

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



<b>Agenda of:</b>	March 8, 2007
<b>Item No.:</b>	8.a.
<b>Staff:</b>	Gina Hunter

**PLANNED DEVELOPMENT/TENTATIVE MAP**

**FILE NUMBER:** PD05-0018/TM05-1404/Cimmarron Court Duplexes

**APPLICANT:** Kenneth Development, Inc. (Shawn Johnson)

**ENGINEER:** Gene E. Thorne and Associates, Inc.

**REQUEST:** Tentative subdivision map and planned development to create 12 half-plex lots plus two open space lots.

**LOCATION:** On the east end of Cimmarron Court approximately 0.4 mile east of the intersection with Cambridge Road in the Cameron Park area, Supervisorial District I (Exhibit A)

**APN:** 116-312-02 and -03 (Exhibit B)

**ACREAGE:** 1.15 acres

**GENERAL PLAN:** Multi-family Residential (MFR) (Exhibit C)

**ZONING:** Limited Multifamily Residential-Planned Development (R2-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** A Technical Advisory Committee (TAC) meeting was held on February 13, 2006. As a result of agency comments and General Plan issues discussed at the TAC meeting (oak trees, open space), additional map revisions were required. This map reflects solutions to the issues raised, including revisions to the phasing plan and open space configuration as designed for the Planned Development.

**STAFF ANALYSIS**

**Project Description:** The applicant requests approval of a tentative subdivision map and planned development to create 12 half-plex units with a minimum lot size of 2,455 square feet along with two open space lots. The two open space lots are referred to as Lot A and Lot B. Lot A is 3,203 square feet and Lot B is 12,088 square feet.

**Site Description:** The project site lies at an elevation of approximately 1,350 feet above mean sea level. Topography of the property is gently sloping, characterized by small rock cobbles. The existing oak tree canopy covers 4,223 square feet or 8 percent of the project site. As indicated above, existing residential development surrounds all sides of the proposed development.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	R2-PD	MFR	Undeveloped
<b>North</b>	R2	MFR	Multi-Family Residences
<b>South</b>	R2	MFR	Multi-Family Residences
<b>East</b>	R1	HDR	Cameron Park Drive/Single-Family Residences
<b>West</b>	R2	MFR	Multi-Family Residences

**General Plan:** The General Plan designates the subject site as Multi-Family Residential (MFR), which permits 5 to 14 dwelling units per acre. The proposed 12 units are consistent with the MFR density and therefore conform to the General Plan land use designation. The following General Plan policies apply to this project:

*Policy 2.2.1.5: The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3:*

**Discussion:** As indicated in Table 2-4, General Plan Land Use Designation and Zoning District Consistency Matrix, the Limited Multifamily Residential District (R2-PD) proposed is consistent with the MFR land use designation.

*Policy 2.2.3.1: The Planned Development (-PD) Combining Zone District, to be implemented through the zoning ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize impact on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare.*

- A. *The major components on a Planned Development in residential projects shall include the following:*

- a. *Commonly owned or publicly dedicated open space lands of at least 30 percent of the total site. Within a community area, the commonly owned open space can be developed for recreational purposes such as parks, ball fields, or picnic areas. Commonly owned open space does not include open space occupied by infrastructure (e.g., roads, sewer, and water treatment plants).*
- b. *Clustered housing units or lots designed to conform to the natural topography.*

Discussion: The applicant is proposing to maintain 30 percent open space for the project site by creating 2 open space lots. Lot A is to be 3,203 square feet. Lot B is to be 12, 088 square feet. These areas would be held in common ownership and could be utilized by the residents. No amenities are proposed within the open space areas at this time. As a condition of approval, rear fences and/or private open space would not be allowed to encroach into Lots A or B.

*Policy 2.2.5.21: Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.*

Discussion: The subject site is surrounded by residential uses. The Gables Condominiums are located to the west, the Cimmarron Creek Townhomes are located to south and west, and the Cameron Glen Estates are located to the north of the project site. The proposed project will fit within the context of these existing residential uses.

*Policy 5.2.1.2: An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.*

Discussion: The El Dorado Irrigation District will provide water to the subject site. According to the *Facility Improvement Letter, Cimmarron Duplex (FIL0105-121)* prepared by the El Dorado Irrigation District, January 13, 2005, “in terms of water supply, as of January 1, 2004, there were 1,966 equivalent dwelling units (EDUs) available in the Western/Eastern Water Supply Region. The proposed project as of this date would require 14 EDUs of water supply.” An 8-inch water line exists in Cimmarron Court. The Cameron Park Fire Department has determined that the minimum fire flow for this project is 1,750 gpm for 2-hour duration while maintaining a 20-psi residual pressure. The current system can only provide a fire flow of 1,500 gpm. In order to provide this additional fire flow and receive service, the applicant must upsize the existing 8-inch water line in Cimmarron Court to 10 inches. Additionally, there is an 8-inch sewer line in Cimmarron Court that has adequate capacity at this time. A service stub is provided for each parcel.

