

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



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| Agenda of: | January 14, 2010 |
| Item No.: | 8 |
| Staff: | Jonathan Fong |

REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP

APPLICATION: Z08-0033/PD09-0006/TM08-1482/Cameron Woods Unit 9

APPLICANT: Darol Rasmussen

ENGINEER: Claybar Engineering

REQUEST: The project would allow a Rezone, Development Plan and Tentative Map.

1. Rezone of the following Assessors Parcel Numbers: APN 070-011-45 (54.17 acres): Zone change from Estate Residential Five-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-5/R1A/CPO-DC-AA) to One Family Residential- Planned Development-Airport Safety (R1-PD-AA). Approximately 21 acres of Open Space would be zoned Open Space-Planned Development-Airport Safety (OS-PD-AA).

APN 070-011-33 (15.74 acres): Zone change from Estate Residential Ten-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-10/R1A/CPO-DC-AA) to One-Family Residential-Planned Development-Airport Safety (R1-PD-AA).

APN 083-020-21 (5.56 acres): Zone change from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to Professional Office Commercial-Design Control-Airport Safety (CPO-DC-AA).

2. Development Plan to approve the proposed lotting configuration, circulation plan, and open space lot. No density bonus or modifications to the R1 Development Standards are proposed.
3. Phased Tentative Map to create 33 residential lots ranging in size from 0.35 acres to 27.03 acres, two commercial lots 0.94 and 3.96 acres in size, and one open space lot.

LOCATION: The project is located at the end of Cinsant Drive, approximately one-fourth mile northeast of the intersection of Virada and Cameron Park Drive in the Cameron Park area, Supervisorial District IV (Exhibit A).

APN: 070-011-45, 070-011-33, 083-020-21 (Exhibit B)

ACREAGE: 75.47 acres

GENERAL PLAN: High Density Residential (HDR)/Commercial (C) (Exhibit C)

ZONING: Estate Residential Five-acre- Airport Safety (RE-5-AA)/ Estate Residential Ten-acre- Airport Safety (RE-10-AA)/ One acre Residential- Airport Safety (R1A-AA)/ Professional Office Commercial- Design Control- Airport Safety (CPO-DC-AA) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Planning Services Staff recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074 (d), incorporating the Mitigation Measures in the Conditions of Approval as listed in Attachment 1;
3. Approve Zone Change Z08-0033 based on the Findings in Attachment 2;
4. Approve Planned Development PD09-0006 adopting the development plan as the official development plan; and
5. Approve Tentative Map TM08-1482 subject to the conditions in Attachment 1, based on the findings in Attachment 2.

BACKGROUND: The proposed project is a subdivision of land designated as Units 2- 3 and Lot A of the Cameron Woods Subdivision, approved as a series of discretionary approvals in February 1985. General Plan Amendment A84-0021 established the current High Density Residential (HDR) and Commercial (C) land use designations over the 170 acre project area (Exhibit G). Tentative Map TM84-0206 approved Units 1-3 to allow a total of 206 residential lots and a park site (Exhibit H). Only Unit 1 was finalized. A second Tentative Map (TM87-1061) was approved for Units 4-8 to allow 168 residential lots (Exhibit I). Units 4- 8 have all been recorded.

The entitlements for the unrecorded portions of the approved Tentative Maps have expired and are no longer applicable to the proposed project. The proposed Rezone and Tentative Map would be

required to comply with all current applicable County Code requirements and General Plan policies.

Project Description: The project includes a Rezone, Planned Development and Tentative Subdivision Map.

The Rezone request would be as shown in Exhibit F of the Staff Report:

APN 070-011-45 (54.17 acres): Zone change from Estate Residential Five-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-5/R1A/CPO-DC-AA) to One Family Residential-Planned Development-Airport Safety (R1-PD-AA). Approximately 21 acres of Open Space would be zoned Open Space-Planned Development- Airport Safety (OS-PD-AA).

APN 070-011-33 (15.74 acres): Zone change from Estate Residential Ten-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-10/R1A/CPO-DC-AA) to One-Family Residential-Planned Development-Airport Safety (R1-PD-AA).

APN 083-020-21 (5.56 acres): Zone change from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to Professional Office Commercial-Design Control-Airport Safety (CPO-DC-AA).

The proposed Zone Change has been reflected in the Zone Change Map included as Exhibit F of this Staff Report.

The Tentative Map would create 33 residential lots and two commercial lots. The residential lots would range from 0.35 acres to 27.03 acres. Two commercial lots of 0.94 acres and 3.96 acres would be created. One 21.11 acre Open Space lot would be created within the residential portion of the project.

