

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



Agenda of: May 24, 2007
Item No.: 8.a.
Staff: Tim Chamberlain

PLANNED DEVELOPMENT

FILE NUMBER: PD05-0016/Burnett Park LLC

OWNER: Burnett Park, LLC

APPLICANT: James Losch

REQUEST: Request for a planned development for the construction of a six unit multifamily residential development consisting of a four-plex and a duplex.

LOCATION: On the northeast side of Estepa Lane, approximately 200-feet west of Cambridge, in the Cameron Park area, Supervisorial District I (Exhibit A).

APN(s): 082-543-03

ACREAGE: 0.53 acre

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit B)

ZONING: Limited Multifamily Residential with Planned Development and Airport Safety District overlay (R2-PD-AA). (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

PROJECT SUMMARY:

The applicant submitted the planned development application on December 14, 2005. The proposed development plan consists of a Site Plan, Landscaping Plan, and Building Elevations (Exhibit G). Issues of concern during the project's initial review included sidewalk improvements (Department of Transportation conditions) and General Plan Policy TC-5 consistency analysis. The applicant has expressed concern with sidewalk improvements indicating that sidewalks were not previously required along Estepa Drive. The Cameron Park Community Services District affirms the need for sidewalks and supports the sidewalk improvement. The project is located within the Cameron Park Airport Safety Zone 3 and is subject to General Plan Policies 2.2.3.1(A)(1-2) and 2.2.5.13.

STAFF ANALYSIS

Project Description: The applicant has requested a planned development within the Limited Multi-Family Residential and Airport Safety Zone District (R2-PD-AA) for a six-unit multifamily complex. The development plan proposes a four-plex unit and a duplex unit.

Access to the units would be provided from Estepa Drive via a 200-foot driveway serving all six units. Each unit will have an attached single car garage and a second parking space in tandem with the attached single car garage. Five additional striped parking stalls are located on-site including one handicap-accessible parking space.

Site Description: The property is located in the Cameron Park area approximately 800 feet west of Cameron Park Lake at an average elevation of 1,285 feet above mean sea level. Additionally, the site is approximately 2,450 feet west of the Cameron Park Airport and 1,850 feet west of the 55-60 CNEL noise contour lines. The site is primarily covered with low-lying grasses, shrubs, and rocks. The project site is an infill lot surrounded by apartments and single family residential units. The site slopes down back to front at a 10 to 13 percent slope until it reaches the cut banks along Estepa Lane. These cut banks of four to seven feet are located primarily along the Estepa road right of way. Drainage swales run along the bottom of the cut slopes between the toe of the slope and the pavement edge.

Site development specifics:

Duplex: 1,322 square feet per living area within 1,701 square feet of footprint.

Four-plex: 1,322 square feet per living area within 3,402 square feet of footprint.

Cameron Park Airport – Imaginary Surface Analysis:

Pad elevation: 1,293 feet.

Building Height: 25 feet.

Elevation at top of building: 1,318 feet.

Airport elevation: 1,286 feet.

Floor of transitional altitude (airport elevation plus 150 feet): 1,432 feet.

Clearance: 114 feet.

Parcel Development Consistency:

Parcel area: 22,536 square feet.

Open Space provided: 6,850 square feet.

Percentage of open space: 30.5 percent

PD requirement of 30 percent common or public open space: 6,761 square feet.

Parking:

2 parking spaces in tandem per unit.

12 stalls required.

17 parking spaces including 1 handicap spaces provided.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2-PD-AA	MFR	Undeveloped
North	R2-PD-AA	MFR	Town Houses
South	R1-AA	HDR	Single Family Residential
East	R2-PD-AA	MFR	Undeveloped, Townhouses, Apartments
West	R2-DC-AA	MFR	Single Family Residential

Project Issues: Discussion items for this project include road and frontage improvements, Overflight Safety Area 3, grading and PD site design, shared access, water and sewer, Rare Plant Mitigation Area 1 (gabbro soils), and public services.

