) Lower the height to 12 foot, 6 inches tall. B) Use existing footing structure/frame and paint it Valero Mocking bird (dark gray). c) Acrylic copy face to include Valero Teal, Valero Yellow and White colors as shown in Exhibits E-2 and E-5 and to remain 60 square feet, (six feet wide by ten feet tall), in copy area.
- b. **Existing gas pump canopy (60 feet by 44 feet):** a) Add new galvanized steel roofing. b) Add Valero corporate logo on a 36-inch tall fascia around the bottom edge of the entire canopy. Install raised channel letter, internally-illuminated Valero logo signs on the west and north sides of the new fascia. using Valero Teal, Valero Yellow and White colors, as shown in Exhibits E-3, E-4, and E-6. c) Paint all canopy support columns Valero Casa Blanca (beige), and all existing bumper poles and hoops Valero Teal. All canopy curbs around the canopy base and fueling pumps at ground level to be painted Valero Mocking bird (dark gray), all as shown in Exhibits E-3, E-4, and E-6.

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.

2. Sign structure design and colors and sign structure placement shall be completed in conformance with the plans submitted and in conformance with the Conditions of Approval herein (Exhibits E-1 through E-6). The Development Services Director may approve minor modifications to an approved project where he/she finds the change:
 - a. Is in substantial conformance with all applicable provisions of Title 17 of the County Code;
 - b. Does not involve a feature of the project that was specifically addressed in the conditions of approval, mitigation measures, or findings for approval of the project;
 - c. Does not result in substantial expansion of the project; and
 - d. Does not substantially alter the original approval action.

3. The authorizations enabled by this Design Review shall become null and void if not initiated and diligently pursued by the applicant in good faith within two years from the date of the Notice of Decision.
4. All outdoor lighting, including the internal lighting for the fueling station canopy and price signs subject of this permit, sign subject of this permit, shall conform to Section 17.14.170 of the Zoning Code and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. The project lighting shall be reviewed by the Planning Services prior to final building occupancy to ensure that all project lighting has been fully shielded and/or voltage minimized and that excessive glare has been minimized.
5. Prior to issuance of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description to Planning Services, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
6. All other existing signs, with the exception of the wall sign on the north wall of the building advertising "Food Shop," and the propane tank filling sign mounted on the north building side storage area fencing, as shown in Exhibit F-3, and 60-foot tall pole sign with a 58-square-foot copy area atop, shall either be removed or be subject to a Special Use Permit prior to issuance of a Non-Residential/Commercial Project "Signs" permit. Any new subsequent signs shall comply with Chapters 17.16, (Signs), Section 17.32.020 (D), (Commercial Districts), and Chapter 17.74, (Design Review Districts) of the Zoning Ordinance. No off-site signs are permitted with this Design Review approval.
7. Prior to final occupancy being issued, the applicant shall notify Planning Services in writing after all conditions have been satisfied and shall provide Planning Services with proof that the fueling station canopy and price signs have been constructed as shown in Exhibits E-1 to E-6.
8. No signs shall be placed in the right-of-way, and no project site signs shall interfere with sight distances. All signage shall conform to Chapter 17.16 and 17.32.140 (D) of the County Code or as approved and described in the description. Planning Services shall review all existing and proposed signage for compliance with approved plans prior to issuance of a building permit. All signage shall be in compliance with the Zoning Ordinance. Any future signage that is proposed for the site shall require a revision to this approved Design Review or the submittal of a sign specific Design Review application.
9. Prior to issuance of any Building Permit, all Development Services fees shall be paid.
10. A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be delivered to the El Dorado County Planning Services prior to the issuance of any development permit being issued on the project parcel.

11. 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.

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 by El Dorado County.

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

California Department of Transportation (Cal Trans)

12. No signs or any other advertising shall be placed within the Cal Trans right-of-way or any other portion of the Caltrans owned property identified by Assessor's Parcel Number 048-471-30.

