

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, JULY 16, 2013, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG:

The meeting was called to order at 6:00 p.m. by Chair Briggs. The Pledge of Allegiance was recited by Member Frenn.

2. ROLL CALL:

Members Present: Briggs, Drobesh, Frenn, Lowry, Russell.

Members Absent: None.

Staff Present: Executive Secretary Painter, Development Services Director Rivas.

3. CONSENT CALENDAR:

3.1. Adoption of Agenda

Motion by Member Frenn to adopt the Consent Calendar, seconded by Member Lowry. Motion was adopted by general consent.

3.2. Adoption of Minutes: Regular Meeting - July 2, 2013

Pulled by Member Frenn and re-numbered as Item 4.1.

4. ITEMS REMOVED FROM CONSENT CALENDAR:

4.1. Adoption of Minutes: Regular Meeting - July 2, 2013

Member Frenn declared for the record that the project location for Item 7.1 of the July 2 Minutes is within 500-feet of his residence; he stated this fact was not known to him at the time action was taken; he further declared that the proximity of this project to his residence had no bearing on the vote that he took.

Member Frenn moved to adopt the Minutes of July 2, 2013, seconded by Member Drobesh. A voice vote was taken. The motion was adopted unanimously.

5. ITEMS OF INTEREST TO THE PUBLIC:

None received.

6. COMMUNICATIONS:

Executive Secretary Painter announced that two communications were provided to the Commission prior to the meeting. The first communication, an amendment to Staff's Report, Item 7.1, Page 5, that corrected typographical and content errors. The second communication was a copy of the Planning Commission Bylaws, as amended during March 2013.

7. PUBLIC HEARINGS:

- 7.1. 801 Morey Drive - GlenMorey Bed and Breakfast - CUP 2001-03:** A request by property owner Maggie Smith to amend Conditional Use Permit (CUP) 2001-03 to increase the number of bed and breakfast rooms for let at the bed and breakfast business at the subject address from three to five. **Environmental Review:** Exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. **Location:** 801 Morey Drive. **Assessor's Parcel No.:** 001-161-35. **Applicant:** Maggie Smith **Staff:** Andrew Painter, City Planner.

Executive Secretary Painter presented Staff's report. Public Comment was received from Alison Loeprich.

Member Frenn moved, seconded by Member Drobesh to:

- I. Adopt the Staff Report as part of the public record.*
- II. Make the following Findings of Fact:*
 - A. The request would expand an existing commercial service within the City and provide needed additional accommodation inventory for residents and visitors, consistent with Goal C and Policy 3 of the Land Use Element.*
 - B. The request is deemed desirable for the public convenience and welfare, with no detriment to the surrounding property.*
 - C. The project is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act Guidelines, in that the request involves a negligible expansion of an existing bed and breakfast facility.*
- III. Approve the amendment to Conditional Use Permit (CUP) 2001-03, a request by property owner Maggie Smith to increase the number of bed and breakfast rooms for let at the bed and breakfast business at 801 Morey Drive from three to five, subject to the following Conditions of Approval:*
 - 1. One non-illuminated sign may be erected on the property, not to exceed 8 square feet in area, with no single dimension greater than 4'. The sign shall complement the nature of the use, i.e. the historic structure of the building and area, and shall be subject to approval by Staff prior to placement.*
 - 2. The proprietor and owner are required to occupy the property.*
 - 3. The kitchen shall not be remodeled into a commercial kitchen.*
 - 4. Meals shall be served only to residents and overnight guests.*
 - 5. A City Business License is required.*
 - 6. Written directions designating the location of the bed and breakfast inn shall be provided to the guests prior to arrival at the inn.*
 - 7. Obtain a Building Permit for a special inspection for occupancy review.*
 - 8. A minimum of seven parking spaces shall be provided and maintained for the five-room bed and breakfast use.*
 - 9. All improvement plans shall conform to the requirements of these Conditions of Approval; shall be signed by the El Dorado County Fire Protection District, the Development Services Director, and the City Engineer.*
 - 10. An encroachment permit shall be obtained for any work within City right-of-way or with City facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.*

