

**EL DORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** August 24, 2006

**Item No.:** 10.a.

**Staff:** Lisa Burke

**GENERAL PLAN AMENDMENT, REZONE,  
PLANNED DEVELOPMENT, TENTATIVE  
PARCEL MAP, TENTATIVE SUBDIVISION MAP,  
SPECIAL USE PERMIT**

**FILE NUMBER:** A06-0003/Z05-0008/TM05-1400/P05-0014/PD05-0005/S05-0017

**APPLICANT:** Cameron Park Ventures

**AGENT:** Erik Pilegaard

- REQUEST:**
1. General Plan Amendment to modify the boundary between Multi-Family Residential (MFR) and Commercial (C) land use designations (Exhibit A).
  2. Rezone from Estate Residential Ten-acre/Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Limited Multifamily Residential Planned Development (R2-PD) (Exhibit B).
  3. Tentative map to create 64 duets and three large lots (Exhibits C and D).
  4. Special use permit for a community care facility.
  5. Development plan to allow a 35 room (21,000 square feet) Alzheimer's unit, 140 units of congregate care, and 64 duet cottages, along with an 8,000 square foot clubhouse (Exhibit E).

**LOCATION:** On the northeast side of Gabbert Road, approximately 0.25 mile east of the intersection with Gabbert Road and Palmer Drive, in the Cameron Park area. (Exhibit F)

**APN:** 083-350-43

**ACREAGE:** 68.0 +/- acres

**GENERAL PLAN:** Multi-Family Residential (MFR) and Commercial (C)

**ZONING:** Estate Residential Ten-acre/Planned Development (RE-10PD)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** The applicant had previously received approval for construction of a congregate care facility on an adjacent parcel (DR03-0011S). On January 12, 2005, the applicant submitted a subsequent design review application, DR05-0001S, to construct an office complex on the site instead of the congregate care facility. The applicant is now proposing to construct a congregate care facility on this 68 acre parcel.

## **STAFF ANALYSIS**

**Project Description:** General Plan Amendment to modify the boundary between MFR Multi-family Residential (MFR) and Commercial (C) land use designations (Exhibit A); rezone from Estate Residential Ten-acre/Planned Development (RE-10/PD) to Commercial Planned Development (C-PD) and Limited Multifamily Residential-Planned Development (R2-PD) (Exhibit B); tentative map to create 64 duets and three large lots; special use permit for a community care facility; and development pan to allow a 35 room (21,000 square feet) Alzheimer's unit, 140 units of congregate care, and 64 duet cottages to house approximately 325 residents, along with an 8,000 square foot clubhouse.

**Site Description:** The site has hilly terrain with slopes trending down in a northwesterly direction. Vegetation consists of mixed chaparral with sporadic oaks and grey pine. A relatively dense grove of grey pine grows within the southern portion of the parcel. A dry stream channel could be seen at the southern end of the parcel adjacent to the Marshall Medical Center.

## **Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
<b>Site</b>	RE-10/PD	MFR,HDR,C	Undeveloped
<b>North</b>	RE-10	OS	Cameron Park Ecological Preserve
<b>East</b>	RE-5	MFR, MDR	Undeveloped
<b>South</b>	R2, C	MFR,C	Marshall Medical Center, Offices, Assisted Living Facilities
<b>West</b>	R1-RM	HDR, MFR	Single Family Residences

**General Plan:** The General Plan designates the subject site as Commercial, Multi-Family Residential and High Density Residential, which permits a full range of commercial retail, office, and service” uses as well as residential uses and is applicable in community regions and rural centers. The project parcel is located in the Cameron Park Community Region, and its development as a congregate care facility is consistent with these land use designations.

The applicant is proposing a General Plan Amendment to adjust the boundary between the Commercial and Multi-Family General Plan land use designations (Exhibit A). By adjusting the boundaries, the General Plan land use designations will be consistent with the proposed zoning designations.

Policies 7.3.3.4 and 7.4.1.5 concern the protection of intermittent streams, wetlands, and rare plant species on parcels subject to the discretionary review process. These resources exist on the 68 acre project site. The environmental document prepared for the project includes mitigation measures to protect these resources during construction activities as well as landscaping. These mitigation measures are included in Attachment 1 of this report.