*Policy 5.2.1.3: All medium-density residential, high-density residential, multi-family residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water system in Rural Center.*

**Discussion:** As stated in the submitted EID Facility Improvement Letter, the project will connect to public water.

*Policy 5.7.1.1: Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.*

**Discussion:** The Department of Transportation has reviewed the project and stated that the proposed access and on-site roadways are adequate for the development.

*Policy 7.4.4.4: For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.*

**Option A**

*The County shall apply the following tree canopy retention standards:*

<b>Percent Existing Canopy Cover</b>	<b>Canopy Cover to be Retained</b>
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

**Option B**

*The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Habitat Mitigation Plan as described in Policy 7.4.2.8.*

**Discussion:** The applicant submitted a tree canopy analysis which determined that existing tree canopy at the site is approximately 8 percent. The project is designed to be built in phases. The

phasing plan indicates that phase 1 would include the buildout of lots 1 and 2, and 5 to 8. No trees would be removed during the construction of phase 1. Phase 2 would include the buildout of lots 3 and 4, and 9-12. Phase 2 would require the removal of 6 trees 8 inches or larger at breast height which would retain approximately 62 percent (2,606 square feet of the canopy). Phase 2 will be constructed after Option B of the Policy has been implemented. The phasing plan is consistent with the General Plan Policy 7.4.4.4.

**Conclusion:** Staff finds after review of the above policies that the project, as conditioned, conforms to the General Plan.

**Zoning:** The subject site is zoned R2-PD and is consistent with the MFR land use as identified in the General Plan.

**Planned Development:** The applicant is proposing to construct 12 half-plex units. All units will be two-story with two-car garages located underneath the units. The exterior of the units will have 8-inch horizontal siding, shingle accents, and composition roofing. Windows, doors, and corners will have a 4-inch trim to add dimension and interest to the elevations.

The Cameron Park Design Review Committee has reviewed the project and has provided the following comments:

- The project must meet County requirements for setbacks, parking, and vehicular access.
- The front planters should have weed mat and bark and include lighting to illuminate the landscape trees.
- Fencing should match the existing wood fence at Cameron Park Drive.
- Shingle accents should be on the back of the units next to Cameron Park Drive (middle sections only).
- The units should utilize the same color scheme on all units including the main portion of the units should be light mocha or tan, shingle siding to be brown, gutter and fascia a middle tan, garage the same as the trim color, window trim to be tan/cream (lighter than the main portion of the units).
- The roof should be 30 year composition shingles that are black/brown in color.
- The air conditioning units should be in back or on the side of the units, behind a fence.
- If a sign is utilized to identify the project, the sign must come back to the Design Review Committee for approval.

The requirements of the Design Review Committee have been incorporated into the conditions of approval.

## **Other Issues:**

Access/Circulation/Traffic: The Department of Transportation reviewed the proposed project and has supplied conditions of approval as listed in Attachment 1. The project did not require a traffic study and is consistent with County Transportation Policies.

Air Quality: The El Dorado County Air Quality Management District has determined that the project would have a less than significant impact on the air quality with the implementation of Conditions of Approval.

Cultural Resources: A Cultural Resource study was performed at the site, and no significant cultural resources were found to exist.

Drainage and Grading: The El Dorado County Resource Conservation District reviewed the project and expressed no concerns regarding this project.

Fire: The Cameron Park Community Service District has reviewed the project and has requested that the existing 8-inch water line in Cimmarron Court be upsized to a 10-inch water line.