Road and Frontage Improvements

Department of Transportation (DOT) recommends an 18-foot wide road improvement from the existing centerline of Estepa Drive to the face of the required curb improved to Design and Improvements Standards Manual (DISM) Volume II Section 2E and Standard Plan 101B. In addition, the developer is being requested to construct a Type 2 curb and gutter and a 4-foot wide sidewalk along Estepa Lane, per Standard Plan 104 and 101B. DOT based these improvements on the General Plan Transportation and Circulation Element *Policies TC-1b, TC-4i and TC-5a*, as follows:

- *TC-1b: In order to provide safe, efficient roads, all roads should incorporate the cross sectional road features set forth in Table TC-1. Table TC-1 identifies that the ‘Local Road’ widths vary and cross-sections are desired standards to be addressed by the Design and Improvement Standards Manual.*
- *TC-4i: Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial*

areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.

- *TC-5a: Sidewalks and curbs shall be required throughout residential subdivisions, including land divisions created through parcel map process, where any residential lot or parcel size is 10,000 square feet or less.*

The Department of Transportation finds that these road and right-of-way improvements will meet the objectives of the General Plan. Installing sidewalks and continuing to expand the sidewalk system throughout Cameron Park would allow residents to access Cameron Park Lake and other local amenities. Walkability is a key element that creates livable and healthy neighborhoods in which residents can walk to points of interest without the need to travel to such areas by automobile. Sidewalks along this section of Estepa Drive would also provide a better on-street parking design with a transition from road to sidewalk rather than road to unimproved shoulder. Sidewalk construction is supported by the Cameron Park Community Services District.

Overflight Safety Zone 3

The Cameron Park Airport Comprehensive Land Use Plan (CLUP) allows multi-family residential projects within Safety Zone 3 without added restriction. Although this site is not affected by noise contours, projects affected by the CLUP are required to record an Avigation and Noise Easement in connection with the project. The project is consistent with this requirement based on inclusion of Condition 35 of the permit.

The use of a multi-family structure and density of six-units within Safety Zone 3 can be considered when proposed in conjunction with a planned development application pursuant to General Plan *Policy 2.2.5.13*. This project will not pose public health or safety concerns because the site is located outside of the flight path. The proposed density for the 0.53-acre site is six units consistent with the Multi-Family Residential land use designation and the Limited Multifamily Residential-Planned Development (R2-PD) Zone District. Multi-family lots in the neighborhood have been similarly developed and a six-unit multi-family project fits well within this neighborhood.

PD Site Design

Density and development standards of the Limited Multifamily Residential-Planned Development (R2-PD) Zone are addressed in site design. The buildings and parking areas are to be built outside of required setbacks. The building pads are to be at a slightly higher elevation than Estepa Drive and would utilize existing topographic features to separate structures from the main road. The effect blends the buildings appropriately with the surrounding area.

Common area open space accounts for 30.5 percent of the site and complies with the 30 percent open space requirement as stated in General Plan Policy 2.2.3.1. The open space is to be landscaped using a mix of drought tolerant and listed species that are compatible with Zones 7 and 9 of the Sunset Western Garden Book. Trees include 15-gallon Coast Live Oak, Crape Myrtle, and

Flowering Plum, Low Holly, India Hawthorn, Fortnight Lilly, Large Green Flax, Heavenly Bamboo, Large Cotoneaster, Shiny Xylosma, and Low Juniper provide an attractive mix for groundcover. A limited amount of sod would be installed adjacent to entryways and along patio areas for each unit, and irrigation would provide continued care for landscaped areas on the property. Condition 36 would require that a final landscape plan designed to meet the Water Conservation Landscape Standards be submitted for review and approval by Development Services prior to issuance of a building permit.

Fencing is to be installed adjacent to private patios and would separate private areas from surrounding properties. Fences would be six (6) feet in height made of solid wood. Installation of gates on the fence would allow residents to access common areas of the property from private patios. Patio lights would be installed and would be required to be properly shielded to meet the lighting ordinance standards to avoid day or nighttime glare. Common area lighting and signs would not be installed for this project.

