

**ELDORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT
PLANNING COMMISSION**



Agenda of: July 24, 2008

Item No.: 9

Staff: Mel Pabalinas

**PLANNED DEVELOPMENT/ TENTATIVE
MAP/SPECIAL USE PERMIT**

FILE APPLICATION

NUMBERS: PD07-0021/TM07-1450/S08-0013 Cambridge Road Townhomes

APPLICANT/

PROPERTY OWNER: Louann Partridge

AGENT/ ENGINEER: CTA Engineering and Surveying

REQUEST: The project consists of the following:

1) Tentative Subdivision Map creating a Class I subdivision consisting of 14 lots composing of 12 residential lots range from 1,705 square feet to 2,407 square feet in size, one common private driveway lot, and one open space lot;

2) Planned Development Permit for the construction of 12 attached single-family townhome units, ranging from 1,971 to 2,304 square feet in floor area. The Planned Development would allow for modifications in the Limited Multifamily Residential Zone District (R-2) Development Standards including lot size, building coverage, and yard setbacks;

3) Special Use Permit for proposed retaining walls and fencing within the rear and side yards of the subdivision in excess of 10 feet, in accordance with El Dorado County Zoning Ordinance Chapter 17.14.155.B.3; and

4) Design Waivers request for the following El Dorado County Design and Improvement Standard Manual (DISM) standards:

- A) Modify the frontage improvements along Cambridge Road from Standard Plan 101B to Standard Plan 101C thereby eliminating the curb, gutter, sidewalk and pedestrian ramps;
- B) Modify the driveway improvements onto Cambridge Road from Standard Plan 103G to Standard Plan 103C.

- C) Eliminate the requirement for curb, gutter and sidewalk along the off-site portion of Cambridge Road from Calido Court to the northern boundary of APN 082-531-14.

LOCATION: The project is located on the west side of Cambridge Road 1,000 feet north of the intersection with Estepa Drive in the Cameron Park Area. Supervisorial District I (Exhibit A)

APN: 082-531-15, -16

ACREAGE: 1.2-acres

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

ZONING: Limited Multifamily Residential- Planned Development- Airport Safety (R2-PD-AA) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval of PD07-0021, TM07-1450, and S08-0013; Deny Design Waivers A, B, and C.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests and issues for Planning Commission consideration are provided in the following sections.

Project Description

Overview

The Tentative Subdivision Map is subject to the applicable standards under Chapter 16 (Subdivision Ordinance) of the El Dorado County Code and State Subdivision Map Act (Government Code 66410). The project would result in the creation of a Class I subdivision containing 12 residential lots and two common area lots. The subdivision would be developed in a clustered design style subject to Planned Development standards under Chapter 17.02 of the El Dorado Zoning Code and the El Dorado County General Plan Policy 2.1.3.1. A portion of the proposed retaining wall and fencing surrounding the subdivision would exceed the maximum height of 10 feet thereby requiring a Special Use Permit under Section 17.14.155.B.3 of the Zoning Code. Subject to the specific findings under the Subdivision Ordinance, the project includes Design Waivers from standards under the El Dorado County Design and Improvement Manual (DISM) including frontage improvements and off-site sidewalk.

1) Tentative Subdivision Map

As shown in Table 1 and Exhibit D, the Class 1 subdivision would consist of 12 residential lots ranging from 1,705 to 2,407 square foot, and common area consisting of one open space lot (Lot A) measuring (.47 acre) and a 25-foot wide private driveway (Lot B) measuring 0.20 acres, which connects and provides site access off Cambridge Road. Public water and sewer services would be provided by the El Dorado Irrigation District (EID) to be contained within proposed utility easements which would replace the existing easements subject for abandonment. Storm drainage would be incorporated into the project via building pad design and within drainage swales along the perimeter of the property, ultimately flowing into an existing drainage ditch along Cambridge Road.

Table 1. Cambridge Road Townhomes- Lot and Floor Areas

Lot Number	Unit Number	Gross Lot Area (S.F.)	Living Area (in sf) (First/Second Floor)	Garage Area (in sf)	Total Floor Area (in sf)
1	1	2,407	580/895	496	1,971
2	2	2,407			
3	3	1,898			
4	4	1,898			
5	5	2,117			
6	6	1,898			
7	7	1,898			
8	8	1,944			
9	9	1,785	658/950	493	1,971
10	10	1,761			
11	11	1,730			
12	12	1,705			
A	N/A	19,602	NA	NA	NA
B	N/A	9,583			

2) Planned Development

As shown in Table 1, the subdivision would be developed with a total of 12 attached townhome units within four separate buildings (see Table 1 and Exhibit G and H). The development would have a “stepped-pad” design in conformance with the topography of the site with a finished pad elevation ranging from 1,130 to 1,293 feet. Each unit would be split-level with a maximum height of 20 feet 7 inches. The residential units would be constructed from wooden materials with a stucco exterior finish design and decorative composite siding and trims (see Table 2).

