

MINUTES

REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, SEPTEMBER 2, 2014, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

6:00 P.M. CLOSED SESSION

Govt. Code § 54956.9 Conference with Legal Counsel – Threatened Litigation: one case

Chair Lowry adjourned the meeting at 6:00 p.m.

City Attorney Driscoll announced that no reportable action was taken at 6:08 p.m.

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

The meeting was called to order at 6:15 p.m. by Chair Lowry who led those in attendance in the Pledge of Allegiance

2. ROLL CALL:

Members Present: Drobesh, Frenn, List, Lowry, Russell

Members Absent: None

Staff Present: Director Rivas, Executive Secretary Painter, Recording Secretary Holmstedt

3. CONSENT CALENDAR

3.1. ADOPTION OF SEPTEMBER 2, 2014 AGENDA

3.2. ADOPTION OF MINUTES – JULY 15, 2014 REGULAR MEETING

3.3. ADOPTION OF MINUTES – AUGUST 19, 2014 REGULAR MEETING

3.4. ADOPTION OF MINUTES – AUGUST 19, 2014 WORKSHOP

Chair Lowry moved to adopt the September 2, 2014 Agenda, the Minutes of August 19, 2014, Regular Meeting, and the Minutes of August 19, 2014, Workshop. The motion was adopted by unanimous consent.

Chair Lowry moved to adopt the Minutes of July 15, 2014. The motion was adopted by unanimous consent.

4. ITEMS REMOVED FROM THE CONSENT CALENDAR

None

5. ITEMS OF INTEREST TO THE PUBLIC

None received

6. COMMUNICATIONS

None received.

7. NEW BUSINESS

7.1 2840 Mallard Lane – Western Slope Boys & Girls Club - Conditional Use Permit (CUP) 2014-01, Site Plan Review (SPR) 2014-01, Environmental Assessment (EA) 2014-03

(Continued From August 19, 2014, Regular Meeting)

Request by property owner Mallard Investors Partnership for the Western Slope Boys and Girls Club, for Conditional Use Permit (CUP), Site Plan Review (SPR) and Environmental Assessment (Mitigated Negative Declaration) for the construction and use of a 14,567-square-foot, single-story, metal building with a ridged steel frame, insulated exterior metal panels with stucco finish and a standing seam metal roof. Additional site improvements include an accessory outdoor recreation area, drainage and landscaping improvements, commercial driveway encroachment to Mallard Lane, forty-nine (49) onsite parking stalls, Mallard Lane street frontage improvements of five (5) foot in width sidewalk and road widening along the project's Green Valley Road street frontage. The project is located on two adjoining parcels, APNs 325-120-13 and 325-120-81, at the southwest corner of the intersection of Green Valley Road and Mallard Lane.

Chair Lowry announced the item. City Planner Painter presented the Staff Report. Project director Sean McCartney and project architect Charlie Downs addressed and answered questions from the commission. Public comment was received from David Brazelton.

Vice Chair Drobesh moved, seconded by Chair Lowry, to:

- II. *Make the findings as follows for CUP 2014-01:*
- A. *The Boys & Girls Club of America is a tax-exempt, non-profit charitable organization under section 501(c)(3) of the Internal Revenue Code;*
 - B. *A non-profit charitable organization is a conditional use in any zone within the City per Section 10-3-4 of City Code;*
 - C. *The project is comprised of two parcels, APNs 325-120-81 and 325-120-13, with zone designations of R-4 (Multi-Family Residential) and BP (Business-Professional) respectively;*
 - D. *The granting of this permit will not be materially detrimental to the public health and safety within the vicinity, in that the project as conditioned meets City and El Dorado County Fire Protection requirements for access, circulation, parking space dimensions, and exterior lighting standards for shielding, light intensity, mounting height and illumination type;*
 - E. *The granting of this permit will not be injurious to surrounding property in that the proposed facility architecture and landscape improvements will contribute to the aesthetic enhancement of the site, in harmony and consistent with the Site Plan Review criteria within Section 10-4-9 of City Code, and*
 - F. *The permit request is consistent with Goal H and Policy 1 of Goal H of the Community Design Element of the General Plan, in that site improvements harmonize with the site and the surrounding neighborhood by introducing positive architectural quality that provides visual interest and landscaping that are compatible with adjoining business-professional uses.*
- III. *Make the findings as follows for SPR 2014-01:*
- A. *The proposed Site Plan is designed to accomplish a desirable transition within the Mallard Lane and Green Valley Road streetscape, and to provide for adequate landscape planting and parking areas, consistent with Policy 9 of Goal C of the General Plan Land Use Element;*
 - B. *The proposed Site Plan is consistent with Goal H and Policy 1 of Goal H of the Community Design Element of the General Plan, in that site improvements harmonize with the site and the surrounding neighborhood by introducing positive architectural quality that provides visual interest and landscaping that are compatible with adjoining business-professional uses, and*