11. PLANNED DEVELOPMENT/PARCEL MAP

PD08-0016/P08-0027/Wild Chaparral Office Complex submitted by AVATAR PROPERTIES, LLC/GALEN MILLER (Agent: BT Consulting/Peter Thorne) for a Development Plan to construct six commercial office buildings totaling 18,000 square feet, one 80 square-foot monument sign and six 22 square-foot monument signs; and merge and re-divide 2 parcels into 7 lots and future creation of 3 air space condominium units within each of the 6 buildings; and Tentative Parcel Map to merge and re-divide 2 parcels to create six 3,000 square foot lots and one 69,120 square foot common area for parking, landscaping and circulation. The property, identified by Assessor's Parcel Numbers 070-280-62 and 070-280-63, consisting of 2 acres, is located on the northwest corner of the intersection of Crosswood Drive and Wild Chaparral Drive, in the Shingle Springs area, Supervisorial District IV. [*Project Planner: Tom Dougherty*] (Mitigated negative declaration prepared)*

Pierre Rivas presented the item to the Commission with a recommendation of approval. He distributed to the Commission copies of an artist's rendition of the completed project that had been submitted by the applicant. Mr. Rivas also recommended that the Commission approve the modifications to the Conditions of Approval as stated in Staff's Memo dated August 5, 2010. Mr. Rivas informed the Commission that the applicant had submitted a letter dated May 17, 2010 requesting a new condition be added to allow a 5 year extended expiration date for the project. He stated that the County does not grant automatic renewals and when time extensions are granted, they are granted in 1 year increments, which can be done up to 5 times.

Chair Rain indicated that the Commission was also in receipt of a public comment letter from Leslie Davis.

In response to Commissioner Mathews' request for examples of general office use, Mr. Rivas indicated that the uses would be limited to parking availability.

Commissioner Pratt inquired on the relation between Condition #31 (Sidewalks) and Condition #27 (Class II Bike Lane) and why Condition #31 was being recommended for deletion per the Staff Memo. He also questioned the bike plan for that area since it contains a very complex intersection. Eileen Crawford/DOT explained that sidewalks already exist on the entire frontage of the parcel, therefore, that condition is not necessary. She also stated that there are plans to have Ponderosa Road expanded in the far future, at which point there would be bike lanes.

In response to Commissioner Pratt's inquiry as to why the project was not being proposed for a zoning to Professional Office Commercial (CPO) since the usage intent seemed to fall into that zone category, County Counsel Paula Frantz explained that this project does not contain a rezone request and the current zoning is Commercial, which is broader than CPO and would allow for retail and restaurant uses.

Peter Thorne/applicant's agent provided a summary of the project and the items that were considered during the development of this proposal. He stated that it was the numerous vacant office spaces in the area that prompted them to request a time extension. Since the Parcel Map portion falls under the State Subdivision Map Act and cannot be extended, they would still like to request the Planned Development portion be extended to 5 years.

Leslie Davis, resident for 31 years, made the following arguments in opposition of the project:

- Location is an open meadow in a natural springs area and should be left in its current state as it is not a buildable area;
- Project is proposing a 4 inch sewer line going uphill, yet the County standard is a 6 inch line;
- Neighborhood has history of significant sewer issues;
- Two out of the 4 businesses located on Wild Chaparral have gone out of business and the buildings are now vacant and unkempt;
- Corner of Wild Chaparral is a very busy traffic area and DOT's 2002 Traffic Count Annual Survey gave it an "F" grading;
- DOT's 2009 Traffic Count Annual Survey showed a decrease in traffic by 42%, but different parameters were used than the 2002 survey;
- County allows applicants to cut down tree canopies as long as they pay mitigation fees;
- Fish and Game has designated the area as a wildlife resource area, but will allow project as long as applicant pays mitigation fees;
- Project does not fit in neighborhood;
- Applicant is not based in this area; and
- County already has a significant number of vacant office spaces.

County Counsel Frantz explained, for clarification purposes, the various tree canopy options that an applicant can select.

David Koupal requested the Commission consider the adjoining community when looking at a project and felt that this project did not fit in. He also voiced concern with the increase in traffic as it will significantly impact those that have asthma, which includes him and several families with children in the area. He read into the record an article on asthma.

Jess Davis made the following comments:

- Property was originally zoned R1A;
- Access point to Crosswood Drive will increase traffic on their private road and questioned who would be responsible for the maintenance of that road; and
- Reiterated the County standard for sewage lines and that the adjacent neighborhood is on septic.

Lori Parlin prefers the CPO zoning due to her experience as the adjacent neighbor to the auto body repair shop and their recent approval through a special use permit. She felt that the neighborhood is being assaulted because they live next to the freeway. Ms. Parlin suggested that the trees lining the road be left in order to help define the residential portion of the area. She also stated that the area contains one building/house per lot and would prefer if the applicant scaled down the project to make it more consistent with the area.

