



# 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

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

Char Tim .....Clerk of the Planning Commission

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## MINUTES

**Regular Meeting**  
**February 24, 2011 – 8:30 A.M.**

### 1. CALL TO ORDER

Meeting was called to order at 8:37 a.m. Present: Commissioners Rain, Pratt, Heflin, Mathews\*, and Tolhurst\*\*; Paula Frantz-County Counsel\*\*\*; and Char Tim-Clerk of the Planning Commission.

*[\*Arrived at 9:15 a.m. and took his seat on the Commission.]*

*\*\*Arrived at 9:05 a.m. and took his seat on the Commission.]*

*\*\*\*Arrived at 8:45 a.m. and was in attendance at the start of the public hearing portion.]*

### 2. ADOPTION OF AGENDA

**Motion: Commissioner Rain moved, seconded by Commissioner Pratt, and carried (3-0), to adopt the agenda as presented.**

**AYES: Pratt, Rain, Heflin**

**NOES: None**

**ABSENT: Mathews, 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: February 10, 2011

**Motion: Commissioner Rain moved, seconded by Commissioner Pratt, and carried (3-0), to approve the Minutes from February 10, 2011.**

**AYES: Pratt, Rain, Heflin**

**NOES: None**

**ABSENT: Mathews, Tolhurst**

**b. Finding of General Plan Consistency:** GOV11-0001 submitted by the CITY OF PLACERVILLE for a Finding of General Plan Consistency pursuant to Government Code Section 65402(b), that the County determine if the City of Placerville's acquisition and disposition of a portion of Alum pond and a communications tower, located in the Placerville Periphery, conforms to the El Dorado County General Plan. The property, identified by Assessor's Parcel Numbers 051-100-59 and 051-300-67, consisting of 4.17 acres, is located on the south side of La Vista Drive, approximately 0.5 mile southeast of the intersection with Highway 49, in the Placerville area, Supervisorial District 3. *[Project Planner: Aaron Mount]*

Staff Recommendation: Find request consistent with the General Plan

Audience members pulled this item from the Consent Calendar. Pierre Rivas presented the item to the Commission with a recommendation for a finding of consistency with the General Plan.

Howard Miller inquired if the City would take over the maintenance of La Vista Road. Nathan Stong/City of Placerville responded that it had not been considered but they were open to discussions on determining the need for the City to participate in an existing road maintenance agreement. He also encouraged residents to meet with him and his staff or to attend the City Council meeting to discuss this further.

Mr. Rivas stated that it was the consistency of the General Plan that was before the Commission and the residents' road issues needed to be addressed with City personnel. He also stated that maintenance on the communications tower is approximately once a month, making it a low traffic impact to the road.

Bill Emery stated that he understood that the City was the appropriate agency to respond to their concerns on the road maintenance issue but explained that when the pond was filled with dirt, it had taken numerous truckloads, which ended up damaging the road. Mr. Emery also confirmed that although Environmental Management had told him that they considered the parcel unbuildable as it will never be able to pass a perc test, any development on that land would need to go through the County for permits.

No further discussion was presented.

**Motion: Commissioner Pratt moved, seconded by Commissioner Rain, and carried (3-0), to take the following action: 1. Find the acquisition and disposition of the proposed real property effected by BLA10-0035 by the City of Placerville is consistent with all applicable policies of the 2004 El Dorado County General Plan; and 2. The acquisition of real property encompassing a communications facility is consistent with all applicable policies of the 2004 El Dorado County General Plan.**

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

**END OF CONSENT CALENDAR**

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

Roger Trout provided the following information to the Commission:

- **Land Development Manual (LDM)**: The Board of Supervisors continued the LDM off-calendar to provide staff time to work with EDAC on the matrix.
- **Zoning Ordinance**: A contract for the preparation of the EIR for the Zoning Ordinance is anticipated to be forwarded to the Board of Supervisors in March. The Department is recommending sole-sourcing the contract to Heidi Tschudin, who had been the consultant for the General Plan.
- **Building Official**: The first round of interviews have been conducted for this position, with an anticipated March hire date.