Water and Sewer Improvements

Environmental Management reviewed a Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID). A safe and reliable water source is available for the six-units. A connection to the existing eight-inch water main located in the Estepa Drive right-of-way would be required. The Cameron Park Fire Department would require installation of an on-site looped water system to meet the minimum fire flow of 2250 gallons per minute for a period of 2-hours. This project would require 3 fire hydrants to provide the required fire flow. Two new hydrants would need to be installed. Fire hydrants shall be located within 150 feet of all portions of all buildings per CFC 903.2.

Condition 25 requires the on-site looped water system. This condition identifies a second option for the water line to meet fire flow standards. This option allows the developer to design to EID standards, upgrade the existing 8-inch water line to 10 inches for a length of 120 feet off-site, and reconnect to an 8-inch line for 50-feet prior to connecting to the project. EID and/or the Cameron Park Fire District would review the design during the design and construction phase. If not approved, a looped system would be required.

EID identified that adequate capacity is available for this project to connect to the public sewer system. Sewer service would occur with the project establishing a connection from the buildings to the existing six-inch sewer line is located within Estepa Drive.

Rare Plant Mitigation Area 1 (Gabbro Soils)

The site is located in Rare Plant Mitigation Area 1 and consists of gabbro soils. The project would be required to pay the rare plant mitigation fee in effect at the time of building permit issuance. As a project mitigation measure, a qualified biologist shall conduct a site survey during the bloom period to determine if special-status species exist on-site. If such species are discovered, the project must avoid impacts. If impacts cannot be avoided, the applicant must confer with the California

Department of Fish and Game and/or the US Department of Fish and Wildlife Services and obtain approval from the appropriate agency prior to the removal of such plants. This must be done prior to the County issuing grading or improvement permits for the site.

Public Services

Cameron Park Fire Department operates Fire Stations 88 and 89. The Department provides Emergency Medical Services (EMS) and Fire protection 24 hours a day, seven days a week with a total of 20 full-time fire personnel to serve the area. The El Dorado County Sheriff's Department provides policing service for the entire County.

The Cameron Park Community Services District operates a number of parks that include the Cameron Park Lake, Christa McAuliffe Park and Skate Park, Rasmussen Park, Dave West Park, Hacienda Park, and Gateway Park. Elementary and middle schools are within the Rescue Union School District, and high schools are operated by the El Dorado Union High School District. Adequate public services in the form of public parks, recreational opportunities, and schools exist for the Cameron Park Area.

General Plan: This project is consistent with the policies outlined by the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The Multi-Family Residential (MFR) designation allows 5-24 dwelling units per acre. Within Safety Zone 3 a planned development must be processed for densities that exceed one dwelling unit per five acres. *Policy 2.2.5.13* allows a density of 3-12 units on the 0.53-acre site provided it is not located within the flight path of the airport and the project is compatible with the area.

Department of Transportation (DOT) recommends road and right-of-way improvements. Based on *Policies TC-1b, TC-4i, and TC-5b*, specific conditions for project approval have been added to the project. The improvements would result in an 18-foot paved road section extending from the centerline of the road to the face of the new curb. The developer shall construct a Type 2 curb and gutter and a 4-foot wide sidewalk along Estepa Lane, per Standard Plan 104 and 101B. DOT reviewed the project and concluded that traffic impacts will not worsen in the area based on *Policy TC-Xe* trip increases of two percent during peak periods, 100 Average Daily Trips (ADTs), or 10 ADTs during the peak period.

A project mitigation measure has been included to address the potential identification of on-site special-status plant species. Although this site is an infill site located outside of an established preserve, the mitigation measure addresses *Policy 7.4.1.1* for the protection of sensitive plant species found within gabbro soils.