Galen Meyer/applicant addressed various issues brought up by the Commission and the public and made the following comments:

- Lot is 50 feet away from Hwy 50;
- Has local connection to area with the ownership of the Millennium Sports Club located a short distance from project area;
- Has already spent significant amount of money on road improvements to Crosswood Drive;
- Could only foresee a small coffee shop going in as part of the retail portion of the project as the main intent is office space; and
- Project was started in 2004 and it was shortly after the road improvements being completed that the economic downturn began and would prefer to continue with the project with building not occurring until a later date instead of just tabling the project until the economy gets better.

Mr. Thorne identified himself as a licensed Professional Civil Engineer with specialization in water and wastewater. He stated that the proposed 4 inch sewer force main is acceptable and adequate for the project and that the current EID standards for a 6 inch line are for a regional sewer lift station and sewer force main, which this project is not. Mr. Thorne also spoke on the oak canopy and reiterated their request for a 5 year time extension to be added to the Conditions of Approval.

County Counsel Frantz explained that a Parcel Map is valid for 3 years and the applicant has the ability to apply for 5 one-year time extensions. She stated that the Planned Development is tied to the Parcel Map, so it would be a strange process to have the Planned Development be allowed longer than the life of the Parcel Map and it would eliminate the discretion to deny the time

extension requests for a Parcel Map. County Counsel Frantz recommended allowing the Planned Development to be valid for 3 years, similar to the Parcel Map.

In regards to the private road issue, Mr. Thorne stated that they would be agreeable to being part of a road improvement agreement and to pay their fair share for maintenance on that road. He stated for the record that the applicant has already spent a significant amount of money on road improvements for that area. In response to Commissioner Pratt's request to specify the exact road location of the maintenance agreement, Ms. Crawford stated that Condition #33 could be amended to make it more definitive. Mr. Rivas read into the record proposed language.

In response to audience member comments, Ms. Crawford read into the record General Plan Policy TC-Xf (Traffic Impacts) and stated that several interchanges in the area are included in the 20 year CIP. She also stated that traffic counts are available on their website and are conducted throughout the year.

Commissioner Pratt felt that since this parcel is the last commercial zoned land before the residential area, it is a transitional piece and would be more in favor of having it rezoned to CPO particularly since the proposed uses for the project fall within that zone district.

County Counsel Frantz stated that this application was solely a judicatory change as it was consistent with the current designations and it is not before the Commission for a determination if the current zoning is appropriate. She also explained that the Planned Development component would require the applicant to return to the Commission if the uses changed.

Commissioner Mathews commented that this was a classic case of where an owner of a commercial-zoned property wants to place a commercial business on it. He stated that the proposed project is a "safe" commercial piece and it could be a lot worse. He reminded the audience that this is private property and the owner does have their own rights.

Mr. Rivas informed the Commission that Condition #17 contained a typo and staff was requesting to correct it appropriately.

No further discussion was presented.

Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (4-0), to take the following actions: 1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff; 2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporating the Mitigation Measures in the Conditions of Approval as presented; 3. Approve Planned Development PD08-0016, adopting the Development Plan as the official Development Plan, based on the Findings and subject to the Conditions of Approval as amended; and 4. Approve Tentative Parcel Map P08-0027 based on the Findings and subject to the Conditions of Approval as amended: (a) Incorporate changes identified in Staff Memo dated August 5, 2010; (b) Amend Condition #7 to change to 3 years; (c) Amend Condition #17 to correct typo; and (d) Amend Condition #33 to include new language defining the road maintenance location.

AYES: Mathews, Heflin, Pratt, Rain
NOES: None
ABSENT: Tolhurst

This action can be appealed to the Board of Supervisors within ten (10) working days.

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 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 Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 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 Commercial land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the Commercial land use designation includes retail/office/services as compatible uses.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.2.1.2 (commercial uses), 2.2.3.1 (planned development districts), 2.2.5.21 (compatibility with surroundings), 2.8.1.1 (lighting impacts), TC-4i (bike lanes), TC-5b (curbs and sidewalks), TC-Xf (traffic levels), 5.3.1.1, 5.3.1.7 (public wastewater), 5.7.1.1 (adequate emergency water and related facilities), 6.2.3.2 (adequate access), 6.5.1.2, 6.5.1.7 (noise), 7.4.4.4 (impacts to oak canopy, 9.1.2.4, 9.1.2.8, (non-motorized transportation) concerning the requirement for a planned development request, lighting glare, traffic impacts, potable

and emergency water supply, waste and storm water and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design, and attention to architectural design features that fit within the context of the surrounding uses, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

3.1 The project is consistent with the El Dorado County Zoning Ordinance designation of Commercial because the proposed project provides areas for office uses pursuant to Section 17.32.020 of the Zoning Code.