Lot 33 would include the existing residence and accessory structures of the property owner. Lot 33 would exceed the minimum lot area of the R1 Zone District and the parcel could be further subdivided.

As discussed in the General Plan section below, due to the potential density of the project, a Development Plan application is required which includes a minimum of 30 percent open space. As shown on the Tentative Map, Lot 34 would include the required open space. Adoption of the Development Plan would approve the lotting configuration and circulation plan shown on the Tentative Map.

Site Description: The project site is located within the community of Cameron Park. The HDR-designated portions of project site are developed with residences and accessory buildings. Four man-made ponds are on-site located within the northern portion of the project area. Vegetation on-site is limited to mixed oak woodlands and native grass lands. No rare plants were identified during an on-site field survey prepared during the blooming season. Slopes on-site are generally mild.

Slopes are gradually steeper towards the northwest portion of the site which would be located in the designate Open Space areas and would not be developed.

Adjacent Land Uses:

| | Zoning | General Plan | Land Use/Improvements |
|--------------|---------------------------|--------------|---|
| Site | R1A/RE-5/RE-10/CPO-DC/ AA | HDR/C | Single-family residential, accessory |
| North | R1-AA | HDR | Single-family residential |
| South | R2-PD-AA C-DC-AA | HDR C | Single-family residential Existing offices |
| East | R1-AA | HDR | Single-family residential |
| West | RE-10- AA | HDR | Undeveloped |

The proposed residential and commercial development would be consistent with the underlying General Plan land use designation. The proposed residential parcel sizes would be consistent with the surrounding lots. The commercial parcels would be located adjacent to existing residential and multifamily uses. The commercial parcels would be zoned Professional Office Commercial (CPO) with the Design Control (DC) Zoning overlay. As discussed in the Zoning section below, no permits would be granted on the commercial parcels until approval of a staff level Design Review which would address the compatibility and potential impacts of any commercial use on the surrounding land uses.

General Plan: The project site land use designation is split between High Density Residential (HDR) and Commercial (C).

The HDR land use designation permits a residential density range of 1-5 dwelling units per acre (du/ac). The residential portion of the project would create 32 lots on 18.66 acres and Lot 33 would be a 27.03 acre large lot. This would yield an overall residential density on lots 1-32 of 1.42du/ac which would be consistent with the HDR density requirements. Lot 33 would exceed the minimum parcel size requirements could be further subdivided. Any future land division of Lot 33 would be subject to a new tentative map and development plan and would be evaluated for consistency with the HDR density requirements and other applicable General Plan policies.

Development Plan (PD): Based on the residential density range of the HDR land use designation (1-5 du/a), Lot 33 would potentially yield 28- 140 additional residential lots. This would increase the overall lot count of Unit 9 to 60 to 172 lots. **General Plan Policy 2.2.5.4** requires all development applications which have the potential to create 50 or more lots to include the Planned Development (PD) Combining Zone District Overlay. In accordance with Policy 2.2.5.4, the project would be required to include PD zoning overlay and provide a minimum of 30 percent open space. The required 30 percent open space is only applicable to the residential portion of the project. As shown on the Tentative Map, 21.11 acres (30 percent) of the residential portion of the project have been dedicated as open space. The open space would be zoned Open Space (OS) and would maintained

in perpetuity by a Home Owner's Association (HOA) or similar entity. The breakdown of the proposed open space is included in the table below:

Planned Development Required Open Space

| | |
|---|-------------|
| Residential Component (less commercial portion of the project) | 70.37 acres |
| Required Open Space | 21.11 acres |
| Proposed Open Space | 21.11 acres |
| Percent Open Space Proposed | 30 percent |

The proposed PD does not include any request of a Density Bonus or other modifications to the Zoning requirements applicable to the proposed subdivision. As discussed in the 'Zoning' Section below, the project would be consistent with the Development Standards of the R1 and CP Zone Districts. The application of the PD zoning overlay is required by Policy 2.2.5.4 and the potential of further subdivision of Lot 33. The required PD Findings for Approval have been included in Attachment 2 of the Staff Report.

Traffic and Circulation: The project would exceed the thresholds of **General Plan Policy TC-Xe** for worsening traffic in the project area which required the preparation of a Traffic Impact Study. Based on the Traffic Impact Study, the project would be conditioned to install a traffic signal off-site at the intersection of Cameron Park and Mira Loma Drives. All the proposed new roadways would be required to be constructed in accordance with the El Dorado County Design and Improvement Standards Manual (DISM).