According to biological study prepared for the project, there are two ephemeral channels that are on site. One of the channels has a roadway approximately 50 feet from the edge of the channel, and mitigation measures have been included in the environmental document to address this issue. Only native riparian vegetation could be placed within the 50 foot setback area.

The project site contains some slopes that are over 30 percent. General Plan policy 7.1.2.1 prohibits development on slopes 30 percent or greater. This project does not propose development on any of the 30 percent or greater slopes.

General Plan Policy 7.4.4.4 states oak tree canopy retention policies for development projects. Per the General policy, the proposed project must retain 90 percent of the existing oak tree canopy. The project will require removal of 37 trees. An arborists report and tree preservation plan submitted for the project indicates that even with the removal of the oak trees, 90 percent of the existing oak tree canopy will be retained. Mitigation measures have been attached to the project to address replacement and protection of trees.

The project is located within a developed area of Cameron Park. Public utilities, including water, sewer, and fire protection services are available to serve the project. The project is also compatible with adjacent development including the Marshall Medical Center and offices.

**Conclusion:** As discussed above, staff finds that the project conforms to the General Plan in that the parcel is located within a community region, the proposed uses are consistent with the land use designations, as well as the combining zone district, and the natural resources on site will be protected pursuant to related policies in the General Plan and associated mitigation measures and conditions placed on the project.

**Zoning/Planned Development/Special Use Permit:** The entire subject site is currently zoned Estate Residential Ten-acre /Planned Development (RE-10/PD). The applicant is proposing to split one parcel into three parcels (Exhibit B and C). Parcel 1 will remain as RE-10/PD, and no development is currently proposed for that parcel. Parcel 2 is proposed to be rezoned to Commercial-Planned Development (C-PD) for the Alzheimer's unit, congregate care units, and the clubhouse, while parcel 3 will be rezoned to Limited Multifamily Residential-Planned Development (R2-PD) and will contain the duet units. One small guard booth will be located at each entrance of the facility to increase security within the project. The colors and materials of the guard booth will be consistent with the other buildings within the project.

Parcel 2 will be rezoned to C-PD and will have the congregate care housing, Alzheimer's unit, and the clubhouse located on it. The buildings will be on the interior of the parcel with parking located on the edges of the parcel. The breakdown of units is shown below:

Congregate Care Building A – 40 units  
Congregate Care Building B – 34 units  
Congregate Care Building C – 30 units  
Congregate Care Building D – 36 units  
Alzheimer's Building - 21,000 square feet  
Clubhouse - 8,000 square feet

Parcel 1 will contain 64 duet cottages/lots and will be rezoned to R2/PD. Each cottage will be single story with single car garages. The duet units will be easily accessed from Kevin Street and will be in a loop configuration.

**Discussion:** The project parcel is situated within a commercialized area of Cameron Park. The buildings are compatible with the surrounding development and will provide an agreeable appearance to the site.

The proposed development plan has been analyzed and is consistent with the zone district development standards. The components of the development plan are as follows:

**Elevations:** The four congregate care buildings will be two-story and include garages underneath the units. The clubhouse and Alzheimer's buildings are single story buildings. The duet units are single story units with single car garages (Exhibits G, H, I, J).

**Building Materials and Colors:** The exterior finish materials consist of plaster walls for the congregate care buildings, duet units, and Alzheimer's building. The walls will be two-tone with the main color being beige with a white banding on the bottom of the building. The trim color for the buildings will also be white. The roofing material will be tile with a darker beige color that will blend with the walls. Staff is recommending that a minimum 4-inch trim be added to the all the windows to add some dimension to the walls. Stone veneer accents shall also be added to the buildings as conditions of approval so that there is an added design element to have a consistent look between the buildings.

The clubhouse includes some rock veneer along with a green metal roof. Staff has reviewed the plans for the clubhouse and is recommending that the metal roof be changed to a tile roof in order to match the other buildings. This will be added as a condition of approval for the project.

**Signage:** Two internally illuminated monument signs are proposed for the project, one at the Gabbert Drive entrance and one at the Kevin Drive entrance to the facility. The signs will consist of a wrought iron pedestrian gates and fence with rock pilaster and pre-cast caps. The base of each will measure approximately 18 feet in length. The proposed signs will be beige and will be consistent with the proposed building materials and colors. Signs will be conditioned to conform to the Zoning Ordinance.