6. **COMMISSIONERS' REPORTS**

Chair Heflin stated that the gas station at the corner of Hwy 49 and Pleasant Valley Road had conditions on the Special Use Permit requiring the temporary signs to be removed once the permanent sign was constructed. This has not occurred.

Commissioner Pratt responded that this corner was a prime example of sign pollution. He also stated that since the El Dorado-Diamond Springs CAC is concerned about historical standards, that perhaps they should also consider looking at sign standards for that area.

**9:00 A.M.**

*[Clerk's Note: Commissioner Tolhurst arrived at 9:05 a.m. and took his seat on the Commission.]*

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

8. **SPECIAL USE PERMIT REVISION**

**S80-0153-R/Pioneer Bible Church Expansion** submitted by PIONEER BIBLE CHURCH (Agent: Jarrod Holliday) for the following: 1. Revision to a Special Use Permit to expand an existing religious facility from 8,199 square feet to 19,144 square feet to include the following: (a) A 8,625 square foot auditorium; (b) A 400 square foot storage facility; (c) A 940 square foot covered porch; (d) Two modular structures each 960 square feet in size; (e) A parking facility accommodating 123 vehicles, including outdoor lighting and landscaping; and (f) The facility would be utilized Monday through Sunday for ministry activities, bible classes, childcare, Awana, women's exercise group and other non-church group activities, such as 4-H and home school groups; and 2. Finding of Consistency with General Plan Policy 7.3.3.4 for the following: (a) A reduction of the wetland setback from 50 feet to zero with installation of a 3 foot tall cedar split rail barrier at the wetland border; and (b) A reduction of the 100-foot pond setback (located off-site) to a 52-foot setback to one modular structure. The property, identified by Assessor's Parcel Number 094-010-79, consisting of 4.17 acres, is located on the south side of Mt. Aukum

Road at the intersection with Horseshoe Bend, in the Grey's Corner Rural Center, Supervisorial District 2. [Project Planner: Gina Paolini] (Negative declaration prepared)\*

Gina Paolini presented the item to the Commission with a recommendation of approval.

Jarrold Holliday/applicant's agent explained that the three-foot tall split rail fence was a condition in order to meet the Army Corps concerns regarding foot traffic to the wetlands.

Commissioner Tolhurst stated that although he does not have any concerns with this project regarding parking, he felt that the 1.5 parking spaces formula may not be sufficient and should be addressed in the Zoning Ordinance update.

Pastor Rob Langford commended Ms. Paolini for her leadership in this project. He explained that they had been working on this project for five years and in the six months that Ms. Paolini had been assigned to their project, she was able to quickly move them forward to today's hearing.

No further discussion was presented.

**Motion: Commissioner Pratt moved, seconded by Commissioner Tolhurst, and carried (4-0), to take the following action: 1. Adopt the Negative Declaration based on the Initial Study prepared by staff; 2. Approve Special Use Permit Revision S80-0153-R based on the Findings and subject to the Conditions of Approval as presented; and 3. Determine a Finding of Consistency with General Plan Policy 7.3.3.4 for the following: a. A reduction of the wetland setback from 50 feet to zero with installation of a 3 foot tall cedar split rail barrier at the wetland border; and b. A reduction of the 100-foot pond setback (located off-site) to a 52-foot setback to one modular structure.**

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

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

### Findings

#### 1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.

- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667

**2.0 GENERAL PLAN FINDINGS**

- 2.1 As proposed, the project is consistent with the Medium-Density Residential/Rural Residential-Agricultural (MDR/RR-A) land use designation as defined within General Plan Policy 2.2.1.2 because the land use designation permits places of worship in which residential uses are allowed.