General Plan Policy 2.2.5.16 requires that development project be required to demonstrate that adequate circulation can be provided based on the ultimate density of a project and the underlying land use designation. The residential portion of the project is designated HDR which permits a density range of 1-5 du/ac. In order to demonstrate compliance with Policy 2.2.5.16, adequate secondary access would be required to accommodate the maximum density permissible on Lot 33. As shown on the Location Map, the Cameron Woods subdivision is accessible from Cameron Park Drive via Camerado and Virada Roads and Mira Loma Drive. Final Map J-25 for Cameron Woods Unit 8 dedicated a 50-foot road and public utilities easement which provides a "T" intersection from Mira Loma Drive to the northeastern corner of Lot 33. This easement would provide a potential secondary point of access for any future division of Lot 33. The existing roadways, road easements and the required road improvements as part of the project would ensure that future division of Lot 33 would be capable of providing adequate access.

Biological Resources: A Biological Site Assessment was prepared for the site by Analytical Environmental Services dated May 2007. Four manmade ponds are located on-site. The ponds would be located on Parcel 33 where the existing residence is located and no further development is currently proposed. **General Plan Policy 7.3.3.4** requires a 100-foot setback from all ponds and

rivers. The submitted Tentative Map includes a 100-foot setback which demonstrates that all proposed lots would be located outside the required setback.

The off-site road improvements would require grading and land disturbance adjacent to drainage channels. The Wetlands Delineation and Biological Assessment prepared by Sycamore Environmental Consultants determined that the channels are subject to regulation by the US Army Corps of Engineers. Based on the preliminary grading plan prepared for the off-site improvements, the drainage channels would be impacted as part of construction of the required road improvements. Mitigation Measures have been included in the Conditions of Approval requiring the applicant obtain the necessary state and federal permits prior to any disturbance that would impact the channels.

The project site is located within Rare Plant Mitigation Area 1 which is defined as lands not known to contain the Pine Hill Endemic Plant Species but contains soil types capable of sustaining rare plants. The Biological Assessment included a field survey which determined that no rare plants occur on the site. In accordance with **General Plan Policy 7.4.1.1** the project would be subject to the Rare Plant Mitigation In-Lieu Fee established by Chapter 17.71 of the Zoning Ordinance. This fee would be paid prior to building permit issuance.

The Biological Assessment determined that on-site vegetation would be suitable habitat for special status animal species. In accordance with **General Plan Policy 7.4.1.5** Mitigation Measures have been incorporated in the Conditions of Approval to require pre-construction surveys for any special status animal. Implementation of this Mitigation Measure would ensure the protection of any special status animal prior to commencement of construction activities.

The project area includes oak canopy which in accordance with **General Plan Policy 7.4.4.4** the project would require retention and replacement or payment of mitigation in-lieu fees for any oak canopy impacts as part of the project. An oak canopy plan has been prepared which identifies the oak canopy on each of the proposed lots and within the roadways. Conditions of Approval have been included which require the developer to pay the oak canopy mitigation in-lieu fee for oak canopy removed as part of the road and infrastructure improvements. Prior to issuance of any building permits on the proposed lots, individual property owners would be required to pay the mitigation in-lieu fee for oak canopy based on the canopy coverage as determined in the oak canopy table.

Public Water and Wastewater: The project site is designated HDR and C and is located within the Cameron Park Community Region. **General Plan Policy 5.2.1.3** requires all new development within the HDR or C land use designations to connect to public water and wastewater facilities when located within a Community Region. The project has been designed to connect to both EID public water and wastewater services. The Facilities Improvement Letter dated August 2008 indicated that the project site is located within the EID service boundaries and that adequate water and wastewater services would be available to serve the project.

Emergency Access and Protection: The project is located within the Cameron Park Fire Protection District service area. The District was consulted during the initial review period and recommended

Conditions of Approval. **General Plan Policies 6.2.3.1** and **6.2.3.2** require new development to demonstrate that adequate emergency access, water flow, and personnel are available to serve the project. The project would construct new cul-de-sacs and a new through road. The required road improvements would allow for through access and secondary access for the proposed project. The proposed "Street A" would extend to the undeveloped parcel to the west (APN 070-011-26). Although no development is proposed on the adjacent parcel, the stubbed road would allow for future secondary access.