Each individual unit would include a 2-car garage; however, only Units 1-4 and 5-8 have a full driveway for overflow uncovered parking for these units. Each unit would have a patio area in the rear of the building. As shown in Exhibit I, the site would be landscaped using various types of trees, shrubs, vines, and perennials. Common areas include a private access lot (Lot B), four uncovered guest parking stalls, and a designated Open Space area (Lot A), which measures approximately 37% of the undeveloped portion of the site.

Table 2. Construction Material and Color

Portion of Building	Construction Material	Color (Color #)
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Roof	Elk Barkwood 40-year Asphalt Shingle	NA
Body	Stucco and Composite Concrete Siding	Dried Basil (1510) Pining For You (1512)
Eaves	Stucco and Composite Concrete Siding	Abingdon Putty
Universal Accent	Stucco and Composite Concrete Siding	Georgian Brick
Accent		Jalapeno Pepper Gold Rush Golden Meadow (One for each unit)
Front Entry Door	Standard Entry Door	Georgian Brick

The townhome development would be bordered by retaining walls and fencing along the western (rear yard), southern (side yard), and eastern (front yard) interior perimeters of the subdivision (see Exhibit E). The retaining wall would be constructed out of an 8-inch thick concrete masonry unit (CMU) and a wood or an architectural wire fence on top. Specifically, the retaining wall height along the southern perimeter range from six feet to nine feet nine inches; combined with the fence, the overall height of the entire structure varies from to 10 feet to 14 feet. Along the western perimeter, the retaining wall varies from three and half feet to seven feet six inches tall; combined with the fence, the overall structure height varies from 10 to 12 feet. The retaining walls within the front of the subdivision would not include any fencing and varies from one foot tall to five feet tall. The retaining walls are necessary in providing support for the preparation of the building pads, private driveways, and protect oak trees identified for preservation as required for the project. The portion of the retaining wall/fencing in excess of 10 feet in height is subject to a Special Use Permit as further discussed below.

As detailed in Table 3, the project includes modification to specific development standards in Limited Multifamily Residential (R2) zone district. Implementation of these modifications would facilitate the proposed residential development consistent with Planned Development concepts under General Plan Policy 2.1.3.1 including clustering and resource preservation. These modifications are subject to the findings described in Attachment 2.

Table 3. Modified Limited Multifamily (R2) Standards

Development Standard	Required	Proposed Modifications
Minimum Lot Size (in square feet)	2,000 square feet	1,705 square feet
Maximum Building Coverage	50% of the lot (.60 acres)	26% (0.32 acres)
Minimum Lot Width	20 feet	26 feet
Minimum Yard		
- Front	- 20 feet	- 1 foot ^A
- Side	- 5 feet	- 0 feet
- Interior Yard	- 5 feet	- 0 feet
-Between Buildings	- 10 feet	- 0 feet
- Rear	- 15 feet	- 15 feet
Maximum Building Height	40 feet	20 feet 7 inches

Note: A. Affects only Lots 19-12.

Subject to the Design Waiver discussed below, the subdivision would be required to construct standards improvements including a 4-foot sidewalk and curb and gutter along its property frontage and along the property located at the corner of Cambridge Road and Calido Court (APN 082-531-

14). Each unit would connect to water and sewer lines along private driveway which connects to existing stubs along Cambridge Road.

3) Special Use Permit

Section 17.14.155.B.3 of the Zoning Code requires a Special Use Permit for walls and fences in excess of 10 feet within the rear and side yard area of the project site. As described above, portions of the proposed retaining walls and fence bordering the site measures exceeds the maximum height of 10 feet. This accessory structure would support in the development of the site, minimize impacts on the topography of the property, and would support in the retention of oak trees identified for preservation. Attachment 2 details the necessary findings for this request, in accordance with Section 17.22.540 of the El Dorado County Zoning Code.

4) Design Waivers

In accordance with the Subdivision Ordinance, the project includes Design Waivers for specific standards in the DISM. The affected standards and proposed modification consists of the following:

- A. Modify the frontage improvements along Cambridge Road from Standard Plan 101B to Standard Plan 101C thereby eliminating the curb, gutter, sidewalk and pedestrian ramps;
- B. Modify the driveway improvements onto Cambridge Road from Standard Plan 103G to Standard Plan 103C.
- C. Eliminate the requirement for curb, gutter and sidewalk along the off-site portion of Cambridge Road from Calido Court to the northern boundary of APN 082-531-14.

In justifying these waivers, the applicant stated that the proposed development is an infill project that would conform to the existing residential development in an area where these required improvements do not currently exist. Moreover, requirement of these improvements would cause unnecessary hardship and expense in developing the property.

The requested Design Waivers would not be consistent with the DISM or the General Plan. The project is located within the Cameron Park Community Region and fronts Cambridge Road which is a County-maintained Major 2-Lane Road. Standard Plan 101B is required for all roads within Community Regions. Application of Standard Plan 101C for the required road improvements would not be consistent with the DISM. The project would create 12 residential lots ranging from 1,705 square feet to 2,407 square feet. General Plan Policy (Transportation and Circulation Element) TC-5a requires sidewalks and curbs for all subdivisions creating lots less than 10,000 square feet. The proposed Design Waiver to eliminate the curb, gutter and sidewalk requirements would not be consistent with the General Plan.