- 2.2 The proposal is consistent with General Plan policies, including 2.2.5.2 (General Plan consistency) 2.2.5.9 (places of worship within residential areas) 2.2.5.21 (land use compatibility), 6.2.3.2 (fire safe access) and 7.4.4.4 (Preservation of Oak Woodland Habitat), and 8.1.4.1 (Agricultural Commission Review). It has been determined that the project is consistent with the General Plan because the project is compatible with the lands use, provides adequate access and would protect oak tree canopy.

**3.0 ZONING FINDINGS**

- 3.1 The proposed use is permitted by Special Use Permit in the Estate Residential (RE-10) zone district, pursuant to Section 17.70.100 provided that the administrative findings outlined below can be made by the Planning Commission.

- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance. The project has been proposed with sufficient landscaping, screening, lighting, and parking.

**4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT**

- 4.1 The issuance of the permit is consistent with the General Plan;**

The proposed project has been analyzed for consistency with General Plan Policies 2.2.5.2 (General Plan consistency) 2.2.5.9 (places of worship within residential areas) 2.2.5.21 (land use compatibility), 6.2.3.2 (fire safe access) and 7.4.4.4 (Preservation of Oak Woodland Habitat), and 8.1.4.1 (Agricultural Commission Review) and has been found to be consistent with these policies.

- 4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;**

The proposed project will comply with the Development Standards of the RE-10 Zone District. The proposed Special Use Permit for the religious facility has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the project has been designed to comply with setback

requirements (with a finding of consistency), provides for landscape buffers and complies with lighting requirements. The project would not be detrimental to adjacent uses.

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

The proposed use is specifically permitted in the RE-10 Zone District pursuant to Section 17.70.100 of the Zoning Ordinance which states that places of worship are allowed only after obtaining a Special Use Permit.

**5.0 FINDINGS OF CONSISTENCY WITH GENERAL PLAN POLICY 7.3.3.4**

**5.1 The alternative setback is consistent with the General Plan.**

The project site is a 4.17 acre parcel, with a 0.64 acre seasonal wetland located onsite and a stock pond off-site. The applicant's biologist has not recommended a minimum setback for the onsite wetland; however, a cedar split rail barrier would be placed around the wetland to protect the integrity of the riparian habitat in the future. A minimum 52-foot setback would be achieved for the off-site pond. The proposed project has been designed in a manner to ensure that alternative setbacks would not have an adverse effect on the perennial features. The proposed project, therefore, is consistent with intent of General Plan Policy 7.3.3.4 by providing for an adequate setback for protection of natural and man-made wetlands and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.

**Conditions of Approval**

**Planning Services**

1. This Special Use Permit approval is based upon and limited to compliance with the approved project description, the following hearing exhibits:

Exhibit F.....	Grading Plan
Exhibit G.....	Use/Parking Plan
Exhibit H.....	Preliminary Landscaping and Oak Tree Plan
Exhibit I.....	Proposed Building Elevations
Exhibit J.....	Existing/Proposed Building Elevations
Exhibit K.....	Photometric Plan
Exhibit M.....	Site Plan-C1-C2, and

Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with

this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project is for the Revision of a Special Use Permit to expand an existing religious facility from 8,199 square feet to 19,144 square feet on Assessor's Parcel Number 094-010-79. The revision shall include the following:

- a. A 8,625 square foot auditorium;
- b. A 400 square foot storage facility;
- c. A 940 square foot covered porch;
- d. Two modular structures each 960 square feet in size;
- e. A parking facility accommodating 123 vehicles, including outdoor lighting and landscaping; and
- f. The facility would be utilized Monday through Sunday for ministry activities, bible classes, childcare, Awana, women's exercise group and other non-church group activities, such as 4-H and home school groups.

The project includes a Finding of Consistency with General Plan Policy 7.3.3.4, to allow the following reduced wetland setbacks:

- a. A reduction of the wetland setback from 50 feet to zero with installation of a 3 foot tall cedar split rail barrier at the wetland border; and,
- b. A reduction of the 100-foot pond setback (located off-site) to a 52-foot setback to one modular structure.

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.