Cameron Park Airport: The entire project site is located within Safety Zone 3 of the Cameron Park Airport which is defined as lands located within the overflight zone of the airport. **General Plan Policy 6.8.1.1** requires that all development within any Safety Zone of a public airport comply with the adopted Comprehensive Land Use Plan (CLUP). Figure 7 of the Cameron Park CLUP establishes compatible land uses within each of the Safety Zones of the airport. The proposed residential and commercial development would be considered compatible land uses within Safety Zone 3. As a Condition of Approval, the project would be required to record an Avigation and Noise Easement on each of the proposed lots. The easement would acknowledge the potential of aircraft related noise and light and other effects associated with the Cameron Park Airport.

Conclusion: As discussed above, the project would be consistent with the applicable policies of the General Plan. Approval of the project would include Mitigation Measures to reduce impacts with respect to Noise and Biological Resources. Upon incorporation of the Mitigation Measures, staff finds the project would be consistent with the General Plan.

Zoning: The project request includes a rezone for the residential portion of the project to One-Family Residential (R1). The proposed residential lots would be required to be consistent with the Development Standards of the R1 Zone District enumerated in Section 17.28.040 of the County Code. The proposed parcels would meet the minimum parcel size requirements and lot width requirements of the R1 zone district. Future development on the parcels would be reviewed for consistency with the setback requirements and other development standards during the building permitting process. The two proposed parcels would be consistent with the Zoning Ordinance.

The proposed commercial lots would be required to demonstrate consistency with the development standards of the CPO Zone District enumerated in Section 17.32.060 of the County Code. Proposed lots including the commercial lots would meet the minimum lot size and lot width requirements of the Zoning Ordinance. The commercial portion of the project would include the Design Control (DC) zoning overlay which would require approval of a Design Review application prior to issuance of any development permits on the resultant parcels. The Design Review application process for the proposed commercial development would include review of project components including:

- Building Colors and Materials
- Lighting
- Signage
- Parking and Loading
- Trash Enclosures
- Setbacks and Coverage

- Grading and Drainage
- Landscaping

Any Design Review application would be subject to review by the Cameron Park Design Committee and any comments would be incorporated into the project design. The Design Review would be processed at staff level and would not require approval through a public hearing unless appealed to the Planning Commission. An Initial Study would be prepared in accordance with the CEQA Guidelines to evaluate any project specific environmental impacts.

Conclusion: The proposed lots conform to the R1 and CPO Zone District Development Standards. All future residential development would be required to demonstrate compliance with the Development Standards of the R1 Zone District. Future development of the CPO zoned parcels would require further Design Review which would include full environmental analysis and review for Zoning Ordinance compliance.

Agency and Public Comments: Appropriate Conditions from each reviewing agency are included in the Conditions of Approval listed in Attachment 1. The following agencies provided comments and/or conditions for this project:

Cameron Park Fire Protection District
Cameron Park Community Services District
El Dorado County Department of Transportation
Office of the County Surveyor
El Dorado Irrigation District

ENVIRONMENTAL REVIEW: Based on the Initial Study prepared by Planning Services, staff finds that the project could have a significant effect on air quality, biological resources, air quality, and transportation. However, the project has been modified to incorporate the Mitigation Measures identified in the Initial Study which would reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared (Exhibit J).

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 after approval, but prior to the County filing the Notice of Determination on the project. This fee, and a recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings

Exhibit ALocation Map
Exhibit BAssessors Parcel Number Map
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibit ETentative Map
Exhibit FZone Change Map
Exhibit GCameron Woods Overall Map
Exhibit HCameron Woods Units 1-3 Map
Exhibit ICameron Woods Units 4-8 Map
Exhibit JEnvironmental Checklist and Discussion of Impacts

ATTACHMENT 1 CONDITIONS OF APPROVAL

Z08-0033/PD09-0006/TM08-1482/Cameron Woods Unit 9
January 14, 2010 Planning Commission Hearing

Project Description

1. This Zone Change, Tentative Map and Development Plan are based upon and limited to compliance with the Project Description, the Staff Report Exhibits 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:

Rezone: The rezone would amend the project parcels zoning as follows:

APN 070-011-45 (54.17 acres): Rezone from Estate Residential Five-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-5/R1A/CPO-DC-AA) to One Family Residential-Planned Development-Airport Safety (R1-PD-AA). The 21.11 acre Open Space parcel shall be rezoned to Open Space-Planned Development- Airport Safety (OS-PD-AA).

APN 070-011-33 (53.74 acres): Rezone from Estate Residential Ten-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-10/R1A/CPO-DC-AA) to One-Family Residential-Planned Development-Airport Safety (R1-PD-AA).

APN 083-020-21 (5.56 acres): Rezone from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to Professional Office Commercial-Design Control-Airport Safety (CPO-DC-AA).