Slopes exceeding 30 percent do not exist on the site, and the project complies with the tree canopy preservation *Policy 7.4.4.4*, because the site is less than one acre in size and consists of less than 10 percent oak woodland canopy. Oak woodland preservation is not required.

A 2004 Cultural Resources Study was provided to address *Policy 7.5.1.3*. The study identified a low potential for prehistoric and historic resources. No further site assessments were recommended by the study, and project conditions have been included to address the potential for accidental subsurface discoveries.

Zoning: As designed, this project requests one deviation from the development standards of the Limited Multifamily Residential-Planned Development (R2-PD) Zone. The proposed duplex units are 1,322 square feet which is under the 2,000-square foot minimum for each dwelling unit. Planning staff finds that by including the 30 percent open space in the development plan and designing the units to be consistent with the residential nature of the Cameron Park area the reduced size of each unit is a reasonable request. The project provides excess off-street parking, meets site landscape and irrigation standards, and provides appropriate fencing. The project does not propose any signage or outdoor lighting in the common areas.

Agency and Public Comments: The following agencies provided comments on this application:

El Dorado County Department of Transportation
El Dorado County Environmental Management Department
Cameron Park Fire Department
Office of the County Surveyor
El Dorado Irrigation District
Cameron Park Design Review Committee

The El Dorado County Department of Transportation, El Dorado County Environmental Management, and Cameron Park Fire Department have provided conditions of approval which are included in Attachment 1.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit J) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is the potential for a biological impact on site. A Mitigated Negative Declaration has been prepared which requires the applicant to mitigate for any potential impacts. The applicant must first determine if rare plants exist on site but obtaining a biological survey during the blooming season, and if special status plants do exist on site, the applicant shall contact the United States Department of Fish and Wildlife for the required policies for removal of such species. The applicant is also responsible for paying a rare plant mitigation fee at time of building permit issuance.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of

\$1,850.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the state's fish and wildlife resources.

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Adopt the Mitigated Negative Declaration based on the Initial Study (Exhibit J) prepared by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d) incorporated as conditions of approval in Attachment 1; and
3. Approve PD05-0016 based on the required finding including CEQA that can be made, as noted in Attachment 2, based on the analysis in the staff report and the modification of the project to include the conditions itemized in Attachment 1.

SUPPORT INFORMATION

Attachments

Attachment 1 Conditions of Approval

Attachment 2 Findings

Exhibit A Vicinity Map
Exhibit B General Plan Land Use Map
Exhibit C Zone Map
Exhibit D Cameron Park Airport Overflight Area Map
Exhibit E Aerial Map
Exhibit F Assessor's Map
Exhibit G Plan Set
Exhibit J Initial Study (CEQA)

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER PD05-0016

May 25, 2007

1. This planned development permit approval is based upon and limited to compliance with the project description, dated May 25, 2007, and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The planned development permit will allow development of a six unit multi-family residential development to include: one duplex and one four-plex each consisting of two-story construction. The six units are comprised of 7,932 square feet of habitable floor area and 1,602 square feet of garage floor area. The project proposes seventeen (17) off-street parking spaces to include six (6) garage spaces, six (6) spaces in tandem with each garage, four (4) common parking spaces and one (1) handicap space; and 6,850 square feet of common area open space with no common area amenities.

Exterior colors and materials for buildings shall substantially conform to the following color palette: the exterior of the buildings will be tan stucco with dark brown or tea chest trim and grey 30-year fire resistant roof shingles will be installed for the project. All exterior building materials, treatments, and landscaping shall be maintained in good visual repair, at all times.

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

MITIGATION MEASURES

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

2. Prior to the approval of grading and/or improvement plans, a qualified biologist shall conduct an on-site botanical survey during the bloom period of special-status plants to determine if such plants exist on the project site.

In the event that special-status plants are found and impacts to the species cannot be avoided, the applicant shall obtain approval from the California Department of Fish and Game (CDFG) and/or the US Fish and Wildlife Services (USFWS) for the removal of found special-status plants. The applicant shall provide evidence in writing from the CDFG and/or the USFWS that removal of found special-status plants occurred to the satisfaction of the affected agency and/or agencies.