Surveyor's Office: The Surveyor's Office reviewed the proposed project and noted that survey monuments must be set through the Surveyor's Office prior to final map filing.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached as Exhibit G) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on air quality and biological resources. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

**NOTE:** This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.<sup>00</sup> after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.<sup>00</sup> processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

## RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d) incorporated as conditions of approval in Attachment 1; and
3. Approve PD05-0018 and TM05-1404 as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report and the modification of the project to include the conditions itemized in Attachment 1.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....Conditions of Approval

Attachment 2 .....Findings

Exhibit A .....Vicinity Map

Exhibit B .....Assessor's Parcel Map

Exhibit C .....General Plan Land Use Map

Exhibit D .....Zoning Map

Exhibit E .....Tentative Subdivision Map

Exhibit F .....Tree Preservation Plan

Exhibit G .....Environmental Checklist and Discussion of Impacts

# **ATTACHMENT 1 CONDITIONS OF APPROVAL**

**FILE NUMBER PD05-0018/TM05-1404  
March 8, 2007**

1. This tentative map and planned development permit approval is based upon and limited to compliance with the project description, dated March 8, 2007, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

### **The project description is as follows:**

The "Project" is for a tentative subdivision map and planned development permit to create 12 half-plex units with a minimum lot size of 2,455 square feet along with two open space lots. The two open space lots are referred to as Lot A and Lot B. Lot A is 3,203 square feet and Lot B is 12,088 square feet.

The project is designed to be built in phases. The phasing plan indicates that phase 1 would include the buildout of lots 1 and 2, and 5 to 8. No trees would be removed during the construction of phase 1. Phase 2 would include the buildout of lots 3 and 4, and 9 to 12. Phase 2 would require the removal of 6 trees 8 inches or larger at breast height which would retain approximately 62 percent (2,606 square feet of the canopy). Phase 2 will be constructed after Option B of Policy 7.4.4.4 has been implemented.

All units will be two-story with two-car garages located underneath the units. The exterior of the units will have 8-inch horizontal siding, shingle accents, and composition roofing. Windows, doors, and corners will have a 4-inch trim to add dimension and interest to the elevations

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

### **MITIGATION MEASURES**

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

2. Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding each oak tree unless otherwise specified by the project arborist. This fenced area shall not be encroached for any reason, without authorization by the project arborist. No materials, equipment, or vehicles shall be stored or parked within the projected tree zone. No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the trees without direct supervision of the project arborist.

A letter from the project arborist shall be submitted to Planning Services prior to issuance of a grading permit which shall state that the required fencing has been installed. The required measures shall be incorporated into the grading and construction plans, prior to issuance of grading and building permits.

**MONITORING:** Planning Services shall review the Certified Arborist letter and conduct a site visit prior to issuance of a grading permit to ensure that all measures are in place to protect the oak trees during construction.

3. Prior to development of Phase II of the project, the applicant shall participate in General Plan Policy 7.4.4.4 Option B, if available, or shall comply with the oak tree removal criteria specified in the Oak Woodland Interim Interpretive Guidelines for El Dorado County. In the event that trees are removed in accordance with the Interim Interpretive Guidelines, a letter from the project arborist verifying the replacement of trees at a 1:1 oak woodland replacement ratio shall be required and a contract for maintenance and monitoring shall be required in accordance with the Oak Woodland Interim Interpretive Guidelines or General Plan Policy 7.4.4.4. The applicant shall ensure a 90 percent survival rate during this period of time. The arborist contract shall be provided to Planning Services prior to issuance of a grading permit.

**MONITORING:** Prior to development of Phase II of the project site, Planning Services shall verify whether the Option B program is available for applicant participation. If Option B is not available, the applicant may choose to remove trees in accordance with General Plan Policy 7.4.4.4, in accordance with the Interim Interpretive Guidelines. Planning Services shall review the Certified Arborist contract prior to issuance of a grading permit to ensure that all trees proposed for removal are to be replaced and that an on-going maintenance program has been established.

## **CONDITIONS**

### **Department of Transportation**

4. The full site shall be shown in the grading and improvement plans for subdivision improvements.
5. Class I subdivisions shall have curb and gutter, and sidewalk on both sides of the roadway. As there is existing curb and gutter, the project will be required to construct sidewalks to Cimmarron Road.

6. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
7. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.
8. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
9. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. An additional slope easement shall be provided, commencing at the shown 10 foot wide public utilities easement and slope easement along Cameron Park Drive at the boundary line between Assessor's Parcel Numbers 116:312:02 and 03, and transition to a 20-foot wide slope easement at the southern boundary line of parcel -02. Said easements shall be irrevocably offered to the County. The slope easement shall be accepted by the County. All other easements shall be rejected by the County.
10. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
11. The developer shall construct four-foot wide sidewalks per Standard Plan 101B on the project frontage and on both sides of the Cimmarron Court to Cimmarron Road prior to filing the final map.
12. The developer shall construct Standard Plan 103D driveways onto Cimmarron Court. This work must be substantially complete, as determined by the Department of Transportation, prior to filing the final map.
13. The common circular driveway shall be a minimum of 24 feet in width.
14. Parking shall only be allowed in the designated parking aprons in front of the garages, and shall be enforced by inclusion of this restriction in the CC&Rs.
15. Maintenance of the common driveways and other common areas shall be included in the CC&Rs.
16. A Vehicular Access Restriction contiguous to Cameron Park Drive, and for the frontage of

Lot A on Cimmarron Court, shall be shown on the final map.