11. *Pay traffic impact mitigation (TIM) fee based on two additional bed and breakfast rooms. The trip rate for hotel rooms is 8 trips/day (Institute of Traffic Engineers Trip Generation, Sixth Edition). Given the site's close proximity to downtown, it is reasonable to assume that many of the sightseeing and dining trips will be made on foot, and for this calculation 4 vehicle trips per day per room is assumed. Using a 25% occupancy rate, multiplied by two rooms, results in an average of 2 trips per day for these additional rooms. The City rate of \$753 per trip, per City Code section 8-15-5, applied to these 4 additional trips, yields a TIM fee of \$1,506, which is due at the time of building permit issuance.*
12. *Capital Improvement Charges (CICs) for sanitary sewer service are due based on two additional bed and breakfast rooms. The sewer CIC is \$35.89 per gallon per day. The assumption of 75 gallons per day per room, at 25% occupancy, results in a fee of \$1,345.88, which is due at the time of building permit issuance.*

The motion was adopted by the following vote:

Ayes: Drobesh, Frenn, Lowry, Russell and Briggs.

Noes: None.

7.2 Marshall Medical Center Campus & Environs - GPA 2012-03, ZC 2012-04, CUP 2012-02, SPR 2012-04, EA 2012-02: A request by Marshall Medical Center to amend the general plan land use and zoning designations for Assessor's Parcel Numbers (APNs) 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01, and the portion of APN 051-120-19 west of the centerline of Washington Street, from Low Density Residential and Medium Density Residential land use, and R1-6,000 and R1-20,000 zoning, to Business and Professional land use and BP, Business Professional zoning. All except APN 051-120-01 (3280 Washington Street) are owned by Marshall Medical Center (MMC). The City included APN 051-120-01 in the general plan land use and zoning designation amendment for land use continuity with the adjoining the 2.5-acre parcel, APN 051-120-19.

On the portion of APN 051-120-19 (3292 Washington Street) located west of the centerline of Washington Street, MMC would demolish one 1,244-square-foot single-family residence, then grade, construct, landscape and operate a 51-space parking lot facility for MMC employees.

Additional improvements include approximately six hundred lineal feet (600') of street frontage improvements consisting of road widening plus curb, gutter and a 4.5'-wide sidewalk along the west side of Washington Street. These improvements would include the parcel frontages for 3292, 3280, 3266 and 3260 Washington Street. To accommodate the proposed street frontage improvements the granting of additional Washington Street right of way is proposed. New right of way dedication would be fifty feet (50').

Drainage and stormwater improvements are proposed along Washington Street, on the proposed parking lot site, and on the property located at 3295 Cedar Ravine Road with this request. A total of thirty-three trees will be removed within the project limits. Tree planting and other landscape planting is proposed for the project's parking lot use component. Construction of the parking lot and Washington Street improvements is estimated to span three to four months. **Project Location:** Northwest of the intersection of Cedar Ravine Road and Washington Street, and northwest of the intersection of Washington

Street and Glory Road. **Assessor's Parcel Nos.:** Numerous. **Environmental Review:** A Mitigated Negative Declaration has been prepared for this project. **Applicant:** Marshall Medical Center. **Staff:** Andrew Painter, City Planner.

Executive Secretary Painter presented Staff's report. Public Comment was received from Dana Rice, Seth Nisbet, Charles Bishop, Joellen Hasal, Carla Kingsley, David Pletti.

Member Frenn moved, seconded by Chair Briggs to:

- I. *Adopt Staff's report, including all exhibits and figures as part of the public record;*
- II. *Make the following findings:*
 - A. *The Planning Commission conducted a duly-noticed public hearing on July 16, 2013 to receive and consider public input regarding GPA 2012-03; ZC 2012-04, EA 2012-04, CUP 2012-02 and SPR 2012-04;*
 - B. *The Planning Commission considered the Mitigated Negative Declaration prepared and circulated for the project, as amended, before making its recommendation to the City Council regarding GPA 2012-03; ZC 2012-04, EA 2012-04, CUP 2012-02 and SPR 2012-04.*
- III. *Make the following recommendations to City Council:*
 - A. *Make the following findings with respect to the Mitigated Negative Declaration (EA 2012-02) prepared for the project:*
 1. *On the basis of the whole record before the City Council, including Staff's report, application materials, public comment and the Initial Study prepared for the project, there is no substantial evidence that the project will have a significant effect on the environment.*
 2. *The Negative Declaration prepared for the project reflects the City's independent judgment and analysis.*
 - B. *Adopt the Mitigated Negative Declaration (EA 2012-02) prepared for the project.*
 - C. *Make the following findings with respect to GPA 2012-03 and ZC 2012-04:*
 1. *The GPA 2012-03 and ZC 2012-04 requests were evaluated by the El Dorado County Airport Land Use Commission on November 6, 2012 and found to be compatible with the Placerville Airport Land Use Compatibility Plan*
 2. *The request is consistent with the City of Placerville General Plan Land Use Element in that it would promote the development of institutional uses that are conveniently located and compatible with their surrounding areas.*
 - D. *Adopt a resolution approving General Plan Amendment 2012-03 and adopt an ordinance approving Zone Change 2012-04 involving the request for a General Plan Land Use Map Amendment from Medium Density Residential and Low Density Residential to Business and Professional and a Zone Change from R1-6 and R1-20, Single-Family Residential Zone,*

up to 7.26 dwelling units per acre, to BP, Business Professional Zone for APNs: 004-061-11, 004-061-17, 004-061-30, 004-061-37, 004-061-39, 004-061-40, 004-071-08, 004-071-09, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-19, 004-072-03, 004-072-04, 004-072-05, 004-072-06, 004-073-03, 004-073-04, 004-073-05, 004-073-06, 051-120-01; and the portion of APN 051-120-19 lying westerly of the centerline of Washington Street.

- E. *Make the following findings with respect to CUP 2012-02 and SPR 2012-04:*
1. *The request is consistent with Policy 3 of Goal E of the Land Use Element and Policy 1 of Goal H of the Community Design Element, in that the parking lot use and related Washington Street frontage improvement design, along with the mitigation measures incorporated into the project ensure that the request will not be detrimental to surrounding properties.*
 2. *The request is consistent with Policy 1 of Goal G of the General Plan Public Services and Facilities Element, in that by project approval the City supports the continued provision of full range medical services at Marshall Hospital and the expansion of its facilities.*
 3. *The request is consistent with Goal F, and Policies 3 and 5 of Goal F of the General Plan Transportation Element, in that sidewalk construction on the west side of Washington Street through the project area will connect the major pedestrian destinations of Marshall Medical Center and the Western Slope Health Center.*
 4. *The CUP 2012-02 and SPR 2012-04 requests were evaluated by the El Dorado County Airport Land Use Commission on November 6, 2012 and found to be compatible with the Placerville Airport Land Use Compatibility Plan, therefore the request is consistent with Policy 2 of Goal H of the General Plan Transportation Element.*
 5. *The proposed parking is deemed essential and desirable to the public convenience and welfare and is in harmony with the various elements and objectives of the City of Placerville General Plan.*
 6. *The request, its design features, including landscape and vehicular and non-motorized components, has been considered under the criteria set forth in Section 10-4-9: Site Plan Review of the Placerville Zoning Ordinance and found to be compatible.*
- F. *Conditionally approve Conditional Use Permit 2012-02 and Site Plan Review 2012-04, subject to the following conditions of approval:*

**Conditional Use Permit 2012-02 and Site Plan Review 2012-04
Conditions of Approval**

Mitigated Negative Declaration Mitigation Measures

- AQ-1 *To prevent and control the potential impact to air quality from fugitive dust as a result of the proposed grading and transport of fill material to a less-than-significant level, the project proponent, his or her agent, or assigns shall submit a dust control plan that is*

consistent with the El Dorado County Environmental Management Department Air Quality Management District's, Prescriptive Standard –Fugitive Dust Prevention and Control, and to their Rule 223- Fugitive Dust, subject to review and approval by the City Engineer prior to issuance of a grading permit.