- C. *This proposed Site Plan is consistent with City Code Section 10-4-9: Site Plan Review, in that it encourages orderly and harmonious development throughout the City while maintaining public health, safety and welfare, and property and improvement values throughout the community through the provision of building, site and other feature designs that are compatible consistent with the community and the Mallard Lane and Green Valley Road area as a whole.*
- IV. *Receive, adopt and file the Mitigated Negative Declaration (Environmental Assessment 2014-03) prepared for Conditional Use Permit 2014-01 and Site Plan Review 2014-01, including the Mitigation Measures and Mitigation Monitoring and Reporting Program contained within the Initial Study and Exhibit C.*
- V. *Conditionally approve the CUP 2014-01 and SPR 2014-01, a request to allow the construction and operation of a nonprofit charitable organization facility, the Western Slope Boys & Girls Club, located at 2840 Mallard Lane (APNs 325-120-13 & 325-120-81), with the following Mitigation Measures and Conditions of Approval:*

Mitigated Negative Declaration Mitigation Measures

AES-1: *Prior to issuance of a building permit, the project proponent shall submit to the City of Placerville Planning Division for review and approval a lighting plan in conformance with Planning Commission approval of Site Plan Review 2014-01, or upon approval by the City Council on appeal, that is consistent with Section 10-4-16: Exterior Lighting Regulations. All outdoor lighting must be shielded and pointed downward.*

AQ-1: *The project applicant or his/her successors, heirs or assigns shall submit site improvement plans that include a dust control plan which takes all necessary measures and best management practices to control dust. This plan shall be implemented by the developer during grading activities as required by the City and in compliance with the El Dorado County Air Quality Management District's (AQMD) Rule 223.1, regarding Fugitive Dust. An approved permit/plan shall be submitted to the Engineering Division prior to approval of the improvement plans.*

CR-1: *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 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-2: *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-3: 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.*
- GEO-2: The applicant or his/her successors, heirs, assigns shall provide written evidence to the City Engineering Division that final grading plans are in compliance with the El Dorado Resource Conservation District regulations for grading and erosion.*
- GEO-3: The applicant or his/her successors, heirs, assigns shall comply with Section 402 of the Clean Water Act and National Pollutant Discharge Elimination System (NPDES) standards during project construction activities and post-construction facility operation to ensure that dirt, construction materials, pollutants or other human-associated materials are not discharged from the project area. A certification from the CVRWQCB will be required prior to project construction.*
- HAZ-1: Prior to onsite construction, all construction plans shall adhere to applicable provisions and requirements of the California Building Code, then submitted to the Placerville Building Division and El Dorado County Fire Protection District for review and permit approval.*
- HWQ-1: Prior to the issuance of a grading permit by the City of Placerville, the project proponent shall file a Notice of Intent (NOI) with the Central Valley Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with demolition and construction activities.*
- HWQ-2: Prior to the issuance of a grading permit by the City, the project proponent shall submit to and receive approval from the City of Placerville, a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site.*
- HWQ-3: The project proponent and any agents or assigns shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Placerville and the representatives of the Regional Water Quality Control Board.*

NOI-1: All construction related to development on the project site shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday. No construction shall be allowed on Saturday, Sunday, or on City-recognized or federally-recognized holidays.

TRANS-1: Curbs shall be painted red along with markings that include the words "NO PARKING – FIRE LANE" in white letters or have signs posted with markings that include the words "NO PARKING – FIRE LANE" within the site as required by the Fire Marshal, to include along both sides of the driveway leading down the side of the building to the back playground/parking lot; along the travel lane located opposite of the child drop off near the front of the building, and the driveway entrance.

Conditions of Approval

Planning Division

1. The project applicant or his/her successors, heirs, assigns shall meet City parking and loading requirements, including parking lot screening, space dimensions, compact spaces, aisle widths, etc., per Section 10-4-4 of City Code.
2. Permanent parking shall be provided by the project applicant or his/her successors, heirs, assigns in substantial compliance with Exhibit A of Staff's September 2, 2014 report to the Planning Commission, the approved site plan, and improved consistent the conditions of approval stated herein. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.
3. The project applicant or his/her successors, heirs, assigns shall record a Landscaping Maintenance Agreement prior to the issuance of a Certificate of Occupancy for the site in accordance with City Code §10-4-9 (Site Plan Review). A final landscaping plan and irrigation plan shall be submitted to Development Services subject to the review and approval of the planning commission prior to issuance of a grading permit.
4. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
5. Construction drawings submitted for permit processing shall include a sheet containing all approved mitigation measures and conditions of approval under the approved CUP 2014-04 and SPR 2014-04 project.