3.2 The project, as proposed and conditioned is consistent with the El Dorado County Zoning Ordinance Development Standards because the six, 3,000 square-foot commercial parcels and one 69,120 square-foot parcel to be used as a common area are being addressed with a planned development application, and the proposed buildings meet the development standards pursuant to Section 17.32.040 of County Code.

4.0 Administrative Findings

4.1 Planned Development Findings

4.1.1 **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 commercial development, being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.

4.1.2 **The proposed development is so designed to provide a desirable environment within its own boundaries.** The proposed development provides landscaping, lighting, pedestrian traffic, and subdued design features which will enhance the environment for the tenants within the office complex.

4.1.3 **Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.** Except for minimum parcel sizes for the future individual air-space condominium units, as well as the allowance for one commercial loading space, the project is being developed or conditioned to comply with all County Code requirements.

4.1.4 **The site is physically suited for the proposed uses.** The site is physically suited for the proposed uses since it is located within a business, commercial environment.

4.1.5 **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, sewage disposal, roads, and utilities.

4.1.6 **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 is devoid of native trees and shrubs except for those along the east parcel boundary, and the proposal will provide the required landscaping, enhancing the natural environment.

4.2 Parcel Map Findings

4.2.1 **The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.** The Parcel Map request is consistent with the General Plan, because the application is for a commercial development being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.

4.2.2 **The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.** The proposed parcel map conforms to the applicable standards and requirements of the County's zoning regulations except for minimum parcel size for each unit and the Minor Land Division Ordinance, because the project site has been evaluated in accordance with the Commercial development regulations, and it has been found that the project complies with the minimum design standards, as conditioned.

4.2.3 **The site is physically suitable for the proposed type and density of development.** The site is physically suitable for the proposed type and density of development because the site is located within a commercial district, and it can be found that the site is suited for the office development.

4.2.4 **The proposed Parcel Map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.** The proposed Parcel Map will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The Parcel Map is an administrative document to allow the individual ownership of buildings within the development. No environmental impacts will be created by the parcel map.

4.2.5 **The design of the Parcel Map is not likely to cause serious public health hazards.** The design of the Parcel Map is not likely to cause serious public health hazards. The proposed parcel map would not create an undue negative impact upon the Shingle Springs Community Region. It can be found that the improvements would not be detrimental to the public health, safety and welfare or injurious to immediate project vicinity because the surrounding infrastructure is in place that can support it.

Conditions of Approval

Should the applicant elect to develop the property in accordance with the approved Planned Development, and does not file a Parcel Map, the timing for the applicable approved Conditions

of Approval shall change to “prior to issuance of a building permit” unless they specifically state “prior to final occupancy,” or “prior to issuance of a grading permit” with the exception of Conditions 51 and 52.

Planning Services

1. This Planned Development and commercial Parcel Map are based upon and limited compliance with the project description, the Staff Report Exhibits A through N, and conditions of approval set forth below. Any deviations from the project description; exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project allows for a Commercial Development Plan and Parcel Map on the parcels currently identified by Assessor’s Parcel Numbers 070-280-62 and 070-280-63.

Planned Development: Development Plan allows the construction of six, 3,000 square-foot, single-story, slab-on-grade commercial office buildings, and one common area parcel for landscaping, parking, access and circulation. The Development Plan shall permit each of the six buildings to be subdivided into up to three commercial airspace condominium parcels each either at the filing of the Parcel Map, or by Parcel Map Waiver subsequent to the filing. The adopted Development Plan shall allow only general office type uses unless it can be proven alternative uses will not change the parking capacity. The Development Plan includes the site plan, parking, sign package, buildings and elevations, outdoor lighting, landscaping, bike racks, office uses, six-foot tall split-face concrete screening/sound walls along the north and west project boundaries, one commercial loading space, and trash enclosure as shown in Exhibits F through K and as conditioned below.

Tentative Parcel Map: The Parcel Map shall merge and re-divide two parcels to create six commercial parcels coterminous with the six building footprints and one common area parcel for parking, exterior lighting and landscaping. The initial seven parcel sizes shall correspond in size to the table below:

Parcel Number	Use	Improvements (Square Feet)	Net Area (Acre)
1	Office	3,000	0.07
2	Office	3,000	0.07
3	Office	3,000	0.07
4	Office	3,000	0.07
5	Office	3,000	0.07
6	Office	3,000	0.07
A	Common Area	69,120	1.59

The subject 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.