- AQ-2 To reduce or minimize air pollution emissions associated with road development and asphalt paving, the project proponent, his or her agent or assigns shall adhere to El Dorado County Air Quality Management District's (AQMD) Rule 224- Cutback and Emulsified Asphalt Paving Materials for all asphalt paving proposed on site and shall consult with the AQMD to determine compliance with Rule Standards.
- CR-1 Prior to construction beginning, including during the course of the project's ground disturbing activities, all construction company representatives (superintendents, foremen, equipment operators, laborers, etc.) are to have environmental awareness training, provided by a cultural resource management company with experience in providing this training, at the expense of the project applicant/project proponent.
- CR-2 If, during the course of implementing the project, cultural resources (i.e., prehistoric sites, historic sites, and/or isolated artifacts) are discovered, work shall be halted immediately by the developer, their agents and/or assigns. Temporary orange fencing shall be placed by the development contractor, their agents or assigns, around a culturally relevant discovery to prevent unnecessary equipment movement inside these areas during and after a discovery. The City of Placerville Planning Division and the Shingle Springs Band of Miwok Indians shall be notified immediately. The development contractor, their agents or assigns shall retain a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history to determine the significance of any unanticipated discovery.

The City shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history for any unanticipated discoveries. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project developer/applicant shall be required to implement any mitigation necessary for the protection of cultural resources.

- CR-3 If, during the course of implementing the project, any paleontological resources (fossils) are discovered, work shall be halted immediately, the applicant or his/her successors, heirs, or assigns shall notify the City of Placerville Planning Division. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist, with the cost of such investigation borne upon the project developer/applicant.

The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of paleontological resources.

CR-4 *If, during the course of implementing the project, human remains are discovered, all work shall be halted immediately on site, the applicant or his/her successors, heirs, or assigns shall notify the City of Placerville Planning Division; the applicant shall contact the El Dorado County Coroner to investigate and determine that no investigation of the cause of death is required. If the Coroner determines the remains are those of a Native American origin, the coroner must notify the California Native American Heritage Commission, who will notify and appoint a Most Likely Descendent (MLD). The MLD will work with a qualified archaeologist to decide the proper treatment of the human remains and any associated cultural objects.*

GEO-1 *All grading activities must meet the requirements of the City's Grading, Erosion and Sediment Control regulations (Chapter 7, Title VIII of the City Code). Final grading plans must be approved by the City Engineer prior to any onsite grading. Meeting the City's grading, erosion and sediment control regulations, potential impacts from soil erosion will be reduced to less than significant.*

NOI-1 *To reduce the potential impact of construction noise within the vicinity of the project site, the applicant or his/her successors, heirs, or assigns shall ensure that all construction be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 7:00 a.m. and 5:00 p.m. on Saturday. No construction shall occur on Sunday, or on City or Federal recognized holidays.*

UTIL-1 *The applicant or his/her successors, heirs, or assigns, shall prepare for review and approval by the City Engineer a final drainage study as part of the final improvement plans. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the final drainage plan. Design and construct drainage and detention facilities as recommended in the final drainage study in order to keep post-development flows leaving the site at or below pre development levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to the City-approved discharge point.*

Development Services - Engineering Division

1. *This Site Development project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Development Services/ Engineering items, except for sewer and water, shall be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications, dated May 2006. Sewer and water work shall be designed and constructed in accordance with current El Dorado Irrigation District (EID) Design and Construction Standards, except when otherwise directed by the City Engineer. This parcel is within the City of Placerville Water and Sewer service area.*
2. *The Applicant shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time, and other expenses for special design needs above and beyond normal items covered by the City's fee schedule.*

3. *Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the site plan boundaries. A copy of the written authorization(s) shall be included with the final improvement plan submittal.*
4. *All improvements required for this site plan and as described in these conditions of approval shall be shown on construction drawings (the final improvement plans) to be submitted to the City Engineer for review and approval. An encroachment permit shall be obtained from the City Engineer prior to beginning any work on this site plan within a public right-of-way.*
5. *Any required Capital and Impact Fees are to be paid at time of Encroachment Permit issuance.*
6. *All improvement plans shall conform to the requirements of these Conditions of approval and shall be signed by the local Fire Department, the Development Services Director, the Geotechnical Engineer, and the City Engineer.*
7. *The Applicant shall submit to the Development Services Department a digital copy of "as-built" plans for these improvements when construction is complete.*
8. *All existing easements within the site plan boundaries shall be revised as appropriate to conform to the new site plan layout at the time the improvement plans are approved. Easements to be abandoned shall be abandoned prior to or concurrent with the improvement plan approval. Abandonment shall be in accordance with the Utility's and the City's requirements.*
9. *The Applicant shall offer to dedicate to the City all drainage easements for improvements such as, but not limited to, drainage swales, ditches, pipelines, etc., consistent with the County of El Dorado Drainage Manual, the Final Drainage Plan, and the final improvement plans. The final improvement plans shall note that said easements "shall be kept free of buildings and obstructions." The City will consent to the offers, but not accept for maintenance.*
10. *Where the Applicant is required to make improvements on land for which neither the Applicant nor the City has sufficient title or interest to make such improvements, the Applicant shall acquire all necessary land rights prior to the issuance of any permit for grading or construction. If the Applicant is unsuccessful in obtaining those land rights, then, prior to issuance of a permit, the Applicant shall submit to the City Engineer for approval:*
 - a) *A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.*
 - b) *Improvement plans prepared by a civil engineer of the required off-site improvements.*
 - c) *An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.*