Directory signs will be sited within the congregate care facility, and will be compatible with the proposed building materials and colors. The signs are to be internally illuminated and limited to six square feet of sign face.

**Parking:** The zoning code requires 438 parking spaces including 9 required ADA spaces. The applicant is proposing parking consisting of 449 stalls, including 12 handicap, 227 standard spaces, and 210 spaces in the units of the garages.

**Landscaping:** Preliminary landscape plans demonstrated substantial compliance with §17.18.090. Final landscape plans will be in compliance with Section 17.18.090 and will demonstrate that a minimum of 50 percent of proposed landscaping will consistent with the predominant plant community and fit the natural vegetation native to the area. Only native riparian vegetation is allowed to be placed within the 50 foot setback of the intermittent drainage channel. Additionally, the project will comply with the County's Water Conserving Landscaping Requirements.

**Lighting:** Recessed, soffit lighting will be installed under the building eaves. Pole lighting in the parking area measures 20 feet in height. The standard condition for full shielding of all exterior lighting will be placed on the project.

**Utilities:** All trash receptacles will be required to be fully enclosed behind a concrete wall and metal gates, which will be further conditioned to remain closed at all times when not in

use. The enclosure is required to be compatible in design and materials with the existing building

**Conclusion:** The proposed development plan has been found in compliance with zoning standards for access, parking, and landscaping as listed in the Zoning Ordinance. Conditions have been added to the project to insure that the project will not be detrimental to the public health, safety and welfare, or injurious to the surrounding area.

**Parcel Map/Tentative Subdivision Map:** The applicant is requesting a parcel map to split the 68 acre parcel into three parcels. The northernmost parcel is 41.17 acres and will not be developed at this time. The applicant has also submitted a tentative subdivision map for the duets (Exhibit D) which shows the layout of the 64 cottages/lots.

Access/Circulation: There will be two access points to the project, one from Kevin Street which will most directly access the duets, and from Gabbert Street which will access the congregate care buildings. Circulation through the project consists of a loop driveway external to the units. Parking will be located on the perimeter of the site.

In this vicinity, Palmer Drive is a two-lane roadway with curb, gutter, and portions of sidewalk. Kevin Street, connecting this facility to Palmer Drive, is a two-lane local road, with curb, gutter, and sidewalk.

Biology: A Biological Resources Evaluation and Jurisdictional Delineation Report was prepared by Sycamore Environmental Consultants, Inc on April 28, 2005. The Biological Evaluation concluded that there were several Special Status species and/or habitat located on the project site. The applicant has submitted a Take Permit to the Department of Fish and Game in order to develop the site. Additionally, mitigation measures have been placed on the project (Attachment 1) to mitigate any potential impacts.

Traffic: A traffic study for the overall Cameron Park Congregate Care Facility completed by KD Anderson Transportation Engineers on February 7, 2005, determined that the overall congregate care facility would incrementally contribute to the need and mitigation for the improvements to U.S. Highway 50 westbound ramps, Country Club Drive, and Cameron Park Drive. These projects are currently funded in the Five-Year CIP (Projects 72363 and 72364), the plans are at 95 percent, and the projects are programmed for construction for spring of 2007. This meets the requirements of the 2004 General Plan Policies TC-Xd, TC-Xe, and TC-Xf.

Grading: A moderate amount of grading is expected at this site with the proposed improvements with moderate slopes anticipated and maximum 15 foot high retaining walls. The project will adhere to the County's Erosion and Sediment Control Ordinance.

#### **Other Issues:**

**Agency and Public Comments:** The following agencies provided comments on this application. Copies of their written comments are available at the Planning Services office.

**Department of Transportation:** The applicant prepared a traffic study for the project and submitted it for review by the Department of Transportation (DOT). DOT has determined that, based on its analysis, a traffic study is not warranted for this project. DOT has provided conditions of approval for grading, drainage, and roadway improvements in the project vicinity.

**Air Quality Management District:** The District has provided standard conditions of approval to mitigate air quality impacts.

**County of El Dorado – Surveyor’s Office:** Conditions of approval regarding survey monuments and road naming were provided.

**Resource Conservation District:** The District will require the project to comply the District’s Erosion Control Requirements and Specification.