- ~~1. The location of structures and uses shall conform with the approved site plan.~~
- ~~2. The applicant shall secure permits from the El Dorado County building and Environmental Health Departments prior to starting construction.~~
- ~~3. The parking lot and stalls shall be graded, drained, and surfaced so as to prevent dust, and mud or stagnant water and shall be identified by pavement markings.~~
- ~~4. The use shall be started and diligently pursued within one (1) year from the date of approval.~~

- ~~5. If signs are utilized, they shall be established in conformance with the A, Agricultural Zone regulations (12 square foot display area).~~
- ~~6. The conditions of this permit go with the transfer of the property and are binding on each owner.~~
- ~~7. The structures and facilities are to be reviewed and cleared by the Pioneer Fire District prior to occupancy.~~
- ~~8. If the existing septic system fails, the holder of the special use permit shall immediately replace the septic system in the replacement area and shall construct a parking lot in compliance with the El Dorado Count Zoning Ordinance.~~
- ~~9. No school or daily educational instruction, other than religious classes, shall be given at this facility without revision of the special use permit.~~
2. **Landscape Improvements:** Landscaping is required to comply with County Code Section 17.18.090. A Final Landscape Plan and Water Conservation Landscape Statement shall be submitted to Development Services for review and approval prior to issuance of a building permit. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
3. **Site Lighting:** Lighting shall be substantially compliant with Exhibit K and shall conform to Section 17.14.170 requiring full shielding pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Development Services shall review and approve the final light fixture detail prior to issuance of a building permit to verify full-cut-off designation. 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 the Development Services Director or his designee.
4. **Signage:** The existing 117" wide and 27" tall monument sign shall be permitted to remain at the project site. The Development Services Director may approve minor modifications to the approved signage where it may be found that the change would not substantially alter the original approval action. Changes to the signage which may affect a condition of approval or finding that was specifically addressed by the approving authority may only be approved by the Planning Commission pursuant to the requirements for submittal of a new permit.
5. **Archeological Resources:** In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities



may resume after the appropriate measures are taken or the site is determined not to be of significance.

In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

6. **Condition Compliance:** Prior to issuance of certificate of occupancy of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to occupancy/issuance of a building permit for verification of compliance with applicable conditions of approval.
7. **Processing Fees:** Planning Services shall verify that all Development Services and Noticing fees have been paid prior to issuance of any permits.
8. **Fish and Game Fee:** Planning Services shall verify that the applicant has paid all applicable Fish and Game fees within thirty (30) days of approval of the project. The Building Permit shall not be issued until said fees have been paid.
9. **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.

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.

#### **El Dorado County Department of Transportation**

10. **Access Roadway:** The applicant shall construct the easterly access roadway per El Dorado County Design and Improvements Manual (DISM) 101C with a minimum 20-foot road width and shall be completed to the satisfaction of the Department of

Transportation or the applicant shall obtain an approved improvement agreement with security, prior to issuance of a building permit.

11. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachment from the proposed private driveway onto Mt. Aukum Road to the provisions of County Design Std 103C. 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 issuance of the building permit.
12. **Encroachment:** The applicant shall construct the driveway encroachments onto the proposed easterly access road to the provisions of County Standard Plan 103C. 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 issuance of building permit.
13. **Sight Distance:** The sight distance from driveway encroachment onto Mt. Aukum Road shall be a minimum of 550 feet in either direction, consistent with Caltrans AASHTO standards. Sight distance easements, if necessary, must be obtained by the applicant prior to issuance of building permit.
14. **Abandonment of Existing Encroachment:** The applicant shall abandon the middle encroachment along Mt. Aukum Road as shown on the site plan dated February 4, 2009 prepared by Rancho Engineering. 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 issuance of building permit.
15. **Irrevocable Offer of Dedication:** The applicant shall irrevocably offer to dedicate, in fee, the on-site 40 foot wide road and public utility easement (R & PUE) for Mt. Aukum Road along the entire property frontage, prior to issuance of building permit. This offer will be accepted by the County.