Tentative Map: The Tentative Map to subdivide the project parcels into 33 residential lots ranging in size from 0.35 acres to 27.03 acres. Two commercial lots of size from 0.94 acres and 3.96 acres in size. One 21.11 acre open space parcel would be dedicated as Open Space

All parcels would be served by public water and sewer services. The project would be required to construct on-site and off-site road improvements. A phasing plan accompanies the Tentative Map. The proposed lots shall substantially correspond to the tables below:

Development Plan: The Development Plan is required for the dedication of 21.11 acres (30 percent) of the residential portion of the project as open space. The Open Space shall be zoned Open Space-Planned Development (OS-PD). The Tentative Map shall serve as the adopted Development Plan. No modifications to the Development Standards of the R1 or CPO Zone District Development Standards are approved as part of the Development Plan.

| Cameron Woods Unit 9 Land Use Summary | | |
|--|-----------------------|--------------------|
| Land Use | Square Footage | Acreage |
| Road right-of-way | 144,227 | 3.56 acres |
| Commercial Parcels | 213,255 | 4.89 acres |
| Residential Parcels | 2,037,301 | 45.91 acres |
| Open Space | 920,000 | 21.11 acres |
| Total area | 3,278,325 | 75.47 acres |

Residential Lot Count Table

| Lot Number | Gross Area (S.F.) | Lot Number | Gross Area (S.F.) |
|-------------------|--------------------------|-------------------|--------------------------|
| 1 | 18,710 | 18 | 26,794 |
| 2 | 20,412 | 19 | 16,138 |
| 3 | 23,423 | 20 | 16,634 |
| 4 | 22,794 | 21 | 16,425 |
| 5 | 29,375 | 22 | 22,546 |
| 6 | 41,108 | 23 | 17,044 |
| 7 | 40,420 | 24 | 15,398 |
| 8 | 36,853 | 25 | 18,921 |
| 9 | 28,443 | 26 | 18,069 |
| 10 | 26,418 | 27 | 24,479 |
| 11 | 21,715 | 28 | 23,510 |
| 12 | 20,062 | 29 | 19,603 |
| 13 | 22,461 | 30 | 15,872 |
| 14 | 21,866 | 31 | 20,768 |
| 15 | 21,788 | 32 | 99,904 |
| 16 | 22,867 | 33 | 1,177,427 |
| 17 | 21,834 | 34 (OS) | 919,552 |

Commercial Lot Count Table

| Lot Number | Gross Area (S.F.) |
|-------------------|--------------------------|
| 35 | 172,288 |
| 36 | 40,966 |

The grading, development, use and maintenance of the property, the size, shape, arrangement and location of structures, parking areas, landscape areas, and protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approved and shall be implemented as approved by the County. Minor modifications may be approved by the Development Services Director or designee; major modifications shall constitute a revision to this application and shall require review and approval by the Planning Commission.

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION:

The following Mitigation Measures are required as means to reduce potential significant environmental effects to a level of less than insignificant:

2. **Pre-construction Survey Required:** Removal of vegetation within the project area shall be conducted between August 15 and February 28 if feasible which is outside of the peak nesting period for most migratory bird species and nesting raptor species.

If vegetation removal is conducted within the nesting period (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG. (BIO-1).

MONITORING: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans. Planning Services shall review the surveys prior to issuance of a grading permit.

3. **Pre-Construction Survey:** A pre-construction survey shall be conducted by a qualified biologist for the presence of the California coast horned lizard. The assessment shall be conducted in early morning immediately prior to project construction. If the lizard is not found, no further mitigation shall be required. No discovered lizards shall be disturbed without a permit or other authorization from USFWS or CDFG (BIO-2).

MONITORING: The applicant shall submit the site assessment to Planning Services. This requirement shall be placed on the grading plans. Planning Services shall review the survey prior to issuance of a grading permit.

4. **Streambed Alteration Agreement (off-site):** The applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game for each stream crossing or any activities affecting the onsite riparian vegetation. The agreement shall be submitted to the Department of Transportation for review prior to issuance of a grading permit (BIO-3).

MONITORING: The Department of Transportation shall verify the agreement has been obtained and CDFG Conditions of Approval are incorporated on the improvement plans prior to issuance of a grading permit.

5. **404 Permit (off-site):** Prior to issuance of a grading permit that would result in any stream crossing or impacts to riparian vegetation, the applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a 401 Water Quality Certification from the Central Valley RWQCB. The project applicant shall incorporate all conditions attached to the permit and certification into the project (BIO-4).