17. A final drainage study shall be prepared by the subdivider and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
18. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural, rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system.
19. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB). This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
20. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans, as irrevocable offers of dedication to the County.
21. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
22. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund drainage facilities maintenance.
23. Grading and improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
24. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants into drainages.
25. The applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from, the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.

26. The project applicant shall incorporate final drainage plans into the subdivision improvement plans and obtain approval of the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1996. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed best management practices (BMPs) to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed using El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and to the satisfaction of El Dorado County Department of Transportation. BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.

#### STANDARD DEPARTMENT OF TRANSPORTATION CONDITIONS

27. The location of fire hydrants, systems for fire flows, and fire protection access are to meet the requirements of the responsible Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the Fire Protection District. Phasing plans shall be subject to Fire District approval to ensure that each phase has a minimum of two access points.
28. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
29. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
30. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Director of Development Services or designee.

31. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
32. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
33. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
34. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.
35. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the drainage and geotechnical reports in PDF format and the record drawings in TIF format.

### **Planning Services**

36. Prior to occupancy/issuance of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to occupancy/issuance of a building permit for verification of compliance with applicable conditions of approval.

37. All site improvements shall conform to the following:

- Exhibit A.....Tentative Subdivision Map
- Exhibit B.....Floor Plans
- Exhibit C.....Drainage Plan- Pre Development
- Exhibit D.....Drainage Plan- Post Development
- Exhibit E.....Slope Study
- Exhibit F.....Tree Canopy Preservation Plan
- Exhibit G.....Grading and Drainage Plan
- Exhibit H.....Preliminary Water and Sewer Plan
- Exhibit I.....Color Details
- Exhibit J.....Light Fixture Detail
- Exhibit K.....Roof Material Detail

38. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.

39. The subdivider shall be subject to a \$150.<sup>00</sup> appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

40. The front planters shall have weed mat and bark and shall include lighting to illuminate the landscape trees. Planning Services shall review the project landscape plan prior to issuance of a building permit to ensure that the plans have been modified to incorporate these requirements.

41. The fencing shall match the existing wood fence at Cameron Park Drive. Planning Services shall review the project plans prior to issuance of a building permit to ensure that the plans have been modified to incorporate these requirements.

42. Shingle accents shall be added to the back units next to Cameron Park Drive (middle sections only). Planning Services shall review the project elevations prior to issuance of a building permit to ensure that the plans have been modified to incorporate these requirements.

43. The units shall utilize the same color scheme on all units including the main portion of the units and shall be light mocha or tan, shingle siding to be brown, gutter and fascia a middle tan, garage the same as the trim color, window trim to be tan/cream (lighter than the main portion of the units. Planning Services shall review the color palette prior to issuance of a building permit to ensure that the required colors have been incorporated into the project.

44. The roof shall be 30 year composition shingles that are black/brown in color. Planning Services shall review the roof sample prior to issuance of a building permit to ensure that the roof material and color matches that approved.

45. The air conditioning units shall be in back or on the side of the units, behind a fence. Planning Services shall review the placement of the units on the site plan prior to issuance of a building permit.
46. All signage for the project site shall require Cameron Park Design Review Committee review.
47. During Phase 1, no trees shall be removed from the project site. A notation prohibiting removal of oak trees during Phase 1 shall be placed on the project grading plans and reviewed by Planning Services prior to issuance of a Grading Permit.
48. Phase 2 of the project shall be implemented once Option B within General Plan Policy 7.4.4.4 is available pending the development of the County's Integrated Natural Resources Management Plan (INRMP).
49. Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays. Planning Services shall verify that the construction hours are placed on the grading plans and construction plans prior to issuance of grading and building permits.
50. Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.
51. Noise-generating equipment, including portable power generators and air compressors, shall be located at the furthest distance possible from the nearest occupied residence.
52. A meter award letter or similar document shall be provided to Planning Services by the water purveyor prior to filing the final map.
53. Minor changes in the adopted development plan may be approved by Planning Services provided that the changes:
  1. Do not change the boundaries of the subject property;
  2. Do not change any use as shown on the official development plan;
  3. Do not change the intent of the official development plan.

Major changes in the official development plan after it has been adopted by the Planning Commission or Board of Supervisors may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code.

A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005B3 of the County Code.