These agencies had no specific concerns regarding this project:

**El Dorado County Environmental Management Department, Environmental Health Division**

**PG&E**

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

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 \$1,285.<sup>00</sup> after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$35.<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 that the Planning Commission forward the following recommendations to the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Approve A06-0003, a General Plan Amendment to modify the boundary between MFR Multi-Family Residential (MFR) and Commercial (C) land use designations based on the findings in Attachment 2;
3. Approve Z05-0008, a rezone from Estate Residential Ten-acre/Planned Development (RE-10-PD) to Commercial-Planned Development (C-PD) and Limited Multifamily Residential-Planned Development (R2-PD) based on the findings in Attachment 2.
4. Approve the parcel map (P05-0014) and tentative map (TM05-1400), as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report to include conditions itemized in Attachment 1;
5. Approve Special Use Permit S05-0005, as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report to include conditions itemized in Attachment 1; and
6. Approve the development plan (PD05-0017), as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report to include conditions itemized in Attachment 1.



## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	General Plan Land Use Map
Exhibit B .....	Rezone Exhibit
Exhibit C .....	Tentative Parcel Map
Exhibit D .....	Tentative Subdivision Map
Exhibit E .....	Site Plan
Exhibit F .....	Vicinity Map
Exhibit G .....	Elevation – Alzheimer’s Building
Exhibit H .....	Elevation – Clubhouse
Exhibit I .....	Elevation – Congregate Care
Exhibit J .....	Elevation - Duet Cottages
Exhibit K .....	Initial Study
Exhibit L .....	Mitigation Monitoring and Reporting Program

**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**  
**FILE NUMBER A06-0003/Z05-0008/TM05-1400/P05-0014/PD05-0005/S05-0017**

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

**Mitigation Measures**

1. Grading and improvement plans shall state: “It is the Contractor’s responsibility to comply with all applicable state and federal laws and regulations including the Federal and State Endangered Species Acts and the Clean Water Act. The County Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and Federal agencies in areas subject to State and Federal jurisdiction.”
2. Twenty-four hours prior to construction activities, a qualified biologist shall conduct a preconstruction survey for California horned lizard.
3. All horned lizards found on the project site during the preconstruction survey shall be relocated to the property west of the EID easement by a qualified biologist.
4. A qualified biologist shall be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing shall be relocated to the property west of the EID easement.
5. A qualified biologist shall conduct a survey within three weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey will be conducted within 200 feet of the project site.
  - a. If no active nests are found, no further avoidance measures will be necessary.
  - b. If an active nest is located within 200 feet of a construction area, the biologist shall record the location(s) on a site map.
    - i. If the species is listed under the federal or state endangered species acts, the appropriate federal or state agency shall be contacted for guidance.
    - ii. If the species is not federal or state listed, but protected under the federal Migratory Bird Treaty Act of 1918, the biologist shall establish a minimum 100 foot buffer (Environmentally Sensitive Area) around the nest tree.
    - iii. The biologist will delimit the buffer zone with yellow caution tape, surveyor’s flagging, pin flags, stakes, etc. The buffer zone shall be maintained until young have fledged. No construction activities shall occur within 100 feet of a nest tree while young are in the nest.
    - iv. A biologist shall monitor the nest weekly during construction to evaluate potential disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.

6. The landscaping plan shall show that only plants associated with gabbroic northern mixed chaparral shall be planted on graded slopes surrounding the project site. Additionally, only native riparian vegetation shall be placed within the 50 foot setback area.
7. The applicant shall pay El Dorado County the rare plant mitigation fee for Zone 1.
8. The applicant shall establish an on-site Calystegia Preserve north of the project site, adjacent to the Pine Hill Preserve.
9. The applicant shall transplant the four Calystegia stebbinsii from the project site to the Calystegia Preserve.
10. A qualified biologist shall collect seeds of Calystegia stebbinsii from plants in project study area; treat seeds (scarify and/or heat treatments), and plant seeds or seedlings in the Calystegia Preserve.
11. The applicant shall remove chaparral shrubs from Calystegia stebbinsii transplant/seedling areas to encourage germination and growth of Calystegia stebbinsii plants.
12. A qualified biologist shall stake the ordinary high watermark (OHWM) of channels 1 and 2 adjacent to the project site.
13. The contractor will install temporary, high visibility construction fencing five feet from the staked ordinary high watermark (OHWM) prior to clearing and grubbing activities commence.
14. The contractor will remove the temporary fencing after the grading pad is completed and drainage, roads, and utilities are installed.
15. A certified arborist shall prepare a tree replacement plan showing the replacement of every inch diameter at breast height of tree removed from the site by planting the same number of inches of native oak trees on-site. The tree replacement plan shall be submitted and approved by the Planning Division prior to clearing and grubbing.