MONITORING: The permit and certification requirements shall be submitted to the Department of Transportation for review prior to issuance of a grading permit.

CONDITIONS OF APPROVAL

Planning Services

6. **Park In-Lieu Fees:** The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

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. Planning Services shall verify that the required fees have been paid to the Cameron Park CSD prior to the filing of the Final Map.

7. **Meter Award Letter:** A water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the residential parcels created, shall be submitted prior to filing the Final Map. A water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the commercial parcels created shall be submitted prior to issuance of a building permit.
8. **Avigation and Noise Easement:** The applicant shall grant to the County an Avigation and Noise Easement for each lot. The easement shall be in a form acceptable to the County, consistent with Chapter 17.38 of the County Code prior to filing the Final Map.
9. **Archeological Resources:** In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the

Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall confirm the inclusion of this requirement on the grading plans prior to issuance of a grading permit.

10. **Oak Canopy Conservation:** The applicant shall pay the oak mitigation in-lieu fee for all impacted oak canopy in accordance with General Plan Policy 7.4.4.4 and the Oak Woodland Management Plan. The mitigation fee shall be paid based on the fee established by the Board of Supervisors. Proof of payment of the fee shall be provided to Planning Services prior to issuance of a grading permit or subdivision improvement agreement.

The Final Subdivision Map shall include the following notes:

All future oak canopy removal as a result of lot development of the subdivision shall be in conformance with the Oak Woodlands Management Plan. Individual property owners shall pay the mitigation Oak Conservation In-lieu Fee or provide a replacement plan for all oak canopy removed as part of residential development. The mitigation fee shall be paid as required by the Oak Woodland Conservation Ordinance. The applicant shall provide proof of payment of the mitigation in-lieu fee or replacement plan prepared by a qualified professional to Planning Services prior to issuance of a building permit.

11. **Processing Fees:** Prior to filing of the Final Map, all Development Services and Noticing fees shall be paid. The applicant shall submit to Planning Services a recording fee and a California Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Final Map filed until said fees are paid.
12. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

Prior to the filing of a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (b) File security with the Clerk of the Board of Supervisors; or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493(d).

13. **Compliance with Conditions:** Prior to filing the Final Map or issuance of any building permit 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. Planning Services shall verify compliance prior to filing the Final Map.

The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable Conditions of Approval.

14. **Expiration:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
15. **Open Space Maintenance:** The applicant shall dedicate the Open Space lot to a Homeowner's Association or similar entity with an appropriate maintenance program. Planning Services shall verify the open space dedication and approve the maintenance program prior to filing the Final Map.

Department of Transportation

Project Specific Conditions

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

| | | | | | |
|----------------|--|--|--|--|--|
| Table 1 | | | | | |
|----------------|--|--|--|--|--|

| ROAD NAME | DESIGN STANDARD PLAN | ROAD WIDTH* | RIGHT OF WAY | DESIGN SPEED | EXCEPTIONS/ NOTES |
|---|---|-------------|------------------------------|--------------|---|
| Virada Road (onsite along the commercial lot frontage) | Modified Std Plan 101A (3"AC over 8"AB Min.) Std Plan 110 for encroachments | 32ft | 60 ft <i>IOD required</i> | 40 mph | Type 2 vertical curb, gutter on both sides and 8ft sidewalks along Lot 33 & 34 frontage. |
| Virada Road, Street A, Cinsant Drive, Unnamed cul-de-sac (onsite along residential lot frontage) | Modified Std Plan 101B (3"AC over 8"AB Min.) | 28ft | 50 ft <i>IOD required</i> | 25 mph | Type 2 vertical curb, gutter on both sides. No sidewalk required due to lots greater than 10,000sf (GP Policy TC-5a). |

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included

17. **Signalization:** The applicant shall install full traffic signalization at Cameron Park Drive & Mira Loma Drive. The required improvements must be completed to the satisfaction of the Department of Transportation or the applicant will be required to obtain an approved improvement agreement with security, prior to the filing the Final Map.
18. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT for all required roadway improvements within the County right of way. The commercial driveway encroachments shall be constructed consistent with Design STD Plan 110. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing the Final Map.
19. **Turnaround:** All proposed turnarounds shall be built to the provisions of County Standard Plan 114 or approved equivalent. The gradient within the turnaround shall not exceed 8% or an acceptable alternative approved by the County Engineer (DISM Sec 3.B.3). The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing the Final Map.