The required off-site sidewalk, curb, and gutter improvements would require the construction of approximately 120 linear feet of improvements from the intersection of Calido Court with Cambridge Road to the northern boundary of APN 082-531-14. The off-site improvements would be consistent with the objectives of General Plan Policy TC-4i which requires projects within Community Regions to connect sidewalks with adjacent development to connect to school, parks,

and commercial areas where feasible. As shown on the Sidewalk Improvements Map (Exhibit J) projects have been approved in the area with on-site and off-site conditions of approval requiring sidewalk improvements. Upon approval of the remaining undeveloped lands in the area, pedestrian connectivity from Calido Court south to the park entrance on Spill Way would be achieved. The required off-site sidewalk improvements would be consistent with conditions of approval of other previously projects approved in the area.

Approval of the Design Waiver would be inconsistent with the objectives of the General Plan and DISM. Staff recommends denial of these deviations. Findings of Denial are included in Attachment 2.

Site Description

The project site is comprised of two undeveloped parcels in the Cameron Park Community Region. The project is located approximately 1,300 feet above sea level. On-site slopes are generally mild with the site sloping west due east towards Cambridge Road. Vegetation on-site is comprised of native grasslands and oak canopy.

Adjacent Land Uses

As show in Table 4, the project site is located on the west side of Cambridge Road in Cameron Park Lake area. The project site is bounded by existing and undeveloped Multifamily-zoned parcels. The project would create an attached residential development consistent with the development pattern in the surrounding area.

Table 4. Surrounding Uses and Land Designations

	Zoning	General Plan	Land Use/Improvements
Site	Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA)	Multifamily Residential (MFR)	Undeveloped
North	R2-PD-AA	MFR	Undeveloped (Tentative Map/Planned Development Application project in process)
South	R2-PD-AA	MFR	Existing multi-family
East	R2-PD-AA	MFR	Existing multi-family
West	R1-PD-AA/ R2-AA	HDR/ MFR	Existing single-family/ Undeveloped

Consistency

The following discussion details the project’s conformance with applicable governing policies and standards.

El Dorado County General Plan

Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. Specifically, the project has been reviewed for consistency with the following applicable General Plan Policies, followed by a corresponding justification statement.

General Plan Policy (Land Use Element) 2.2.1.2- Land Use Designation):

The El Dorado County General Plan Land Use Map designated the subject site as Multifamily Residential (MFR), which allows a residential density of 5-24 dwelling units per acre (5 -24 du/a). The project would create 12 residential units on a 1.2-acre site which would yield a density of 10 du/a. Therefore the project would be consistent within the MFR land use designation.

General Plan Policy 2.2.3.1 (Land Use Element) -Planned Development:

The proposed multifamily residential project incorporates a clustered design which preserves oak trees, and retains a minimum of 38% of the site as designated Open Space (Lot A), thereby meeting the requirements of the policy.

General Plan Policy 7.4.4.4 (Conservation and Open Space Element) - Oak Canopy Retention and Replacement:

The project site contains oak canopy which would require retention and replacement of impacted canopy required by Option A or payment of conservation in-lieu fees required by Option B of Policy 7.4.4.4.

The arborist report prepared by Fallen Leaf Tree Service, Inc. dated November 2007 determined that oak canopy comprise approximately 0.47-acres of the site (39%). As required by Option A, the project would be required to retain 85% of the oak canopy. Exhibit F and Table 5 provide details of the proposed oak canopy impacts and its conformance to the policy.

Table 5. Conformance to General Plan Policy 7.4.4.4

Project Site (acreage)	Oak Canopy Coverage (acreage)	Percentage Oak Coverage	Required Retention	Proposed Oak Removal (Acreage)	Percentage Retention Proposed
1.2	0.47	39%	85%	0.03	93%

The project would require the removal of 7% of the onsite canopy. The Tree Preservation Plan prepared for the project has identified replacement areas available on-site which would be consistent with the retention and replacement requirements of Option A. Alternatively, the project could comply with Option B through payment of a conservation in-lieu fee for the impacted oak canopy. Because the project meets the retention requirements of Option A, payment of the in-lieu fee would be calculated at a 1:1 ratio for the impact oak canopy.

Mitigation Measures have been included as conditions of approval (see Attachment 1) requiring either implementation of a Tree Preservation and Replacement Plan and Monitoring Program or payment of the conservation in-lieu fee. Planning Services would review and approve the Plan and Program or verify payment of the conservation in-lieu fee, prior to issuance of a grading permit (Condition of Approval No. 2).