#### Department of Transportation Standard Conditions

16. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
17. **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 AM and 7:00 PM. on any weekday, and 8:00 AM and 5:00 PM on weekends and federal holidays.
18. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design

Waivers) from the County Department of Transportation, and pay all applicable fees prior to issuance of building permit.

19. **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.
20. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to issuance of a building permit.

21. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

#### **El Dorado County Environmental Health**

22. **Existing Well:** Prior to any building or grading on the property, all existing abandoned wells on the property shall be properly destroyed. Well destructions, require a permit from the Environmental Management Department, obtained by a licensed well driller.
23. **On-site Sewage Disposal System:** An onsite sewage disposal system, designed for the maximum estimated wastewater flows shall be submitted to the Environmental Management Department for review and approval at the time of building permit application submittal.

**Air Quality Management District**

24. **Fugitive Dust Plan:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM<sub>10</sub>) in the form of dust. Current county records indicate this property is not located within the Asbestos Review Area. AQMD Rules 223 and 223.1, which address the regulations and mitigation measures for fugitive dust emissions shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction.
25. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD Rule 300 Open Burning. Only vegetative waste materials may be disposed of using an open outdoor fire.
26. **Road Development:** Project construction may involve road development and should adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials.
27. **Equipment Exhaust Emissions:** The AQMD's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

***Heavy Equipment and Mobile Source Mitigation Measures***

- a. Use low-emission on-site mobile construction equipment.
- b. Maintain equipment in tune per manufacturer specifications.
- c. Retard diesel engine injection timing by two to four degrees.
- d. Use electricity from power poles rather than temporary gasoline or diesel generators.
- e. Use reformulated low-emission diesel fuel.
- f. Use catalytic converters on gasoline powered equipment.
- g. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
- h. Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
- i. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- j. Configure construction parking to minimize traffic interference.
- k. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

28. **Fire Code:** The project shall meet all Pioneer Fire Code requirements.
29. **Project Address:** Address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers shall be four (4) inches tall, contrast with their background, and be positioned so that the bottom of the numbers are a minimum of:
  - Eight (8) inches above final grade for structures located less than 2,999 feet of elevation.
  - Twelve (12) inches above final grade between 3,000 and 3,999 feet of elevation.
  - Eighteen (18) inches above final grade greater than 4,000 feet of elevation.
30. **Unobstructed Roadways:** Vehicle parking and material storage during construction shall not restrict or obstruct streets, roads, and/or access/egress to any structure. A minimum twelve (12) feet travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times including during construction.
31. **Access Roadway:** An approved access roadway per the Pioneer Fire Code shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. In the Pioneer Fire Protection District, grades shall not exceed 7%; however, 10% may be permitted on straight sections. Roadway grades greater than 12% shall be chip-sealed, paved, or have a concrete surface above 3,000 feet of elevation. Dead-end access roadways exceeding 150 feet in length shall be provided with an approved turn-around. Gates on access roadways shall have a key safe (Knox box) installed for emergency vehicle access, and egress/access shall not be impeded by vegetation, topography, and/or snow. District approval for any roadways and gates shall be granted before ground disturbance.
32. **Access Driveway:** An approved access driveway per the Pioneer Fire Code shall be installed prior to any combustible construction on the site. Each driveway shall serve no more than two (2) buildings. The driveway shall be a minimum of twelve (12) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The driveway must be an all-weather driving surface maintained free, clear, and unobstructed at all times. In the Pioneer Fire Protection District, grades shall not exceed 16%; however, 20% may be permitted on straight sections. Driveway grades greater than 20% shall be chip-sealed, paved, or have a concrete surface. Dead-end access driveways exceeding 150 feet in length shall be provided with an approved turn-around. Gates on access driveways shall have a key safe (Knox box) installed for emergency vehicle access, and egress/access shall not be impeded by vegetation, topography, and/or snow. District approval for any driveways and gates shall be granted before ground disturbance. A driveway connecting to a County maintained road requires a County issued encroachment permit.