20. **Knuckle Design:** The proposed roadway knuckle shall include a minimum radius of 50ft. This radius may be reduced only with approval by the Fire District having jurisdiction. The final radius length (and associated Fire District approval, if necessary), shall be placed on the map. The Department shall review and approve the design prior to filing the Final Map.
21. **Roadway Slopes:** Pursuant to Design STD Plan 101B, Roads with Average Daily Trips (ADT) of less than 2,000 shall have slopes no greater than 12%. Slopes may exceed 12%, but not more than 15%, and only with County Engineer approval. All road slopes shall be indicated on the improvement plans. Slopes exceeding 12% shall be specially indicated and the lengths included and must receive County Engineer approval prior to filing the Final Map.
22. **Tangents:** Pursuant to DISM Sec. 3.B.6, a minimum 100-ft tangent shall be introduced between reversed curves. The County Engineer may approve a tangent of less than 100-ft on local roads provided the adjacent curves have a minimum radius of 200-ft or an acceptable alternative approved by the County Engineer. The tangent and radius lengths shall be graphically depicted on the site plans or included in a Line & Curve Table on the site plans prior to filing Final Map.

Standard Conditions

23. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
24. **Road & Public Utility Easements:** The applicant shall irrevocably offer to dedicate a 50ft wide and 60ft wide non-exclusive road and public utility easement for the on-site access roadways as shown in Table 1 above prior to the filing of the map. Slope easements shall be included as necessary.
25. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
26. **Sidewalks:** The commercial parcel sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.

27. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
28. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing the Final Map.
29. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Conditions and Restrictions (CC&Rs).
30. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
31. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays. This note shall be placed on the Grading Plans.
32. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing the Final Map.
33. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing the Final Map.
34. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, and other improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing the Final Map.

35. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
36. **Grading Permit / Plan:** A residential grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing the Final Map.
37. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
38. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
39. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

40. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation. The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:
- The site can be adequately drained;
 - The development of the site will not cause problems to nearby properties, particularly downstream sites;
 - The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
 - The ultimate drainage outfall of the project.

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

41. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing the Final Map.
42. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the Final Map.
43. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this

filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

44. **Off-site Improvements (Security):** Prior to the filing of a Final Map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite 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 the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
45. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any Final Map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site 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 County Counsel.

46. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
47. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Cameron Park Fire Protection District

48. **Fire Flow:** The project shall maintain a fire flow of 1,000 gpm with a 20 psi residual pressure for residential structures not in excess of 3,600 square feet. The District shall verify the fire flow prior to issuance of a building permit.
49. **Fire Safe Plan:** The applicant shall prepare a Fire Safe Plan. The District shall review and approve the plan prior to issuance of a building permit.
50. **Fire Hydrant:** Additional fire hydrants shall be required. The spacing shall not exceed 500 feet. The number and location of the hydrants shall be reviewed and approved by the District prior to issuance of a grading permit or subdivision improvement agreement.
51. **Roadway Widths:** All roads shall meet the minimum road widths pursuant to the California Fire Code. The District shall review and approve the road widths prior to issuance of a grading permit or subdivision improvement agreement.

Air Quality Management District

52. **Fugitive Dust Plan:** The applicant shall submit and pay appropriate fees to the District for a Fugitive Dust Mitigation Plan. The District shall review and approve the plan prior to issuance of a grading permit or subdivision improvement agreement.
53. **District Rules:** The applicant shall adhere to all District rules during project construction and obtain all necessary permits prior to issuance of any building permits.

County Surveyor

54. **Survey Monuments:** All survey monuments shall 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 monuments, or amount of bond or deposit to be coordinated with the Surveyors Office.
55. **Road Name Petition:** The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

ATTACHMENT 2

FINDINGS FOR APPROVAL

Z08-0033/PD09-0006/TM08-1482/Cameron Woods Unit 9

January 14, 2010 Planning Commission Hearing

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 pursuant to *Section 66472.1* of the *California Government Code*:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County has been completed in compliance with CEQA and is adequate for this project.
- 1.2 The Initial Study identifies that this project proposes a less than significant impact on the environment with specific mitigation outlined within the Biological Resources category. By including mitigation for these categories, the effects on the Mandatory Findings of Significance section are also reduced below a level of significance for the this project.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and Conditions of Approval, with 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.
- 1.4 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, 2850 Fairlane Court, Placerville, CA 95667.