Changes in land uses shall be considered by the special use permit process and shall be evaluated by Section 17.12 prior to approval.

### **Surveyor's Office**

54. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval; or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.

### **Cameron Park Community Services District**

55. CC&Rs are required for this development and must be reviewed and approved in advance by the Cameron Park Community Services District prior to their recordation.
56. The CPCSD will require the payment of in-lieu fees, park impact fees and fire development fees.

### **El Dorado Irrigation District**

57. The applicant shall upsize the existing 8-inch water line in Cimmarron Court to 10-inch water line. The District shall approve the facilities improvement plans prior to issuance of a grading permit.

### **Department of Environmental Management – Air Quality**

58. Prior to the issuance of a grading or building permit, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD). Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.
59. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
60. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
61. The applicant shall submit a list of all proposed architectural coatings to the AQMD for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
62. The applicant shall submit a list of equipment to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust

emissions during all construction involved in this project for approval prior to the issuance of a grading or building permit:

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

63. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

### **Cameron Park Fire Department**

64. The project shall comply with the requirements of the Cameron Park Fire Department which include but shall not be limited to the following:
- a. The Cameron Park Fire Department shall determine the location of all required fire hydrants and fire department connections during plan review. All improvements shall be completed prior to occupancy.
  - b. Fire flow is based on building type, size and available water. Fire flows for the proposed structures is 1,750 gallons per minute for 2 hours at 20 psi. The fire flow and number of required fire hydrants may be adjusted up or down when actual construction plans are evaluated. All improvements shall be completed prior to occupancy.

## **ATTACHMENT 2 FINDINGS**

**FILE NUMBER PD05-0018/TM05-1404  
March 8, 2007**

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

### **FINDINGS FOR APPROVAL**

#### **1.0 CEQA FINDING**

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1850.00 after approval but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.
- 1.2 The County finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 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.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

#### **2.0 ADMINISTRATIVE FINDINGS**

##### **2.1 Planned Development PD05-0018 Findings**

Issuance of a planned development permit (PD05-0018) to create 12 half-plex units with a minimum lot size of 2,455 square feet within the Limited Multifamily Residential-Planned Development (R2-PD) Zone District.

**2.1.1 The proposed development is so designed to provide a desirable environment within its own boundaries.**

The project is for residential purposes. The subject site is surrounded by residential development and will fit within the context of the existing residential uses. The project includes 30 percent open space as required by General Plan Policy 2.2.3.1.

**2.1.2 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.**

The project does not require exceptions to the standard requirements of the zoning regulations.

**2.1.3 The site is physically suited for the proposed uses.**

The gently sloping lot is suited for the proposed residential use. The site will be developed in phases due to the oak tree canopy on-site. When the County implements Option B of the Oak Tree Retention Policy 7.4.4.4, the property owner intends to participate in the conservation fund and build out the site.

**2.1.4 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.**

The El Dorado Irrigation District has provided a Facilities Improvement Letter indicating that water and sewer services can be provided to the site. The El Dorado County Department of Transportation has recommended approval of the Project with road improvements made as a requirement of project approval.

**2.1.5 The proposed uses do not significantly detract from the natural land and scenic values of the site.**

The project is not within a scenic corridor and is surrounded by urban development. The developer is required to plant a significant amount of trees on the site to increase the scenic value of the site, as project mitigation.

**2.2 Tentative Subdivision Map TM05-1404 Findings**

A request for a tentative subdivision map (TM05-1404) consisting of an application to create 12 half-plex lots on 1.15 acre lot.

**2.2.1 The proposed planned development and tentative map, are consistent with the General Plan policies and land use map.**

As proposed, the tentative map conforms to the Multi-Family Residential General Plan land use designation and applicable General Plan policies including access, tree canopy retention, water service, and open space, as discussed in the General Plan section of the staff report.

**2.2.2 The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and the Major Land Division Ordinance.**

The tentative map conforms with the development standards within the Limited Multifamily Residential-Planned Development (R2-PD) Zone District and the Major Land Division Ordinance.

**2.2.3 The site is physically suitable for the proposed type and density of development.**

This is an infill project that will be surrounded by other existing residential development. The Gables Condominiums are located to the west, the Cimmaron Creek Townhomes are located to south and the west, and the Cameron Glen Estates are located to the north. The proposed project will fit within the context of these existing residential uses. As such, the site is physically suitable for the proposed type and density of development.

**2.2.4 The proposed subdivision is not likely to cause substantial environmental damage.**

The proposed subdivision is not likely to cause substantial environmental damage with the implementation of the mitigation measures and conditions of approval identified in Attachment 1.