Prior to issuance of a permit, the Applicant shall enter into an agreement pursuant to government code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

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

11. *All City utilities outside of public roadways shall be in 15-foot-wide easements centered on the utility. Easements for drainage swales shall be 10 feet wide centered on the swale. All easements shall be shown on the improvement plans, shall be dedicated by separate instrument, and shall be submitted for approval with the final improvement plans. Easements for water and sewer shall be dedicated to the City. Easements widths for other non-City utilities shall be as required by that utility.*
12. *The Applicant shall dedicate additional right of way and slope easements as necessary along fronting streets at the time of final improvement plan approval.*
13. *All property corners necessary to establish road right of way and off-site improvements consistent with the scope of the project shall be located prior to beginning construction and shall be permanently established prior to final acceptance of public improvements by the City.*
 - a) *The Applicant shall install a stop sign and striping in the northbound direction of Cedar Ravine Road at the intersection with Washington Street.*

Water System

14. *Relocate the existing water service to 3295 Cedar Ravine Road that currently runs across this property. Said relocation may be with new 2" PVC waterline located in landscape areas, and adequately marked for future locating and maintenance. An easement for this water service line shall be provided to the owner of 3295 Cedar Ravine Rd. As an option, the applicant could relocate the water meter that serves 3295 Cedar Ravine to that properties Cedar Ravine Frontage and connect that new service to the existing City main in Cedar Ravine Road where it ends at Tranquil Creek Road. This option would eliminate the cross country service to 3295 Cedar Ravine that currently crosses this property and is proposed to be relocated as described earlier in this paragraph.*

Sewer Facilities

15. *City records show the existing house on this parcel is connected to city sewer. Determine the details of this exiting connection and show how this system will be abandoned on the final plans. If it is determined that existing sewer leads to a septic system, abandonment shall be in accordance with all applicable local codes.*

Other Utilities

16. *Relocate existing overhead electrical service drop to edge of new parking lot to eliminate overhead electrical lines crossing parking lot. All electrical lines from the new service pole location shall be placed underground.*

Drainage Facilities

17. *A Final Drainage Study shall be prepared for review and approval by the City Engineer as part of the final improvement plans. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the Final Drainage Plan. Design and construct drainage and detention facilities as recommended in the final drainage study in order to keep post-development flows leaving the site at or below pre development levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point.*
18. *The proposed plans show site drainage exiting the site and crossing private property. It is not clear whether the Applicant plans to collect street drainage in this same system. Provide all necessary drainage easements to the City for any system carrying public drainage across private property, and provide private drainage easements for any drainage systems carrying this properties drainage across other private property.*
19. *The applicant shall agree to maintain all on-site storm drain systems and downstream systems on private property in perpetuity, including bio swales, pipelines, ditches, and detention systems. A maintenance plan shall be executed detailing how the applicant will keep all of the drainage and treatment systems operational.*
20. *The Applicant shall incorporate Best Management Practices (BMP) for the capture of oil and petroleum products or other hazardous materials leaving the on-site paved areas. Treatment shall occur before leaving the site and shall be incorporated into the drainage system plans.*
21. *All drainage inlets shall be marked "Do not Dump – Flows to Creek."*
22. *Interceptor ditches are required at the top of retaining walls and cut slopes along Washington Street, where significant watershed areas will cause drainage over the wall or slope. Significant area will be considered more than 10 feet width of planter or terrain along the top of wall. Retaining walls shall be designed to accommodate runoff from areas less than 10 feet in width. Ditches shall be designed to accommodate anticipated flows to the satisfaction of the City Engineer. Provisions shall be made for discharge to the on-site storm collection system.*
23. *Drainage facilities along Washington Street shall be designed to accommodate flows from a 10-year storm with no static head, and to accommodate 100-year flows while still leaving a minimum of 12 feet of unobstructed roadway travel width in each direction.*
24. *Surface drainage, drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks or curbs.*
25. *Public storm drain pipes shall be RCP, HDPE, or other materials as approved by the City Engineer.*