General Plan Policy TC-Xa (Transportation and Circulation Element):

The Department of Transportation was distributed the project during the 30-day review period and provided recommended conditions of approval for the project. The project would construct 12 attached multifamily residential units which would not exceed the threshold of the General Plan and a traffic study would not be required. The project would be required to widen the on-site portion of Cambridge Road to a half-width of 16 feet and to install curb, gutter and sidewalk along the project frontage. Additional curb, gutter and sidewalk improvements would be required off-site.

General Plan Policies 6.5.1.8, 6.5.1.9 and 6.5.1.11 (Health, Safety, and Noise Element):

An acoustical analysis was prepared for the project by Bollard Acoustical Consultants. The study concluded that the project would not create noise levels established in the policies. Standard conditions of approval would be required limiting the hours of operation during project construction. Adherence to these standard conditions would limit the short-term construction noise impacts borne by the project.

The analysis determined that the project would not result in long-term noise levels in excess of County thresholds. Future residential development would not be exposed to exterior noise levels which would exceed the threshold of the General Plan. Standard building construction requirements would reduce interior noise levels below thresholds established by the General Plan.

General Plan Policy 5.2.1.3 and 5.3.1.7(Public Utility):

All new development within the MFR land use designation to connect to public water when located within a Community Region. The project site is designated MFR and is located within the Cameron Park Community Region. Additionally, all new development within the MFR land use designation to connect to public wastewater facilities. The project has been designed to connect to both EID public water and wastewater services. The Facilities Improvement Letter (FIL) dated May 2007 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.

General Plan Policies 6.2.3.1 and 6.2.3.2 (Public Services):

The project is located within the Cameron Park Fire Protection District boundaries. The Department was distributed the project during the initial review period and recommended conditions of approval. The policies require new development to demonstrate that adequate emergency access, water flow, and personnel are available to serve the project. As discussed above, the FIL prepared for the project has demonstrated that adequate fire flow would be available to serve the project. The Department has recommended that in addition to fire hydrants and a Fire Safe Plan, the project would be required to install residential fire sprinkler systems for each of the units.

Zoning

The site is zoned Limited Multifamily Residential District with a Planned Development (-PD) overlay. The PD zone district allows flexibility in the Development Standards of the R2 Zone District under Section 17.28.120 of the El Dorado Zoning Code (see Table 3). The project would cluster the residential units to avoid additional impacts to the natural features of the site. Attachment 2 further discusses the appropriate finding. The analysis of the R2 Zone District Development Standards is included below:

- A. Minimum lot area, six thousand square feet, or minimum lot area shall be two thousand square feet when proposed with attached single-family dwellings; however, no lot of less than six thousand square feet shall be created prior to the dwelling being constructed;

The proposed lots would range in size from 1,705 square feet to 2,407 square feet. Lots 3 and 4 and lots 6 through 12 would be less than the minimum lot size established by the R2 Zone District. The project would require flexibility of this standard through the PD application. The applicant has provided justification of the proposed reduced lot sizes in order to cluster the development away from the on-site oak canopy and to provide for additional landscaping and guest parking on-site. Planning Services has reviewed the proposed modification and findings of approval are included in Attachment 2 of the staff report.

- B. Maximum building coverage, fifty percent of the lot, including accessory structures;

Each of the proposed 12 residential units would be located on individual lots. The town home design would result in development of each lot which would exceed the maximum building coverage limited at 50% of the lot or 0.60 acres. Of 1.2-acre project site is 1.2-acres, the construction of the residential unit would result in the coverage of 0.32-acres or 27%. The project would result in an overall building coverage which would be consistent within the R2 Zone District.

- C. Minimum lot width, sixty feet, or twenty feet when proposed with attached single-family dwellings;

The proposed lots would be a minimum of 26 feet which would be consistent within the R2 Zone District.

- D. Minimum yards: front, twenty feet; sides, five feet; rear, fifteen feet; between buildings, ten feet; access court to a group of buildings, twenty feet in width, or zero feet for all yards where common wall or party wall exists;

The project would require modifications to the R2 Zone front and rear setback requirements. The front setback for lots 9 through 12 would be reduced to 1 foot. The rear yard setback for all lots would be reduced from 15 to 8 feet. The reduced front and rear setbacks would allow for the clustering of the proposed units to reduce the impacts to the on-site oak canopy. Reducing the setbacks would allow for four guest parking spaces on-site. Planning Services has reviewed the proposed modification and findings of approval have been included in Attachment 2 of the staff report.

- E. Maximum building height, forty feet (40'); (Ord. 4236, 1992)

The proposed buildings would be a split-level design and would have a maximum height of 20 feet 7 inches. The proposed structures would be consistent with the maximum height of the R2 Zone District.

- F. Density: no less than two thousand square feet for each dwelling unit; however, the maximum density shall be no greater than the highest density established by the adopted general plan land use element. (Ord. 3331 §2, 1983; Ord. 3237 §1, 1982; prior code §9412(c))

The project site is located within the Multifamily Residential Land Use Designation which permits a density range of 5-24 dwelling units per acre. The project site is 1.2-acres and would construct 12 residential units on the site. The project would result in a residential density of 10 dwelling units per acre which would be consistent within the MFR land use designation. Also, the resulting density is within the allowable density within the Cameron Airpark Airport Comprehensive Land Use Plan (CLUP).