MONITORING: Planning Services shall review the on-site botanical survey prior to issuance of a grading permit to ensure that: 1) no special-status plants exist on the project site; or 2) the removal of special-status plants on site is done with the written approval of the California Department of Fish and Game and the US Fish and Wildlife Services.

3. Prior to the issuance of building permits, the applicant shall pay the rare plant in lieu-fee payment in effect at the time of building permit issuance, for construction of a six-unit multi-family residential development within Rare Plant Mitigation Area 1.

MONITORING: Planning Services shall ensure that all required fees are collected prior to building permit issuance.

CONDITIONS OF APPROVAL

Department of Transportation

4. 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.
5. 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 commencement of the commercial grading permit.
6. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.
7. The developer shall widen the frontage along Estepa Lane to 15 feet wide from the existing centerline, to Standard Plan 101B. In addition, the developer shall construct a Type 2 curb and gutter, or a rolled curb (Type 1) if the required drainage can be contained in gutter section, according to the approved drainage report as required for this project, and a 4-foot wide sidewalk along Estepa Lane, per Standard Plan 104 and 101B. An approved design waiver is required for the width reduction of the sidewalk. These improvements shall be completed prior to occupancy of any unit of this project.

8. For the off-site improvements, a Type 2 or Type 1 curb (see previous condition), gutter and four-foot wide sidewalk shall be constructed along Estepa Drive, from the existing encroachment of Assessor Parcel Number 082-770-45 to the existing encroachment for Assessor Parcel Number 082-730-06. These improvements shall be completed prior to occupancy of any unit of this project.
9. The developer shall construct a modified Standard Plan 103G driveway onto Estepa Lane. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.
10. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
11. 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.
12. 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.
13. The project applicant shall incorporate final drainage plans into the improvement plans and obtain approval of the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1996. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed using El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and to the satisfaction of El Dorado County Department of Transportation. BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.

14. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
15. The timing of construction and method of re-vegetation 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.
16. 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.
17. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.

Fire Department

18. Prior to the approval of any building permits, a Fire Safe Plan review fee of \$120.00 shall be submitted to the Cameron Park Fire Department.
19. Due to the V-N type construction of the buildings, the required fire flow 2,250 gpm for a two hour duration with a 20 psi residual pressure. This project will require three hydrants to provide fire flow. The existing on site fire hydrant may be used to meet a portion of this requirement, and two new fire hydrants shall be added to meet this requirement. Fire hydrants shall be located within 150 feet of all portions of all buildings per CFC 903.2. The fire flow may be adjusted up or down when actual construction plans are evaluated.
20. Prior to the approval of building permits, the applicant shall install an on-site looped water line to extend from the exiting inch-inch water main line located within Estepa Drive. The improvement shall be reviewed and approved by the Cameron Park Fire Department prior to issuance of any building permit. The looped system shall be designed to provide a fire flow of 2,250 gallons per minute (gpm) under 20 pounds of pressure (psi) for a period of two hours. In lieu of a looped water system, the applicant shall design the water connection pursuant to the El Dorado Irrigation District (EID) standards to upgrade the existing water line located within Estepa Drive. The upgrade will include a 10-inch water line for a section

of 120 feet and a reduction to an eight-inch water line for a section of 50-feet to meet EID standards and to the satisfaction of the Cameron Park Fire Department.