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.

Minor modifications to the approved Development Plan may be administratively approved by the Development Services Director in accordance with the findings under County Code Section 17.04.070. Major modifications shall require approval of a revision to this Development Plan subject to approval by the Planning Commission.

Conditions from the Mitigated Negative Declaration

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

2. **BIO-1: Oak Canopy, Pre-Construction and Site Demolition:** Before beginning construction, the project Contractor is to meet with the project Arborist to review all work procedures, access, haul routes, and tree protection measures. For oak trees located within two hundred (200) feet of the area of soil disturbance or where construction related activities will occur:
 - A four (4) foot tall or higher fence must be constructed around the Critical Root Zone (CRZ) of the protected tree. The high visibility fence must remain in place throughout the construction period.
 - Brush clearing required within the CRZ shall be accomplished using hand-operated equipment and a minimum soil disturbance.
 - Vehicles and equipment are not to drive or park in the CRZ except for activities approved by the project Arborist. If a pre-approved haul or access road must pass through the CRZ of a protected tree, a road bed of mulch six (6) inches thick must be created and maintained to protect the soil.
 - Trees removed from within the CRZ of a saved tree shall be cut near ground level. Stumps removed from the CRZ shall be ground out.
 - Downed brush or trees shall be removed from the CRZ by hand or with equipment sitting outside the CRZ. Extraction shall be by lifting the material out, not by skidding.
 - Brush that is chipped may be placed within the CRZ to a depth of two (2) to four (4) inches.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Planning Services shall verify that this limitation shall be written on the grading and building permit plans. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading or building permit.

3. **BIO-2: Oak Canopy, Construction:**

- Site grading within five (5) feet of the Critical Root Zone (CRZ) of a protected tree shall be supervised by the project Arborist.
- When grading within twenty-five (25) feet of the CRZ of a protected tree, a spotter is required to ensure that grading does not encroach into the area within five (5) feet of the CRZ.
- Damage to any protected tree during construction shall be reported to the County Planning Services.
- Construction materials, equipment, and chemicals shall not be stored or dumped within the CRZ.
- Nothing is to be nailed or attached to a protected tree.
- Construction activities within the CRZ shall be by design or by approval of the project Arborist.
- Underground utilities installed within the CRZ shall be by boring or drilling unless the project Arborist determines that trenching will not endanger the tree.
- Construction materials or waste water shall not be dumped within or uphill of the CRZ or in storm drains located within the CRZ.
- When cuts are made in the ground near the roots of a protected tree, appropriate measures shall be taken to prevent the exposed soil from drying out.
- All root pruning is to be done by hand, air knives or water jets under the direction of the project Arborist.
- Only construction fence posts or stakes are to be driven into the ground within the CRZ.
- No open flames within fifteen (15) feet of the CRZ.
- When paving is absolutely necessary within the CRZ, only porous paving materials should be used.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Planning Services shall verify that this limitation shall be written on the grading and building permit plans. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading or building permit.

4. **NOISE-1:** Powered equipment used for construction should be fitted and maintained with adequate engine exhaust mufflers and equipment enclosures consistent with the best-available technology.

Monitoring Responsibility: Planning Services.

Monitoring Requirement: Planning Services shall confirm that this limitation is written on the grading and building permit plans prior to issuance of a grading or building permit.

5. **NOISE-2:** Powered construction equipment that is generally fixed in location, such as air compressors and generators, should be placed as far as practical from the nearest residence, or shielded from view using temporary noise barriers.

Monitoring Responsibility: Planning and Building Services.

Monitoring Requirement: Planning Services shall verify that this limitation is written on the grading and building permit plans prior to issuance of a grading or building permit. Building Services shall verify compliance with this limitation during each site inspection.

6. **NOISE-3:** Office buildings shall be constructed in accordance with current energy-conserving practice, including weather stripping, wall insulation and ceiling insulation.

Monitoring Responsibility: Planning and Building Services.

Monitoring Requirement: Planning Services shall verify that this limitation is written on the building permit plans prior to issuance of a grading or building permit.