33. **Fuel Reduction:** State Public Resource Code 4291 commonly referred to as the 100 feet and 30 feet minimum fuel reduction, egress/access standard, water supply, and/or fire safe regulations shall be required on this project before combustible construction begins.
34. **Fire Detection System:** If a monitored fire detection system is installed or exists, it shall meet NFPA 72. An approved key box (Knox box) shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the Fire District.
35. **Fire Flow:** If the project structures exceed the maximum square footage allowed per the Pioneer Fire Code, but the existing municipal fire hydrant system satisfies fire flow requirements, no additional water supplies shall be required. Fire District approval shall be obtained prior to installation of fire protection water supplies and inspection of installation by the Fire Prevention Officer or an appointee prior to backfill is required. Inspections shall be scheduled 96-hours in advance.
36. **Fire Sprinkler System:** An approved automatic fire sprinkler system shall be installed throughout the building per the Pioneer Fire Code and the requirements of NFPA 13. Residential fire sprinkler systems shall be annually tested and maintained per NFPA requirements. An approved Fire District connection, fire sprinkler flow bell, and key safe (Knox box) shall be installed in an approved location visible to approaching firefighters and the entire system shall be supervised by an approved alarm system. Two (2) sets of sprinkler system plans shall be submitted to the Pioneer Fire Protection District for approval and a permit is required prior to installation of any fire alarm system equipment. Inspections of fire detection systems by the Fire Prevention Officer or an appointee are required and shall be scheduled at least 96-hours in advance.
37. **Fire Sprinkler Alarm:** An approved monitored fire sprinkler alarm system shall be installed per Pioneer Fire Code and the requirements of NFPA 72. Two (2) sets of fire alarm system plans shall be submitted to the Pioneer Fire Protection District. A permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Prevention Officer or an appointee are required and shall be scheduled at least 96 hours in advance.
38. **Knox Box:** An approved key box (Knox box), with the appropriate keys, shall be installed for emergency Fire District access in a location approved by the Fire Chief.
39. **Final Inspections:** Final Inspections of all Fire District required installations by the Pioneer Fire Protection District or an appointee are required, and shall be scheduled at least 96 hours in advance.
40. **Site Map:** An 8-1/2 by 11-inch color coded site map of the project shall be provided to the Fire District. The site map shall show the locations of gas shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels or keypads, key safes (Knox boxes), access doors and windows, stairways, and any additional Fire District requirements.

*[Clerk's Note: Commissioner Mathews arrived at 9:15 a.m. and took his seat on the Commission.]*

**9. ZONING ORDINANCE UPDATE REVIEW**

Continued discussion of previously agendized Articles

The Commissioners received the Agricultural Commission memos dated February 16, 2011 and will comment on them at the next scheduled workshop.

Article 4 review and discussion was resumed, with the following points addressed:

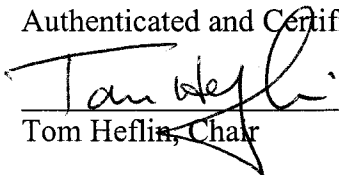
- Concerns about compatibility of private elementary schools in the R&D and CG zones;
- The distinction between produce stands and more expansive ranch marketing activities;
- Used oil collection facilities in auto parts stores;
- Application of right to farm provisions to agricultural operations on RE-zoned parcels;
- Size requirements for secondary dwelling units relating to size of parcels;
- Storage facilities and how that would affect storage of agricultural equipment;
- Residential use of TPZ land;
- Transitional housing and outdoor activities;
- Concerns about the deferral of provisions to regulate vacation home rentals; whether this is simply a tax collection/business license issue or there are planning and land use issues that need to be addressed; and
- Expansion of the winery ordinance to include more uses by right, and if that change could be covered by the comprehensive ordinance update EIR. Counsel identified some of the challenges to this approach.

**No action taken.**

**10. ADJOURNMENT**

Meeting adjourned at 10:58 a.m.

APPROVED BY THE COMMISSION  
Authenticated and Certified:

  
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Tom Heflin, Chair