Roadways

26. *Minimum parking lot aisle and driveway width shall be 24 feet wide. Parking and handicapped-accessible stall widths and turnaround shall comply with City of Placerville Standard Plans.*

27. *Washington Street shall be improved to provide 24 feet of AC pavement, (2-12' lanes in both directions), plus curb, gutter and 4 1/2' sidewalk on the west side from the south property line of the proposed parking lot parcel northwesterly to the existing fully improved street section adjacent to the Marshall Hospital site. On the east side an AC dike plus 2 feet of flat area shall be provided from the edge of pavement to the toe of the cut slope. This cross-section will tie the new parking lot into the existing sidewalk and street section constructed with previous Marshall Hospital projects along Washington Street, will provide for the minimum Class III bike route per the City's Non-Motorized Transportation Plan, while taking into consideration the existing sloping topography to the east.*
28. *Dedicate a minimum of 50' width of street ROW to the City across this property (APN 051-120-19) to provide adequate right of way for street construction in accordance with Condition 27 above and for future street widening called for in the City's TIM program documents. Offsite right of way is required to be obtained and dedicated only to the extent needed to meet condition 27. If roadway slopes extend outside of this 50' ROW a slope easement shall be provided or additional right of way dedicated, at the applicants discretion.*
29. *Street structural section for widened areas shall be designed based upon traffic index of 7.0 for collector streets. The existing street section may be used in place as is, but shall be given a minimum 2" AC overlay wherever widening is required on both sides of existing Washington St.*
30. *The property known as 3265 Washington Street, APN 004-172-22, has dedicated additional right of way to the City for street purposes (City OD #177, filed at Book 2555, Page 678 of County Records) and has entered into a Street Frontage Improvement Agreement (SFIA) to install 72 linear feet of curb, gutter, and 4.5' sidewalk as well as 7 feet of pavement widening along its frontage when requested by the City (subject to the terms of the agreement). Said agreement is City SFIA #186, filed at Book 2563, Page 170 of County Records. Applicant may request the City to call this agreement, potentially saving the applicant from paying for this portion of the required Washington Street improvement work.*
31. *Install a street light at or near the site entrance driveway that illuminates the street at this location. This street light shall be privately owned and maintained, power provided from the electrical service on the site, and shall be fully shielded to prevent excess glare and light, and shall comply with PG&E standards.*
32. *Install curve warning signs in each direction for the existing offsite curve on Washington Street to the southeast of the project, sign type and location to be approved by the City Engineer.*

Grading

33. *All grading shall conform to the City Grading Ordinance and to all other relevant laws, rules, and regulations governing grading in the City of Placerville. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Development Services Department.*
34. *Install minimum 42-inch height permanent fencing at the top of all bluffs or cut-and-fill slopes exceeding 10 feet in height, and*

greater than 2:1 slope and at the tops of retaining walls that exceed 30" in height, or 18" in foot traffic areas.

35. *All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes. Proposed Keystone and cast-in-place retaining wall designs shall be approved by a geotechnical engineer and a structural engineer, including any necessary railings or traffic barriers at the tops of walls. Utility lines running under retaining walls shall be placed in a sleeve as approved by the City Engineer.*
36. *A geotechnical engineering study was not received with this application. Submit a geotechnical engineering study for review and approval by the City Engineer with the improvement plans. The Geotechnical Engineer shall review and sign off on the final grading and improvement plans for conformance to recommendations contained in these studies.*
37. *The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer and Resource Conservation District. The plan shall be prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:*
 - a) *Any mass grading shall be restricted to dry weather periods between April 1 and October 31.*
 - b) *If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.*
 - c) *As construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation will result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board. Based on submitted plans the total construction activity area will exceed one acre.*
 - d) *Since a NOI will be required, a Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit. The SWPPP shall have provisions to provide at minimum monthly monitoring reports to the City during wet weather and to 1 year after completion of construction.*
 - e) *Projects less than one acre in size are exempt from obtaining an NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment (not applicable in this case).*
 - f) *The internet site for information on and application for the NOI can be found at <http://www.waterboards.ca.gov/stormwotr/docs/finalcons tpermit.pdf>*
 - g) *Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.*
 - h) *Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize*

exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.

- i) Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.*

- 38. The improvement plans shall include a dust control plan, which takes all necessary measures to control dust. This plan shall be implemented by the Applicant during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Engineering Division prior to approval of the improvement plans.*

- 39. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.*

- 40. Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, mines, tunnels, shafts, septic systems, water wells, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.*

- 41. The preliminary plans and other submittal documents do not show proposed cut and fill quantities. The submittal materials state that cut and fill will be balanced, the cross section shown through the site indicates much more fill material than cut. Subsequent to the application the Applicant submitted correspondence indicating there could be 2,000 yards of import material. Prior to obtaining a grading permit, the applicant shall have obtained approval for any borrow or disposal site from the City Engineer. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve that location, a Grading Environmental Assessment shall be submitted to the Planning Division for review, comment, and approval. Haul routes utilizing City streets shall be submitted to the City Engineer for review and approval. Existing street conditions along the proposed haul route shall be documented with photographs prior to starting the work. Additional protection measures may be required on the haul route streets to return them to their pre-project condition after hauling is complete.

*Depending on the actual amount of material to be imported (or exported), and the proposed duration of other construction activities, the applicant may be required to conduct a public meeting, post signs, and/or pass out written materials in advance of haul activities to inform the residential and care facility neighbors of the dates, times, and duration of these activities, as well as other construction activities related to this project. This determination will be made with final improvement plan review, after import/export estimated quantities have been submitted.**

- 42. Haul routes on City streets shall be swept daily at a minimum and kept free of dirt and debris from construction activity to the satisfaction of the City Engineer.*

- 43. City restrictions related to noise and work hours shall be clearly stated on the cover sheet of the final improvement and/or grading plans.*

44. Existing trees to be protected and the protection measures to be installed or observed during site grading and trenching operations shall be clearly delineated on the final improvement plans.

Planning Division

45. A Landscape Maintenance Agreement between the property owner and the City is required by Code to be recorded against the property, prior to issuance of a construction permit, to maintain landscaping in a healthy and weed-free condition.
- a) The applicant/property owner shall replace the eastern redbud trees located in the easterly portion of the parking lot with either three additional tree species that are shown on the Tree Planting Plan, or give consideration for ponderosa pines, incense cedars or other signature type tree.
46. After approval, applicant will need to submit three additional copies of plans, specifications, cut sheets, etc. to the Building Division for plan review and a building permit.

El Dorado Fire Protection District

47. Submit a plan review/inspection fee of \$150.00.
48. The security gates shall be equipped with a Knox Key Switch for fire department access; an application is available through El Dorado County Fire Protection District Office at 4040 Carson Road, Camino.

The motion was adopted by the following vote:

Ayes: Frenn, Lowry, Russell and Briggs.
Noes: None.
Abstain: Drobesh.

8. MATTERS FROM COMMISSIONERS AND STAFF:

Executive Secretary Painter informed the Commission and public that due to the National Night Out events within Placerville on August 6, 2013, the regular meeting of the Planning Commission has been cancelled so that Members and the public may attend. Painter further informed the Commission and public that Assembly Bill 116 was signed into law by the Governor that extended statewide all unexpired tentative subdivision and parcel map approvals by twenty-four months; informed the Commission of projects previously heard and recommended by the Commission are to be considered by City Council in August.

Member Frenn requested that staff review the Zoning Code provisions concerning bed and breakfast establishments and historical buildings in the City for possible updating.

Member Drobesh commented on the Paint What Matters program.

9. ADJOURNMENT: To the August 20, 2013, Regular Meeting of the Planning Commission.

Andrew Painter
Executive Secretary