El Dorado County Subdivision Ordinance

The project is subject to the applicable provisions of the El Dorado County Subdivision Ordinance. The proposed project consists of Tentative Subdivision Map would create a Class I subdivision consisting of 12 residential lots and two common area lots. The residential lots would meet the applicable development standards in the R2 zone district with consideration of the proposed modifications as allowed under the Planned Development. Development of the subdivision would be conducted in accordance with the applicable provisions of the El Dorado County Design and Improvement Manual and Grading Ordinance, recommended Conditions of Approval and Mitigation Monitoring Reporting Program, and other applicable standards by El Dorado County and affected agencies.

As further discussed in Attachment 2, staff concludes that the required findings under Chapter 16.12.030 of the El Dorado County Subdivision Ordinance can be made to support the proposed subdivision.

Other Issues

The following details the specific information and issues relevant to the project.

Air Quality

An air quality assessment was prepared by Rimpo and Associates dated June 2007. The Air Quality Management District reviewed the assessment and determined that standard conditions of approval would minimize the potential impacts resulting from the project. These conditions have been included as part of the project and are included in Attachment 2 of the staff report.

Biological Resources

A Rare Plant and Biological Resource Assessment was performed by Foothill Associates dated July 2007. The assessment did not identify Special Status Pine Hill Endemic Plant Species on the project site. The assessment did conclude that the onsite oak woodland habitat may provide suitable nesting areas for birds protected by the Migratory Bird Treaty Act. Mitigation Measures have been included as part of the project to require onsite surveys prior to construction activities to avoid disturbance of any protected species (Condition of Approval No.2).

The project site is located within Rare Plant Mitigation Area 1 which is defined as lands outside of Mitigation Areas 1 and 2 but within the EID service area. As required by Section 17.71 of the Zoning Ordinance and Board of Supervisors Resolution 205-98 a mitigation fee of \$663.75 would be required prior to building permit issuance (Condition of Approval No. 10).

Airport Safety

The site zone designation includes the Airport Safety (AA) overlay due to its proximity within the Safety Zone 3 of the Cameron Park Airport located to the east. As required by the AA zone district, the applicant would be required to submit documentation from the Federal Aviation Administration (FAA) Part 77 that acknowledges the project would not exceed the height requirements within Safety Zone 3. The project would also be required to execute and provide an Avigation and Noise Easement which would grant overflight and noise rights to the Cameron Park Airport. The density for the project is within the allowable amount in the Cameron Airpark Airport Comprehensive Land Use Plan (CLUP).

Agency and Public Comments

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

El Dorado County Planning Services
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

Cameron Park Design Review Committee

The Committee reviewed the project on September 10, 2007 and forwarded a recommendation of approval.

Affordable Housing

Based on the project site's Multifamily Residential Land Use Designation, the project was distributed to the Housing Authority division of the El Dorado County Human Services Department for the possibility of incorporating affordable housing units to the proposed townhome development.

The division recommended deed restricting one unit for low to moderate income household. However, upon consideration, the applicant elected not to dedicate any units citing the absence of ordinance implementing affordable housing and the limited size of the residential project.

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. Based on the Initial Study, potentially significant impacts to Air Quality and Biological Resources would occur and Mitigation Measures 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 the implementation of the Mitigation Measures would reduce potential impacts to a less than significant level and a Mitigated Negative Declaration has been prepared.

NOTE: This project is located within an area that has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened or 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 \$1876.25 after approval, but prior to filing the Notice of Determination on the project. The fee, less \$50.00 processing fee, is forwarded to the State Department of Fish and Game and is used to defray the cost of managing and protecting the State fish and wildlife resources.

RECOMMENDATION

Planning Services staff recommends the Planning Commission take the following action:

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) as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1;
3. Approve Planned Development Permit PD07-0016, Tentative Map TM07-1445, and Special Use Permit S08-0013 based on the Findings noted in Attachment 2 and subject to the conditions in Attachment 1; and
4. Deny Design Waivers A, B, and C based on the Findings of Denial in Attachment 2.

SUPPORT INFORMATION

Attachment 1Conditions of Approval
Attachment 2Findings

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Tentative Map
Exhibit E.....	Preliminary Grading Plan
Exhibit F.....	Tree Preservation Plan
Exhibit G.....	Floor Plan
Exhibit H.....	Elevation Plan
Exhibit I.....	Landscape Plan
Exhibit J.....	Sidewalk Improvements in Project Vicinity
Exhibit K.....	Environmental Checklist and Discussion of Impacts

ATTACHMENT 1 CONDITIONS OF APPROVAL

FILE NUMBER PD07-0021/TM07-1450/S08-0013

Cambridge Road Town Homes

Planning Commission Hearing

Date: July 24, 2008

Project Description

1. This Planned Development, Tentative Subdivision Map and Special Use Permit are based upon and limited to compliance with the Project Description, the Planning Commission hearing exhibits marked Exhibits A-K 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:

- A) Tentative Subdivision Map creating a Class I subdivision consisting of 14 lots comprise of 12 residential lots range from 1,705 square feet to 2,407 square feet in size, one common private driveway lot, and one open space lot;
- B) Planned Development Permit for the construction of 12 attached single-family townhome units, ranging from 1,971 to 2,304 square feet in floor area size. The units would be clustered in four separate buildings complexes. The Planned Development would allow for modifications in the Limited Family-Residential (R-2) Development Standards including lot sizes, building coverage, and yard setbacks;
- C) Special Use Permit for proposed retaining wall and fencing within the rear and side yard of the subdivision in excess of 10 feet, in accordance with El Dorado County Zoning Ordinance Chapter 17.14.155.B.3;

The proposed lots, square footages, and buildings would correspond to the tables:

Cambridge Road Townhomes- Lot and Floor Area

Lot Number	Unit Number	Gross Area Lot (S.F.)	Living Area (in sf) (First/Second Floor)	Garage Area (in sf)	Total Floor Area (in sf)
1	1	2,407	580/895	496	1,971
2	2	2,407			
3	3	1,898			
4	4	1,898			
5	5	2,117			
6	6	1,898			
7	7	1,898			
8	8	1,944			
9	9	1,785	658/950	493	1,971
10	10	1,761			
11	11	1,730			
12	12	1,705			
A	N/A	19,602	NA	NA	NA
B	N/A	9,583			

Modified Limited Multifamily Residential-Planned Development (R2-PD) Standards

Development Standard	Required	Proposed Modifications
Minimum Lot Size (in square feet)	2,000 square feet	1,705 square feet
Maximum Building Coverage	50% of the lot (.60 acres)	26% (0.32 acres)
Minimum Lot Width	20 feet	26 feet
Minimum Yard		
- Front	- 20 feet	- 1 foot ^A
- Side	- 5 feet	- 0 feet
- Interior Yard	- 5 feet	- 0 feet
- Between Buildings	- 10 feet	- 0 feet
- Rear	- 15 feet	- 15 feet
Maximum Building Height	40 feet	20 feet 7 inches

Note: A. Affects Lots 9-12 only

Construction Material and Color

Portion of Building	Construction Material	Color
Roof	Elk Barkwood 40-year Asphalt Shingle	NA
Body	Stucco and Composite Concrete Siding	Dried Basil (1510) Pining For You (1512)
Eaves	Stucco and Composite Concrete Siding	Abingdon Putty
Universal Accent	Stucco and Composite Concrete Siding	Georgian Brick
Accent		Jalapeno Pepper Gold Rush Golden Meadow (One for each unit)
Front Entry Door	Standard Entry Door	Georgian Brick

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.

MITIGATION MEASURES FROM THE MITIGATED NEGATIVE DECLARATION:

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

2. Prior to any construction activities during the nesting season (February 1- August 31), a pre-construction survey shall be required to determine if active nests are present onsite. The survey shall be completed no more than 30 days prior to the commencement of construction activities. If nests are found and considered active, construction activities shall not occur within 500 feet of the active nest until the young have fledged or until a biologist determines that the nest is no longer active. The survey shall be submitted to the California Department of Fish and Game and Planning Services prior to issuance of a grading permit (MM BIO-1).

MONITORING: Planning Services shall verify that the survey results have been received and all recommendations by the biologist have been implemented prior to issuance of a grading permit. Planning Services shall coordinate with the applicant and/or biologist to verify conformance with this measure.

CONDITIONS OF APPROVAL

Planning Services

3. All healthy oak canopy removed from the site shall be replaced as specified General Plan Policy 7.4.4.4 and the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4. Replacement of the removed canopy shall be at a density of 200 tree saplings per acre, or 600 acorns per acre. A tree planting and preservation plan shall be required prior to issuance of a grading permit. A maintenance and monitoring plan shall be required for a minimum of 15 years after replanting to ensure a survival rate of at least 90%. The arborist report, planting and maintenance plan and all necessary documents to demonstrate compliance shall be provided to Planning Services prior to issuance of a grading permit. The applicant shall have the option to pay the in-lieu fee for all oak canopy removed as part of road and infrastructure improvements. The fee shall be paid at a 2:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors. The applicant shall provide to Development-Planning Services proof of payment of the in-lieu fee prior to issuance of a grading permit.
4. A water meter award letter from El Dorado Irrigation District or similar assurance form the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to Development Services-Planning Division at the time of filing the Final Map.
5. 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 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 confirm the inclusion of this requirement prior to issuance of a grading permit.
6. Prior to filing of the Final Map, Development Services- Planning Division shall verify that all Development Services Department fees have been paid.
7. The applicant shall submit to Planning Services the Department of Fish and Game filing fee and noticing 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.
8. Prior to approval of Final Map, the subdivider shall pay a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
9. 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 fees have been paid at the time of filing the Final Map.