21. Fire department access roads shall provide access to all portions of all buildings within 150 feet.

Planning Services

22. Prior to the approval of occupancy permits, the applicant shall provide to Planning Services a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
23. Prior to the approval of occupancy permits, the applicant shall schedule an inspection with Planning Services for verification of compliance with applicable conditions of approval.
24. Building design and colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein (Exhibit G). Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require additional Planning Services review and approval.
25. No signage is proposed at the time of application. All future signage shall require Planning Services approval of a minor revision to this design review application. All signage shall conform to Chapter 17.16 and Chapter 17.28 of the County Code.
26. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays
27. Off-street parking shall not be reduced at any time. Garage parking shall be kept free and clear to accommodate vehicular parking only.
28. Parking areas shall be improved to a minimum of two inches of asphaltic concrete (AC) over four inches of aggregate base or equivalent improvements in concrete. The applicant, property owner, and/or property management company shall maintain in good visual and operable repair all parking, driveways, shared access, and related surface improvements associated to the project.
29. The applicant shall connect to the existing six-inch sewer line located in Estepa Drive.
30. Prior to the issuance of building permits, the applicant shall submit to the Development Services Department an Avigation and Noise Easement for a project located within the Cameron Park Overflight Zone Safety Area 3 to be submitted to the Board of Supervisors for approval and recording.

31. The final landscape plan shall meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. The final landscape plan and Water Conservation Landscape Standards form shall be provided to, and then approved by the Deputy Planning Director or designee, the prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
32. Common area lighting is not permitted. Patio area lighting shall be shielded and must conform to the provisions of the lighting ordinance.
33. Refuse and recycling materials shall be stored in individual containers within the garage area of each unit and shall only be located outside of the garage on trash/recycling pick-up days.
34. Outdoor air conditioning units shall be located in the rear yard and/or patio area of each unit and shall be screened from public views. Roof mounted air conditioning units shall not be allowed.
35. Propane tanks shall be located underground. The location of propane tanks shall be shown on the site improvement/grading plans.
36. Gates shall not be allowed across the access drive.
37. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the finds is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
38. In the even 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 must 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 review the grading plans prior to the issuance of a grading permit.
39. 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 California 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.

40. All Development Services Planning fees shall be paid prior to issuance of any Building Permit.

Cameron Park Community Services District (CPCSD)

41. Park impact fees and fire development fees shall be paid to the Cameron Park Community Services District (CPCSD) prior to issuance of building permits or issuance of the first occupancy permit.
42. Prior to the issuing of a building permit, the applicant shall submit plans to the CPCSD Architectural Review for review and approval.
43. CC& R's must be recorded and adhered to prior to final building permit approval.

Environmental Health

44. Prior to approval of any building permits, the applicant shall provide an adequate number of solid waste enclosures to meet the needs of the project Pursuant to the El Dorado County Solid Waste Management Ordinance, Chapter 8.42. The applicant shall demonstrate compliance with this ordinance by showing the location and size of approved solid waste enclosures and containers on the site plans. The applicant should contact Waste Management, the solid waste franchisee, for direction regarding the aforementioned enclosure needs for this project

Environmental Management

45. Prior to approval of grading and/or improvement plans, the applicant shall provide a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan shall be submitted to and approved by the district prior to the start of project (FDP) application with appropriate fees to the Air Quality Management District (AQMD) for review and approval.

46. All project construction activities shall adhere to AQMD Rule 224 for Cutback and Emulsified Paving Materials.
47. All project architectural coatings shall adhere to AQMD Rule 215.
48. Any burning of wastes that result from ‘Land Development Clearing’ must be permitted through the AQMD. Only vegetative waste material may be disposed of using an open outdoor fire pursuant to AQMD Rule 300.
49. The following measures shall be implemented during construction activities to maintain the air quality standards established by the AQMD. The standards include: use of low emission on-site mobile construction equipment, maintenance of on-site equipment to manufacturer’s specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled for delivery during off-peak hours, configure construction parking to minimize traffic interference, and develop a construction traffic management plan.
50. Prior to the construction or installation of any new point source emission units or non-permitted emission units such as gasoline dispensing facilities, boilers, internal combustion engines, the applicant shall submit an authority to construct application to be reviewed and approved by the AQMD. Submittal of the application shall include facility diagram(s), equipment specifications, and emission factors.