Planning Services Site Specific and Standard Conditions

7. **Planned Development Expiration:** The Planned Development shall remain valid for a period of ~~five (5)~~ three (3) years from the date of approval unless prior to the expiration of the map, the applicant files for a time extension.
8. **Tentative Parcel Map Expiration:** The map shall remain in effect for three years from the date of approval. If the map has not been filed within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
9. **Conditions Compliance:** 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 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. The written description for each tenant improvement shall state how it complies with the whole project parking tally as discussed in Condition 14 below.
10. **Site Improvements:** Building design, 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 and shall substantially comply with Exhibits F, G-1 through G-7, H, I, J, and K. Minor variations are allowed, however, any major changes in the design and location of buildings, screening/sound wall, trash enclosure, bike racks, access driveways, and parking shall require review and approval by the Planning Services prior to project modifications.

BUILDING PORTION	STYLE/COLOR	MATERIAL
Roof	Charcoal gray	Asphalt composite shingles
Building Walls	Tan	Stucco
Building 4-ft tall Wainscot	Mixed dark earth tones.	Slate-tiled
Windows	Bronze	Aluminum
Doors	Bronze	Aluminum
Trash enclosure	Tan	Split-faced concrete block
Screening/sound wall	Tan	Split-faced concrete block

The six, 3,000 square-foot, single-story, slab-on-grade buildings shall have trussed roofs and wood/metal framing, stucco walls with a four-foot tall wainscot, and a charcoal-gray, asphalt composite shingle roof. The roof-mounted equipment shall be located inside a roof well and shall not be visible at all. The trash enclosure, (as shown in Exhibit H), and six-foot tall screening/sound wall constructed along the entire lengths of the north and western project boundaries, (and as shown in Exhibit G-2), shall be constructed with tan colored, split-faced concrete block to blend with the building surfaces.

11. **Landscaping:** The final landscape plan shall be compliant with Exhibits G-5 to G-7, comply with 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 Planning Services prior to issuance of a building permit. The following additional information would need to be submitted prior to final inspection of installed landscaping:
 - a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
 - b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

12. **Lighting:** All outdoor lighting shall conform to Exhibit K and 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. Approved are eight pole lights identified by S1H, seven pole lights identified by S1, and nine sconce lights identified by W1 on the *Project Plan Lighting Layout Plan*. 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, and none of those 50 percent shall be the seven pole lights identified as SH1 along the west and north boundaries as

shown on the approved Photometric Analysis in Exhibit K. Security lighting on the buildings shall be designed with motion-sensor activation.

- c. No pole light shall exceed 16 feet in height.
- d. The three 16-foot tall S1H pole lights along the west and the four 16-foot tall S1H pole lights on the north boundaries shall be shielded substantially as shown in Exhibit K. The applicant shall supply evidence of substantial compliance, as determined by Planning Services, prior to issuance of final occupancy.

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.

- 13. **Signs:** All signage installed as part of the project shall demonstrate consistency with the approved Sign Program in Exhibit J and with Condition 24 below. One 8-foot tall by 10-foot wide monument sign, and six 3-foot 8-inch tall by 6-foot wide monument signs are approved as shown on Sheet S and located as shown on Sheet S2 in Exhibit J.
- 14. **Parking:** Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Prior to issuance of a tenant improvement/building permit, the applicant shall provide a parking tally of all existing and proposed parking which shall be kept by Planning Services to ensure the proposed use combinations will not result in a change that requires more parking than the 73 total allowed spaces under the approved Development Plan. Parking shall conform to the Site Plan in Exhibit G1 and as follows:

PARKING REQUIREMENTS		
Parking Stall	No. of Spaces Required	No. of Spaces Provided
Standard		
Standard Space	72 (18,000 sq. ft./250)	73
Compact Spaces	35 percent of 72 or 25	24
Accessible Spaces	2 (1with van accessibility)	4 (2 with van accessibility)
Commercial	2 for 15,001 sq. ft. of gross floor	1 (by Planned Development
Loading Spaces	area or greater	allowance)
Bike Racks		3

Any tenant improvement use that causes the total approved number of parking spaces to be exceeded shall not be approved until such time as additional parking is legally created, reviewed, and then approved by Deputy Planning Director or designee.

- 15. **Meter Award Letter:** The project shall connect to EID services for water and waste water services. The applicant shall submit an EID Water Meter Award Letter or similar document to Planning Services prior to issuance of a building permit and/or grading permit or filing of the Parcel Map.