2.0 Zone Change Findings

2.1 The proposed Zone Change is consistent with the General Plan.

The Zone Change will bring the residential and commercial portions of the project site into conformance with the underlying High Density Residential (HDR) and Commercial (C) land use designations. The proposed Zone Change to One-family Residential (R1) will be consistent within the (HDR) land use designation. The proposed zone change to Professional Office Commercial-Design Control (CPO-DC) will be consistent with in the (C) land use designation. All future development of the proposed lots will be reviewed for

consistency with the General Plan either through the building permit process or during the Design Review process for the commercial parcels.

3.0 Tentative Map Findings

3.1 The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.

The proposed Tentative Map will create 33 single family residential lots which will be consistent with the density requirements of the High Density Residential (HDR) land use designation of the General Plan. Lot 33 will be approximately 27 acres in size and could be further subdivided. Any future subdivision of Lot 33 will be evaluated for consistency with the density requirements of the HDR land use designation and applicable General Plan Policies.

The proposed commercial parcels will be consistent within the Commercial land use designation. The project will require road and infrastructure improvements consistent with the requirements of the General Plan.

The project will be consistent with applicable General Plan policies regarding Oak Canopy, Rare Plants, Slope, Riparian Habitat, Access, and Public Utilities. Mitigation Measures have been included which will require pre-construction surveys to ensure impacts to biological resources will be avoided or Mitigation Measures will be implemented to reduce the impact. Riparian areas impacted as part of the off-site road improvements will require state and federal permits to reduce potential impacts during project construction.

3.2 The design or improvements of the proposed division are consistent with the General Plan.

The project will construct road improvements consistent with the County Design Manual and the Fire Safe Regulations. The project will connect to public water and sewer services in the project area which have adequate capacity to serve the project.

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

The project site is relatively flat and is suitable for residential and commercial development. Potential habitat on-site will require pre-construction surveys to ensure that no biological resources will be impacted during project construction. The proposed subdivision will not impact the existing riparian features on-site.

3.4 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

The Biological Resource Assessment prepared for the project site identified potential habitat for protected animal species. Mitigation Measures have been included which will require pre-construction surveys prior to any construction activities on-site. Riparian features are located on Lot 33 but are not to be disturbed as part of the project. Off-site improvements will impact riparian channels and Federal and State permits will be required prior to any construction which will impact the channels. The project includes oak woodland canopy and would be mitigated through the mitigation in-lieu fee as part of Option B of General Plan Policy 7.4.4.4. No rare or endangered plant species will be impacted as part of the project. In accordance with the County Code, the project will be subject to payment of the Rare Plant Mitigation in-lieu fee prior to issuance of any building permits.

3.5 The design of the subdivision or the improvements are suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).

The project has been designed to comply with the requirements of the County Design Manual and the Fire Safe Regulations. The Cameron Park Fire Protection District has required Conditions of Approval to require a fire safe plan and construction of roadways to Fire Safe Regulation standards.

3.6 The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.

The project will construct through roads which will connect to existing roadways in the Cameron Park Area. The proposed improvements will not conflict with existing access in the area. The project will provide the ability for existing and future developments in the area to connect to the proposed roadways and utilities services.

4.0 Development Plan Findings

4.1 That the PD zone request is consistent with the general plan;

Policy 2.2.5.4 requires application of the PD due to the potential for the creation of 50 or more residential lots. The project would dedicate open space as part of the residential portion of the site as Open Space which would be consistent with the PD requirements of the General Plan.

4.2. That the proposed development is so designed to provide a desirable environment within its own boundaries;

The PD would dedicate 21.11 acres of Open Space within the project site. The Open Space would focus the development away from the steeper portions of the site and away from the on-site ponds and drainage channels. The proposed circulation plan and lotting

configuration would be consistent with the existing circulation design within the Cameron Woods Subdivision.

4.3 That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

The application of the PD is required by General Plan Policy 2.2.5.4 for projects which have the potential to create 50 units or more. The PD request does not include any exceptions to the Development Standards of the R1 Zone District.

4.4 That the site is physically suited for the proposed uses;

The proposed residential project would be consistent with the existing lotting pattern within the Cameron Woods Subdivision. The proposed areas for development are relatively flat with no sensitive biological resources on-site. No modifications to the Zoning Ordinance requirements or Design Waivers would be necessary to accommodate the project.

4.5 That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;

Adequate public water and sewer services are available to serve the project. All roads would be constructed consistent with the County Design Manual

4.6 That the proposed uses do not significantly detract from the natural land and scenic values of the site.

The proposed site is located within the Cameron Park Community Region. The site is not located within a scenic corridor or an Important Biological Corridor. The proposed residential and commercial uses would not detract from the values of the site.