### **Conditions of Approval**

16. The subject General Plan amendment, rezone, parcel map, planned development and special use permit approval is based upon and limited to compliance with the project description 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.

17. The project, as approved, shall consist of the following (Exhibits A-J):
  - a. A General Plan amendment to modify the boundary between Multi-Family Residential (MFR) and Commercial (C) land use designations.
  - b. A rezone of the parcel from Estate Residential Ten-acre/Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Estate-Residential Ten-acre (RE-10) to Commercial-Planned Development (C-PD).
  - c. Tentative map to create 64 duets and three large lots.
  - d. Special use permit for a community care facility.
  - e. Development plan to allow a 35 room (21,000 square feet) Alzheimer's unit, 140 units of congregate care, and 64 duet cottages along with an 8,000 square foot clubhouse.

### **PLANNED DEVELOPMENT**

18. All site improvements shall conform to the site plan(s), landscape plans, elevations, and color material boards as submitted and approved in Exhibits A-J.
19. The gates to the trash receptacle enclosure shall remain closed at all times when not in use.
20. Lighting for the project shall conform to standards set forth in Section 17.14 of the Zoning Ordinance.
21. Signs shall conform to the standards set forth in Section 17.16 of the County Zoning Ordinance and shall be consistent with the proposed building materials and colors
22. The project shall conform to the County's Water Conserving Landscaping Ordinance.
23. All windows for the project shall be trimmed with a minimum four-inch wide casing. Window trim shall be shown on plans and approved by the Planning Division prior to issuance of building permits.
24. The clubhouse building shall have a tile roof consistent with the roofs of all other buildings on the project site.
25. Landscape plans shall demonstrate compliance with Section 17.18.090 of the County Zoning Ordinance and be submitted and approved by the Planning Services prior to the issuance of building permits.
26. All buildings within the project shall have a stone veneer accent feature. Window trim shall be show on plans and approved by the Planning Services on prior to issuance of building permits.

27. The applicable requirements of the Medical Waste Management Act for the handling, storage, treatment and disposal of medical waste generated at the site shall be complied with.
28. The applicable requirements of Chapter 6.5 through 6.95 of the California Health and Safety Code for the handling, storage and disposal of hazardous waste at the site shall be complied with through the submittal and approval of the appropriate medical waste and hazardous materials reporting forms to the Solid Waste/Hazardous Materials Division of the Environmental Management Department.

### **PARCEL MAP**

#### **County Surveyor**

29. All survey monuments must be set prior to filing the parcel map.
30. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

### **TENTATIVE MAP**

#### **Planning Services**

31. Domestic water shall be supplied by a public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the parcel map.
32. Only native riparian vegetation shall be planted within the wetland's 50 foot setback area.

#### **Department of Transportation**

33. 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.
34. 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.
35. 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. Said easements shall be irrevocably offered to the County.

36. The applicant shall improve the on-site access road (Lot R) to a minimum roadway width of 24 feet, with curb, gutter, and sidewalk, per Standard Plan 101B (including signage as necessary – stop signs, street name signs, etc.) prior to occupancy.
37. An irrevocable offer of dedication (IOD) of easement for Lot R for road and public utility purposes shall be dedicated for access for this project. A complete submittal for this IOD shall be made to the right-of-way unit of the Department of Transportation or shall be dedicated on the final map for this project. The County will reject this IOD.
38. The applicant shall secure approval of improvement plans and obtain an encroachment permit, for the following and prior to performing any work within the County right of way, including:
  - a. The attachment of the extension of roadway Lot R to Kevin Street (and the extension shall include sidewalk) to the existing Kevin Street, including a sign stating “End of County Maintained Road” at the property line.
  - b. The applicant shall construct a four-foot wide concrete sidewalk along the north side of Palmer Drive, from Kevin Street westerly, to join the existing sidewalk, in order to provide pedestrian access for the project residents. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans, and construction shall be complete prior to occupancy of the project.
39. 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 approved drainage and geotechnical reports (and any other technical reports, such as structural or traffic reports, if applicable) in PDF format and the approved record drawings in TIF format.
40. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued. Until such time as updated traffic impact fees are adopted pursuant to the General Plan, any subdivisions will be required to either (1) execute an agreement agreeing to pay the higher fees, even after building permits have been issued or (2) have a notice of restriction placed on the final map prohibiting the issuance of building permits until the updated traffic impact fees are adopted.
41. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department 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.