16. **Oak Canopy:** The project shall remove 0.22 acres of oak canopy. The required 90 percent retention of oak canopy as established by the General Plan shall be achieved through payment of a \$1,927.00 in-lieu fee. Said fee shall be paid prior to issuance of a building and/or grading permit and filing of the Parcel Map.
17. **Merging the Parcels:** Should a Parcel Map not be filed prior to issuance of a County development permit, the two parcels identified by Assessor's Parcel Numbers 070-280-62 and 070-280-63 shall be subject to a Lot Line Adjustment, Boundary Line Agreement and Merge application which shall be finalized and a copy of the recorded Certificate of Merge shall be received by Planning Services prior to issuance of any County development permit for the subject project.
18. **Joint Access and Parking Agreement:** A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking to all property owners within the Wild Chaparral Office Complex. A copy of said agreement shall be provided to Planning Services for review and approval, and the approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to filing of the Parcel Map.
19. **Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

20. **Payment of Processing Fees:** The applicant shall make the actual and full payment of Development Services Department processing fees for the Planned Development prior to issuance of a building permit and the Tentative Parcel Map prior to filing the Parcel Map.
21. **Fish and Game Fee:** The applicant shall submit to Planning Services the required Department of Fish and Game fee and filing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Parcel Map filed until said fees are paid.
22. **Hold Harmless Agreement:** 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, or employees from any claim, action, or proceedings 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 planned development and commercial parcel map, 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.

- 23. **Joint Access and Parking Agreement:** A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking to all property owners within the Wild Chaparral Office Complex. A copy of said agreement shall be provided to Planning Services for review and approval, and the approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to filing of the Parcel Map.
- 24. **Tentative Parcel Map Time Limit:** The map shall remain in effect for three years from the date of approval. If the map has not been filed within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

El Dorado County Department of Transportation

- 25. ~~**Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Parcel Map. (The requirements outlined in Table 1 are minimums):~~

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*	RIGHT OF WAY**	EXCEPTIONS/NOTES

Wild Chaparral Drive Frontage (i.e., project side of road)	Modified Std Plan 101A Std Plan 103G (min 3" AC over min 8" AB Class II base)	40 ft (existing)	80 ft total (existing)	Type 2 vertical curb, gutter, and 6 ft sidewalk. Road width is measured curb face to curb face. Applies only to project frontage.
Crossroad Drive Frontage (i.e., project side of road)	Modified Std Plan 101B (min 3" AC over min 8" AB Class II base)	32 ft (existing)	50 ft total (existing)	Type 2 vertical curb, gutter, and 6 ft sidewalk. Road width is measured curb face to curb face. Applies only to project frontage.

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way).

** Non-exclusive road and public utility easements included

2625. **Encroachment Permits:** The applicant shall obtain an encroachment permit from DOT to construct the driveway onto Wild Chaparral Drive and shall verify or construct the two proposed driveway encroachments to the provisions of Standard Plan 103G. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

2726. **Class II Bike Lane:** Pursuant to the Bicycle Transportation Plan, a Class II Bike Lane is to be provided along both sides of Wild Chaparral Drive. The applicant shall ~~verify or construct the Bike Lane or provide striping for this improvement (if sufficient pavement exists), or, at the discretion of DOT, contribute funds towards its construction,~~ prior to filing of the Parcel map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD). The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the map.

2827. **Sign Placement:** The placement of the proposed monument sign shall not be within the existing right of way of Wild Chaparral. In addition, this proposed sign shall not be placed in a location that will restrict sight distance as determined by the DOT.

2928. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

3029. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of

Transportation prior to the filing of the parcel map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

- ~~31. **Sidewalks:** 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.~~
- ~~32. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.~~
3330. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, including that portion of Crosswood Drive that adjoins subject parcel, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the Parcel Map.
3431. **Common Fence/Wall Maintenance:** 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).
3532. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
3633. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
3734. **DISM Consistency:** 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 map.
3835. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements as applicable. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of

the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

3936. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
4037. **Grading Permit / Plan:** A commercial grading permit is required for the project. 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. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
4138. **Grading Plan Review:** 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.
4239. **RCD Coordination:** 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.
4340. **Soils Report:** 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.

4441. Drainage Study / SWMP Compliance: 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.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained;
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the map or the applicant shall obtain an approved improvement agreement with security.

4542. Drainage (Cross-Lot): Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, 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. Any variations shall be approved by the County Engineer. 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. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the map.

4643. Drainage Easements: Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the map.

4744. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant 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 Federal Clean Water Act and the California Water Code. 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 County, prior to building permit issuance, and by state law must be done prior to commencing construction.