Building Division

6. Applicant shall submit three complete copies of plan documents to include light standard structural plans, lighting energy analysis documents, and 2013 Green Building Standards Code nonresidential mandatory measures, for review and electrical permit. Two additional copies of plans shall be submitted to the El Dorado County Fire District.

Engineer Division

General Conditions

7. 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, will 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 2010 State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications. Sewer service will be provided by the City and shall be designed and constructed in accordance with El Dorado Irrigation District (EID).

Design and Construction Standards, dated July 1999, except when otherwise directed by the City Engineer. Water distribution is within the EID service area and shall comply with their standards and conditions of approval.

8. *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.*
9. *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.*
10. *An encroachment permit shall be obtained from the City Engineering Division prior to beginning any work on this development within a public right-of-way or easement.*
11. *All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance. The traffic mitigation fee (TIM) will be based on the minor commercial rate of \$7.76 per square foot for the 14,665 square foot building unless a traffic report is submitted and approved that shows actual projected trips that will be added to this location by this development, in which case the adopted fee per trip can be applied to determine the TIM.*

Water System

12. *Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.*
13. *The required water system, including all fire hydrants, shall be installed and accepted by EID and the El Dorado County Fire Protection District prior to any combustible building material being placed on site.*
14. *A meter award letter or similar document from EID shall be provided by the Applicant prior to receiving a building permit.*

Sewer Facilities

15. *A grease trap system is required for the sewer system leaving the kitchen area; location and type shall meet City and EID standards for this type of installation.*
16. *The sanitary sewer lateral shall connect to the existing sewer main located in Mallard Lane and shall be installed by the applicant.*
17. *Sewer and water laterals shall have a 10' minimum separation from connections at the respective mains to the point of connection with the structure.*
18. *Where the finished floor elevation of a structure is less than 6 inches above the upstream manhole lid elevation, provide backwater valve installation per EID standards or protect with other method as approved by the City Engineer.*

Drainage Facilities

19. *Drainage facilities shall be designed and included in the final improvement plan submittal. Drainage and detention facilities shall be designed and constructed to keep post-development flows leaving the site at or below pre-development levels. Drainage calculations will be required to show that these conditions are being met. 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.*
20. *Interceptor ditches are required at the top of all slopes and retaining walls or as directed by the City Engineer. Water collected by this ditch shall be taken to a drainage system.*

21. *All parking lot and street drainage inlets shall be marked "Do not Dump – Flows to Creek."*
22. *Surface drainage, drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks.*
23. *Storm drain pipes shall be RCP, HDPE, or other materials as approved by the City Engineer.*
24. *The storm drain system planned to drain the entry parking lot shall be tied into the existing storm drain in Green Valley Road, or shall be run through the on-site detention system, as determined by the drainage study.*

Other Utilities

25. *Electric, telephone, and cable TV shall be placed underground within the project boundary and where connections are made to existing overhead facilities.*

Roadways

26. *Bus traffic shall be accommodated on-site. An all-weather on-site bus turnaround or looped circulation that accommodates school buses shall be provided.*
27. *Minimum parking lot aisle and driveway width shall be 24 feet wide. Parking and handicap stall widths and turnaround shall comply with City of Placerville Standard Plans and must have Fire District approval.*
28. *The northerly half of Green Valley Road (westbound lane) shall be reconstructed and widened from the intersection with Mallard Lane to the western property boundary (this project's boundary line with APN 325-160-02) to provide a 12-foot lane and 8-foot shoulder/bike lane, a future left turn pocket at on Green Valley Road at Mallard Lane, and roadside drainage meeting County standards. Existing pavement section may be utilized with a combination of overlay and patching if it can be shown to meet the structural section requirement. The structural section shall be designed based upon a traffic index of 7.0. The existing curb return on Mallard Lane shall be relocated to allow for the above mentioned roadway width, gutter, and future striping of a left turn lane on Green Valley Rd when other development in the area occurs. An alignment study plan shall be provided by the applicant in order to determine the location of this curb return and the additional width required at this location. The intent is that this development provides the additional pavement width for this left turn lane at this location to allow half of the future width to be constructed by this development. The City will rescind Street Frontage Improvement Agreement #141 along Green Valley Road once these improvements are completed.*
29. *Install a street light at the Mallard Lane/Green Valley Road intersection. All street lighting shall be fully shielded to prevent excess glare and light, and shall comply with PG&E standards.*
30. *Install ADA-accessible curb ramps at this sites Mallard Lane/Green Valley Road curb return, and replace the existing substandard ramp across Mallard (NE corner) to meet current standards. Provide new striping on Mallard Lane to provide for a crosswalk across Mallard at this location.*