42. The applicant shall provide a soils report at time of grading plan submittal addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, and pavement section based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited within El Dorado County shall require an additional grading permit.
43. The applicant shall provide a drainage report at time of grading plan submittal, 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.
44. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.
45. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
46. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District.
47. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible Fire Protection District.
48. If human remains are discovered at any time during the grading or 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 Development Services Director.

### **County Surveyor**

49. All survey monuments must be set prior to presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit, are to be coordinated with the County Surveyor's Office.
50. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the final map.

### **Environmental Health Department – Air Quality Division**

51. District Rules 223, 223.1, and 223.2 which address the regulations and mitigation measures for fugitive dust emissions and asbestos emissions, shall be adhered to during the construction process.
52. The appropriate Fugitive Dust Plan (FDP) application or Asbestos Dust Mitigation Plan (ADMP) application shall be submitted to and approved by the District prior to the start of project construction.
53. Project construction for the road should adhere to District Rule 224, Cutback and Emulsified Asphalt paving materials, and the County Ordinance concerning asbestos dust.
54. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
55. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

### **El Dorado County Resource Conservation District**

56. The project shall comply with the District’s Erosion Control Requirements and Specifications.

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## **ATTACHMENT 2 FINDINGS**

**FILE NUMBER A06-0003/Z05-0008/TM05-1400/P05-0014/PD05-0005/S05-0017**

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 The proposed project, as conditioned, will not have a significant effect on the environment and a mitigated negative declaration has been filed.

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

## **2.0 ADMINISTRATIVE FINDINGS**

### **2.1 General Plan/Rezone/Development Plan**

2.1.1 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 \$1,285.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$35.00 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.

2.1.2. The proposed use and design conforms to the General Plan in that the parcel is located within a community region, the proposed use and developmental density are consistent with both land use designation, as well as the zoning district, and the natural resources on site will be protected pursuant to related policies in the General Plan.

2.1.3. The proposed use and development plan conforms to the Zoning Ordinance as follows:

*a. The PD zone request is consistent with the general plan;*

The project parcel consists of a rezone and development plan to make all the parcels consistent the Zoning and General Plan Land Use designations.

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

The project is designed to provide a desirable environment within its own boundaries for visitors and residents. The project contains adequate parking and landscaping and has a consistent design throughout the project.

*c. There are no exceptions to the Zoning Ordinance proposed for the project;*

No variances to the Zoning Ordinance have been requested.

*d. The site is physically suited for the proposed uses;*

The site is physically suited for the proposed uses. The project will be built on slopes less than 30 percent slopes and although trees will be removed, a tree replacement plan will be required and adhered to.

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

The project is located in a Commercial area of Cameron Park where there is existing development, therefore adequate services and improvements are available for the project.

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

The project is suitable within a commercialized area of Cameron Park. The buildings are compatible with the surrounding development and will provide a consistent appearance to the site.

2.1.4. The proposed use and design will not be detrimental to the public health, safety, and welfare, nor be injurious to the neighborhood.

## **2.2 Tentative Map/Parcel Map**

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

2.2.2. The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.

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

2.2.4. The proposed tentative map is not likely to cause substantial environmental damage, as it is a commercial parcel map for an existing development.

## **2.3 Special Use Permit**

2.3.1 The proposed use is consistent with the policies in the El Dorado County General Plan and as discussed in the General Plan section of this staff report.

2.3.2 The use is found to comply with the requirements of Chapter 17.22.500, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.

2.3.3. The proposed uses are specifically permitted by a special use permit as required by Chapter 17.32.190.