4845. **Electronic Documentation:** 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.
4946. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

El Dorado County Fire Protection District

5047. Due to Type V construction, the project is required to have a fireflow of 1,500 GPM for two hours at 20 PSI residual. Prior to building permit issuance, the applicant shall submit documentation from the El Dorado Irrigation District to the El Dorado County Fire Protection District demonstrating the required fireflow has been met. That amount could be reduced by different type construction or fire sprinklers. The District reserves the right for final plan check approval per the El Dorado County Fire District locally adopted ordinances, the California Building Code, the California Fire Code and the El Dorado County Fire Prevention Officers guidelines.

Surveyor's Office Parcel Map Conditions

5148. **Survey Monuments:** All survey monuments must be set prior to filing the Parcel Map.
5249. **Agency Compliance Letters:** Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on Tentative Parcel Map P08-0027 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

[Clerk's Note: Item #12 was heard before Item #8.]

12. PLANNED DEVELOPMENT/TENTATIVE MAP

PD10-0002/TM10-1496/Serrano Village K-5, Phase 2 submitted by SERRANO ASSOCIATES, LLC for a Development Plan for the proposed subdivision with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks; Tentative Subdivision Map re-subdividing previously approved portion of Village K-5 and subdividing a 10-acre parcel (Lot A) creating 143 detached clustered residential lots ranging from 4,800 to 19,142 square feet in size and six landscape lots; and

Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: (A) Modification of subdivision road improvements under Standard Plan 101 B including: (1) Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way; (2) Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and Reni Courts; and (3) Reduction of sidewalk width from 6 feet to 4 feet on one side of the street; (B) Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet; (C) Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and (D) Reduction of standard lot frontage width of 60 feet to dimensions identified on the map. The property, identified by Assessor's Parcel Numbers 123-370-26 and 123-370-30, consisting of 32 acres, is located approximately one mile west along Greenview Drive from its intersection with Serrano Parkway within Serrano master planned development, in the El Dorado Hills area, Supervisorial District II. *[Project Planner: Mel Pabalinas]* (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Andrea Howard/applicant informed the Commission that they had submitted letter dated July 29, 2010, requesting a continuance off-calendar. She briefly explained the circumstances that necessitated the continuance request.

No further discussion was presented.

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and carried (4-0), to continue the item off-calendar.

AYES: Mathews, Pratt, Heflin, Rain
NOES: None
ABSENT: Tolhurst

13. TRANSPORTATION PLAN

Draft 2010 El Dorado County Bicycle Transportation Plan submitted by EL DORADO COUNTY TRANSPORTATION COMMISSION (EDCTC). The Plan encompasses the west slope of El Dorado County from approximately the area of Pollock Pines west to the County line in El Dorado Hills. The current El Dorado County Bicycle Master Plan was adopted in January 2005. EDCTC prepared the 2010 Bicycle Transportation Plan for El Dorado County with two primary objectives; first, it will provide a blueprint for the development of an "ultimate bicycle transportation system." Second, it will confirm that the Plan continues to be in compliance with CalTrans Streets and Highways Code (Sections 890-894.2, *appendix b*), enabling the County to be eligible for State Bicycle Transportation Account (BTA) funds. *[Staff: Dan Bolster/EDCTC]* (Addendum to the 2005 Mitigated Negative Declaration)

Dan Bolster/EDCTC presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He conducted a PowerPoint presentation to the Commission.

Commissioner Pratt struggled with the safety plan for Class III trails as there are no specified widths for the lane nor are there specific speed zone areas for placement of these trails. Chair Rain shared Commissioner Pratt's concerns.

There was additional discussion between Mr. Bolster and Commissioner Pratt on Weber Creek Bridge, funding and overpass vs. underpass.

Chair Rain commended Mr. Bolster and staff for the significant time and effort that had been placed in the draft Bicycle Transportation Plan.

No further discussion was presented.

Motion: Commissioner Rain moved, seconded by Commissioner Mathews, and carried (4-0), to recommend the Board of Supervisors take the following actions: 1. Certify the Addendum to the Mitigated Negative Declaration; and 2. Adopt the 2010 El Dorado County Bicycle Transportation Plan.

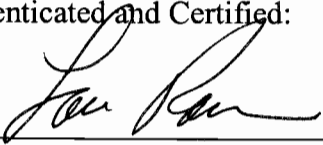
AYES: Pratt, Heflin, Mathews, Rain
NOES: None
ABSENT: Tolhurst

14. ADJOURNMENT

Meeting adjourned at 12:17 p.m.

APPROVED BY THE COMMISSION

Authenticated and Certified:



Lou Rain, Chair