ATTACHMENT 2
FINDINGS

FILE NUMBER PD05-0016

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:

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 and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 By including mitigation for special-status plants, no significant impacts to the environment will result from this project. Mitigation is included in the project permit that address potentially significant impacts within Biological Resources, Land Use, and Mandatory Findings of Significance categories of the Initial Study based on special-status plants that may exist on the project site. Requiring a survey during the bloom period and either avoiding or removing and transplanting found plants to the satisfaction of the California Department of Fish and Game (CDFG) and/or US Fish and Wildlife Services (USFWS) will reduce the level of impacts within the categories to a level that is less than significant.
- 1.3 This project is not located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.00 processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources pursuant State Legislation (California Fish and Game Code Section 711.4).
- 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 at 2850 Fairlane Court, Placerville, CA 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 Planned Development PD05-0016 Findings

Issuance of a planned development permit (PD05-0016) to create a six-unit multifamily development consisting of one four-plex and one duplex within the Limited Multi-family Residential Planned Development Airport Safety (R2-PD-AA) Zone District.

2.2 The Planned Development (PD) is consistent with the General Plan.

As proposed, the PD application and necessary improvements are consistent with the policies and land use designation of the adopted 2004 General Plan. The project meets the Multi-Family Residential (MFR) standard for use and density by providing a six-unit multi-family residential project. PD criteria are being addressed concurrent with site design providing an appropriate density for a project located within the Cameron Park Airport Overflight Safety Zone 3. The six units are compatible with the surrounding pattern of development. Other similarly designed projects with comparable densities exist in the immediate area. The proposed development plan is compatible with the Cameron Park Airport CLUP, adequate public services exist or will be provided to serve the project, road improvements and fees will off-set traffic impacts, and there are no significant biological resources on the site.

2.3 The proposed development is designed to provide a desirable environment within its own boundaries.

This project provides 30.5-percent common open space area where 30-percent is required based on PD standards. The site incorporates the gentle slope and topography of the site into the overall design by placing buildings on the higher elevations of the parcel away from Estepa Drive. Combined with the siting of buildings, the use of an earth tone building color palette and placement of the parking areas away from the main street and outside of setbacks creates a sensible environment within the project boundaries. In addition, the installation of comprehensive landscape and irrigation will maintain a visually attractive project by softening the structures to be built on the site.

2.4 That any exception to the standard requirements of the zone regulations is justified by the design or existing topography.

The only exception to zone regulations is a request for smaller dwelling units. The proposed duplex units are 1,322 square feet which is under the 2,000-square foot minimum for each dwelling unit. Planning staff finds that by including the 30 percent open space in the development plan, and designing the units to be consistent with the residential nature of the Cameron Park area, the reduced size of each unit is a reasonable request. This request will not change the nature or intent of the underlying Limited Multi-Family Residential (R2) Zone development standards.

2.5 The site is physically suited for the proposed use.

This area of Cameron Park is designated for multifamily residential development, and the property is an infill site surrounded by similar types of single- and multifamily projects. The Cameron Park Airport CLUP allows multifamily development within Overflight Safety Zone 3 with the planned development application. As an infill lot, direct access is available onto Estepa Drive for Lot 163 that will combine and share access using one main encroachment.

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

Adequate public services are available or will be provided as conditioned by installation of road, water and sewer line improvements. Adequate fire and police protection, parks and recreational opportunities, as well as schools exist in the area. These public services will be available for this multi-family project.

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

This 0.53-acre site is an infill parcel that is surrounded by similarly developed or developing projects. As designed, the project proposes a sensitive site design that incorporates landform grading techniques and building siting to create a balanced and aesthetically pleasing product that fits within the neighborhood. Rock outcroppings and boulders that exist on-site are integrated into the design in order to enhance the natural and scenic qualities that exist at this property. Exterior colors of buildings will be tan stucco with dark brown or tea chest trim. The selected colors will blend the buildings with the existing earth tone colors that are characteristic of the property and the surrounding neighborhood.