Map

31. *The two lots comprising the site shall be merged prior to issuance of a building permit.*
32. *Existing offers of dedication exist along Mallard Lane and Green Valley Road that may cover most if not all of the following requirements. The Applicant shall irrevocably dedicate fee title right of way one foot behind back of sidewalk along Mallard Lane and of adequate width along Green Valley Road to allow for a 40-foot roadway (two 12-foot lanes with 8-foot shoulders), roadside drainage, roadway slope, and additional width for a left turn lane from eastbound Green Valley Road to northbound Mallard Lane. Roadway slope area may be an easement.*

33. *An additional 10-foot slope, drainage, and Public Utilities Easement shall be dedicated along all street frontages.*
- Grading*
34. *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 Engineering Division.*
35. *All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes.*
36. *Submit final geotechnical report for this development with recommendations for the construction of building pads, retaining walls, sub-drains and roadways.*
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) *In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation 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.*
 - d) *Should an NOI be required, a Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit.*
 - e) *Projects less than one acre are exempt from obtaining an NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.*
 - f) *The internet site for information and application on the NOI can be found at
<http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.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 Developer 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 Public Works Department 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, graves, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.
41. The proposed grading plan shows an import of fill material. Prior to obtaining a grading permit the applicant shall have obtained approval for the import location (borrow site) from the City Engineer. An Environmental Assessment shall be submitted to the Planning Department for approval and shall include the borrow site information.
42. City restrictions related to noise and work hours shall be clearly stated on the Cover Sheet for the final improvement and/or grading plans.
43. 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.

El Dorado County Fire Protection District

44. Submit an application fee of \$50.00.
45. Submit a plan review/inspection fee of \$150.00.
46. Please submit an additional set of plans to the Fire District for our records.
47. Curbs that are highlighted in red on Sheet Number A1.1 shall be painted red along with markings that include the words NO PARKING – FIRE LANE in white letters or have signs posted with markings that include the words NO PARKING – FIRE LANE. See corrections on Sheet Number A1.1. Section 503.4.3 of Ordinance 2013-01 states fire apparatus roads, 20 to 29 feet wide, shall be posted on both sides as a fire lane, with no parking allowed on either side of the roadway.
48. The double check valve and FDC shall be located no further than 40 feet from a hydrant. All exposed metal pipe on the FDC shall be painted red to prevent rusting.
49. If plastic pipe is being installed underground for fire protection systems, the pipe used shall be C-900 Class 200. All exposed pipe shall be ductile iron and painted to prevent rusting.
50. The installation of all on-site fire protection systems shall be in accordance with NFPA 24 and the El Dorado County Fire Protection District Standards.
51. The fire riser shall be in a dedicated room separated from any storage space or electrical equipment. This room shall have an exterior door that shall be labeled FIRE RISER ROOM with 3 inch letters contrasting in color from their background.
52. Provide a street address visible from both directions of Mallard Lane. The numbers must be a minimum height of 12 inches with a 1 ¼ inch stroke. Location of the numbers shall be on the front of the building where the main entrance doors are located.

The motion was **adopted** (4-1) by the following vote:

Ayes: Lowry, Russell, Frenn, Drobesh
 Noes: List

Chair Lowry called the meeting to recess at 7:30 p.m.

Planning Commission Regular Meeting
 Minutes, September 2, 2014
 Approved October 21, 2014

Member Russell departed meeting at 7:30 p.m.

At 7:41 p.m. Chair Lowry reconvened the meeting.

8. NEW BUSINESS

City Planner Painter sought Commission consensus on whether to arrange future webinar training program workshops from the American Planning Association titled "21st Century Planning Commission."

Member Frenn moved to participate in the webinar training program. The motion was seconded by Vice Chair Drobesh. The motion was adopted by unanimous consent.

9. DISCUSSION

Development Guide Updates - Low Impact Development (LID) Design Standards: Chapters V, VI, VIII, IX and XI: The Commission and the public are invited to provide input on draft updates incorporating LID Design Standards into Chapters V, VI, VIII, IX and XI of the Development Guide.

Chair Lowry announced discussion item. Development Services Intern Holmstedt presented, answered questions, and received input on the LID Design Standard updates to the Development Guide.

10. ADJOURNMENT

Adjourn to the September 16, 2014 Regular Meeting of the Planning Commission.



Andrew Painter, Executive Secretary
Placerville Planning Commission