10. The applicant shall pay the Rare Plant Mitigation Fee of \$663.75 for multifamily development within Mitigation Area 1. The applicant shall pay the fee prior to issuance of a building permit.
11. The applicant shall comply with the requirements of the Federal Aviation Administration Part 77. The applicant shall submit a completed Form 7460 to Planning Services prior to issuance of a building permit.
12. Prior to any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

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

13. 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.
14. 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.

Planned Development Conditions

15. In accordance with the Planned Development, the following development standards shall apply:

Criteria	Development Standard
Minimum Lot Size (in square feet)	1,705 square feet
Maximum Building Coverage	26% (0.32 acres)
Minimum Lot Width	26 feet
Minimum Yard - <i>Front</i> - <i>Side</i> - <i>Interior Yard</i> - <i>Between Buildings</i> - <i>Rear</i>	- <i>1 foot^A</i> - <i>0 feet</i> - <i>0 feet</i> - <i>0 feet</i> - <i>15 feet</i>
Maximum Building Height	20 feet 7 inches

Note: A. Affects Lots 9-12 only

16. The Planned Development Permit shall expire within three (3) years from the approval the Planning Commission. Minor changes in the adopted Planned Development Permit may be approved by the Planning Services provided that the changes:
- a) Do not change the boundaries of the subject project property;
 - b) Do not change any use as shown on the official development plan; and
 - c) Do not change the intent of the official development plan

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B)(3) of the County Code.

Department of Transportation

Project Specific Conditions

17. The applicant shall widen the frontage along Cambridge Road to 16 foot wide from the existing centerline, to the provisions of the Design and Improvement Standards Manual (DISM), Standard Plan 101B. In addition, as required in General Plan Policy TC-5a, the applicant shall construct a Type 2 curb and gutter and a 4 foot wide sidewalk along the frontage of Cambridge Road, per DISM, Standard Plan 104 & 101B with an approved design

waiver for the sidewalk reduction from 6 feet to 4 feet. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

18. The developer shall construct a modified Std. Plan 103G driveway onto Cambridge Road. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.
19. As required in General Plan Policy TC-4i, the applicant shall construct a Type 2 curb and gutter and a 4 foot wide sidewalk along the off-site portion of Cambridge Road from Calido Court to the northern boundary of APN 082-531-14. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
20. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
21. The applicant shall provide for adequate turn around areas for each parking stall and garage as required by the Department of Transportation.
22. The applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads and drainages not maintained by the County, prior to the filing of the map.
23. A commercial grading permit is required for on-site improvements. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services 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. The improvements and grading shall be substantially completed, to the approval of the Development Services Department, prior to occupancy.
24. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
25. As specified in the Conditions of Approval, the subdivider is required to perform off-site

improvements. If it is determined that the subdivider 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 subdivider'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 or parcel map, the subdivider 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 subdivider 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.

Standard DOT Conditions

26. 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.
27. 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.
28. 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.
 29. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
 30. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. 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.
 31. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
 32. 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.
 33. 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.
 34. 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 of the final map.
 35. 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.
 36. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

37. 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.
38. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

Cameron Park Fire Protection District:

39. The project shall meet the fire flow of 1,500 gallons per minute with 20psi residual pressure for a two hour period. The District shall verify that the fire flow can be obtained prior to issuance of a grading permit.
40. The applicant shall relocate the existing fire hydrant and install one additional fire hydrant. The locations of the fire hydrant shall be determined by the District. The District shall review and approve the hydrant location and design prior to issuance of a grading permit.
41. Each building shall install NFPA 13 fire sprinkler systems built to Type V-1 HR construction specifications. The system shall be monitored by a UL listed central station. The District shall review and approve the sprinkler systems prior to issuance of any building permit.

Air Quality Management District

42. The applicant shall submit and pay appropriate fees for an Asbestos Dust Mitigation Plan. The District shall review and approve the plan prior to issuance of a grading permit.
43. The applicant shall adhere to all District rules during project construction.

Cameron Park Community Services District

44. The applicant shall pay the park in-lieu dedication fees to the Cameron Park Community Services District. The fees shall be paid at the time of the filing of the final map.
44. All CC&R's shall be reviewed and approved by the District. The District shall review and approve the CC&R's prior to filing of the final map.

County Surveyor

46. 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.

47. 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

**FILE NUMBER PD07-0021/TM07-1450/S08-0013
Cambridge Road Town Homes
Planning Commission Hearing
July 24, 2008**

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

- 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 and Air Quality categories. 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 GENERAL PLAN

The project design and density is consistent with Multifamily Residential land use designation and applicable policies of the General Plan.

3.0 ZONING ORDINANCE

The project conforms to the applicable development standards in the Limited Multifamily Residential (R2) zone district and regulations under the Planned Development overlay district.

4.0 PLANNED DEVELOPMENT

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

The PD would be consistent within the MFR land use designation. The proposed use and density is allowed within the MFR land use designation.

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

The clustered development will include 0.47-acres of open space to preserve the oak woodland canopy. The decorative planters and landscaping will provide a desirable environment on the site. Additional guest parking has been provided on-site to alleviate circulation impacts on-site.

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

The modifications to the Development Standards of the R2 zone are justified by the clustered development utilizing a “stepping design”. The reduced setbacks and lot sizes will be required to minimize the impacts to the site and will provide a more desirable development

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

The project has been designed to utilize the developable areas to the greatest extent possible. The clustered development will minimize the potential impacts to the site.

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 for the project. The required road improvements are consistent with the General Plan and County Design Manual.

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

The project would preserve the oak woodland habitat not impacted as part of the project in an open space lot. The project has been designed to be more compatible with the existing features of the site.

5.0 TENTATIVE MAP

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

The project is designated as Multifamily Residential (MFR) in the El Dorado County General Plan Land Use Map. The proposed 12-lot residential subdivision will result in a density of 10 dwelling units per acre which is consistent within the allowed density in the MFR land use designation. The project will be consistent with General Plan policies relating to public utilities, traffic, noise, air quality, and oak woodland habitat. The Mitigation Measures included as part of the project would minimize environmental impacts associated with the project.

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

The subdivision includes the Planned Development planning concept which is designed to minimize impacts to the natural resources on the project site. The proposed clustered development will be used to avoid additional impacts to the natural resources on-site.

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

The vacant project site is composed of mild topography and sparse oak tree vegetation. The multifamily residential project has been designed utilizing Planned Development concepts that would affect the developable areas of the site in a clustered design and preserve existing resources within open space areas. Any natural resources that will not be impacted will be included in the required open space areas.

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

The project includes a Planned Development application which will allow the units to be clustered on the project site. The project would be designed to minimize the impacts to the natural resources on the site. Any environmental impacts will be minimized through the project design and implementation of Mitigation Measures.

5.5 The design of the subdivision or the improvements are not 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).

Adequate fire protection measures have been included as conditions of approval of the project. Adequate emergency access is available and fire sprinklers will be required for the residential units. The public water system servicing the project will provide adequate fire flow for the project.

5.6 The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.

The required road improvements will be consistent with the County Design and Improvement Manual. All existing easements across the property for utilities and infrastructure would remain or be relocated in a manner acceptable to the affected agency.

6.0 SPECIAL USE PERMIT

6.1 The issuance of the permit is consistent with the General Plan

The permit would allow the construction of a portion of a retaining wall and fence in excess of 10 feet within the rear and side yard of the subdivision. The structure is accessory to and would facilitate the multifamily residential development of the property, which is consistent with the identified land use designation and policies of the El Dorado County General Plan.

6.2 The proposed used would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood

As designed, the proposed retaining walls/fencing would support the establishing of the necessary improvements for the development in conformance with existing site conditions in the vicinity of the project. Construction of the walls would require review by the County prior to issuance of any permits for the residential development.

6.2 The proposed use is specifically permitted by special use permit pursuant to this title

The proposed retaining wall/fencing is subject to a Special Use Permit under Section 17.14.155.B.3 of the El Dorado County Zoning Code

7.0 DESIGN WAIVER FINDINGS OF DENIAL

The Design Waivers have been requested for the following:

- a. **To modify the frontage improvements along Cambridge Road from Standard Plan 101B to Standard Plan 101C thereby eliminating the curb, gutter, sidewalk and pedestrian ramps;**
- b. **To modify the driveway improvements onto Cambridge Road from Standard Plan 103G to Standard Plan 103C.**
- c. **To eliminate the requirement for curb, gutter and sidewalk along the off-site portion of Cambridge Road from Calido Court to the northern boundary of APN 082-531-14.**

7.1 There are no special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

The proposed Design Waivers would be inconsistent with the County Design Manual and the General Plan.

7.2 Strict application of County design and improvement requirements would not cause extraordinary and unnecessary hardship in developing the property;

The sidewalk, curb, and gutter improvements would be consistent with the General Plan and the County Design Manual.

7.3 The adjustment or waiver(s) would be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

Approval of the Design Waivers will reduce the pedestrian sidewalk connectivity in the project area. Pedestrian movements in the project area would be restricted to Cambridge Road which is a major County road subject to high volumes of traffic. The proposed Design Waivers will be detrimental to the health, safety and welfare of the public.

7.4 This waiver(s) would have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

The proposed Design Waivers will not be consistent with applicable General Plan polices and the County Design Manual. The General Plan Policy TC-5A requires curb and sidewalk for new residential development proposing lots less than 10,000 square feet. The project will create lots ranging in size from 1,705 to 2,117 square feet. The project is located along Cambridge Road which is a County-maintained road with the Cameron Park Community Region. The County Design Manual requires County-maintained roads within Community Regions to be design to Standard Plan 101B requirements which includes curb, gutter and sidewalk. Approval of the proposed Design Waivers will be inconsistent with the General Plan and the County Design Manual.