

CONDITIONS OF APPROVAL

Planning Services

This Design Review is based upon and limited to compliance with the project description, the staff report exhibits as follows, and conditions of approval set forth below:

- Exhibit G.....Applicant submitted Project Description (two pages)
- Exhibit H-1.....Site Plan
- Exhibit H-2.....Conceptual Site Plan
- Exhibits I-3 to I-6.....Floor Plans
- Exhibits J-1 to J-4Colored Elevations
- Exhibit K.....Exterior Colors, Materials and Finishes
- Exhibit LLighting Plan
- Exhibit M.....Landscaping and Bike Rack Plans
- Exhibit N.....Sign Elevation
- Exhibit O.....Trash Enclosure Details
- Exhibit P.....Transit and Bus Stop Details

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:

Design review approval for the construction of an apartment complex to include one, two-story and two, three-story apartment buildings with walk-up flats, with one single-story community clubhouse building. The complex shall contain a total of 39 apartments and one manager unit. The buildings shall have a combination of either standing-seam metal, or asphalt shingle roofs, and a combination of horizontal cementitious board, and smooth-textured stucco siding. The project shall include a 12 square-foot monument sign, split-faced concrete block trash enclosure. Construction of the bus turnout, bus shelter with bench, illumination, Americans with Disabilities (ADA) concrete pad, trash receptacle, a bus stop sign, and a bike rack, constructed as shown in Exhibit P. The project shall also include a trail easement for users of the Sacramento-Placerville Transportation Corridor (El Dorado Trail) that adjoins the project parcels along the east parcel boundary.

The four buildings include the following:

Two Story Block	10,200	1, 3 bdrm.; 3, 2 bdrm.; 1, 1 bdrm.	5 per story=10 total
Three Story Block	15,300	2, 3 bdrm.; 2,2 bdrm.; 1, 1 bdrm.	5 per story=15 total
Three Story Block	16,200	2, 3 bdrm.; 2,2 bdrm.; 1, 1 bdrm.	5 per story=15 total
One Story Community Club Center	2,000	Multipurpose room, two offices, two restrooms, computer room	

The 40 apartment units are approved for the following sizes:

1 Bedroom	625	8
2 Bedroom	775	20
3 Bedroom	1,050	12
		Total Units: 40*

*One unit is proposed to be utilized by the apartment complex manager.

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

2. **Expiration:** Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (24) months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
3. **Conditions Compliance:** Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
4. **Site Improvements:** Building design, 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 and shall substantially comply with Exhibits H-1 to P. Minor variations are allowed, however, any major changes in the design and location of buildings, trash enclosure, bus shelter, bike rack, pedestrian paths,

sign, lighting, landscaping, access driveways, and parking shall require review and approval by the Planning Services prior to project modifications. Materials and colors shall include the following:

BUILDING PORTION	MATERIAL	STYLE/COLOR
Roof	1) Raised seam metal; or 2) Composition asphalt shingles	1) Dark red 2) Brown
Building Walls	1) Horizontal cementitious boards; and 2) Smooth-textured stucco	1) Light gray and white, dark gray accents. 2) Light gray, light green, dark gray accents.
Balconies	Wood	Brown
Trash Enclosure	Split-faced concrete block	Light gray

All roof-mounted mechanical equipment shall be located inside a roof well and/or parapet and shall not be visible from ground level at any location. Ground level mechanical equipment shall be shielded from view by walls or evergreen landscape shrubs. The trash enclosure, (as shown in Exhibit O), shall be constructed with split-faced concrete blocks colored to blend with the building surfaces.

5. **Landscaping:** The final landscape plan shall be compliant with Exhibit M, comply with Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4, and be approved by Planning Services prior to issuance of a building permit. The following additional information shall be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

6. **Lighting:** All outdoor lighting shall conform to Exhibit L and Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:

- a. External lights used to illuminate a sign, side of a building, or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.

c. No pole light shall exceed 16 feet in height from ground level.

The applicant shall schedule a site inspection with Planning Services, prior to issuance of final occupancy for a building permit. Should the final, installed lighting be non-

compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

7. **Sign:** The monument sign installed as part of the project shall demonstrate consistency with the approved sign elevation in Exhibit N. One 3-foot tall by 4-foot wide (12 sq. ft.) monument sign is approved and shall be located as shown on in Exhibit K-1.
8. **Parking:** Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Parking shall be provided as shown in Exhibit H-1, and as follows:

Standard Space	77 total
Accessible Spaces	4 of the 77 (1 with van accessibility)

9. **Oak Canopy:** The project will remove 0.70 acres of oak canopy. The required 85 percent retention of oak canopy as established by the General Plan shall be achieved through payment for 0.70 acre to pay a \$1,061.92 fee for the 1 to 1 ratio and \$4,718.77 for the 2 to 1 ratio fee, (total = \$5,780.69). Said fee shall be paid prior to issuance of any building and/or grading permit for the subject parcels.
10. **Merging the Parcels:** The two parcels identified by Assessor's Parcel Numbers 090-430-21 and -22 shall be subject to a Lot Line Adjustment application to merge the two parcels which shall be finalized and a copy of the recorded Certificate of Merge shall be received by Planning Services prior to issuance of any County development permit for the subject project.
11. **Payment of Processing Fees:** The applicant shall make the actual and full payment of Development Services Department processing fees for the Design Review prior to issuance of a grading and/or building permit for any project improvements.
12. **Fish and Game Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$2,044.00 Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.
13. **Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed.
If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.
If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or

archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

14. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings 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 design review, which action is brought within the time period provided for in Section 66499.37.

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

El Dorado County Department of Transportation

15. **Road Improvements - Sunset Lane:** The applicant shall provide a 60-foot total Right-of-Way (30-foot half width) along Sunset Lane frontage. The applicant shall construct a 28-foot wide paved roadway with Type 2 vertical curb and gutter with a 6-foot wide sidewalk along the Sunset Lane frontage consistent with Design Standard Plan 101B. The improvements shall be completed to the satisfaction of the Department of Transportation and the El Dorado County Transit Authority prior to issuance of a building permit.
16. **Road Improvements – Proposed Roadway:** The applicant shall provide a 50-foot total Right-of-Way (25-foot half width) along proposed roadway frontage. The applicant shall construct a 28-foot wide paved roadway with Type 2 vertical curb and gutter and a 6-foot sidewalk in accordance with Design Standard Plan 101B. The improvements shall be completed to the satisfaction of the Department of Transportation prior to issuance of a building permit. The easements shall be in place prior to issuance of a building permit.
17. **Secondary Access:** If the applicant cannot obtain the necessary easements to construct the proposed roadway as conditioned above, the applicant shall identify and construct a secondary access for the proposed development as approved by the Department of Transportation prior to the first building permit being issued for any structure. The improvements shall be completed to the satisfaction of the Department of Transportation prior to issuance of a building permit. Any necessary easements shall be in place prior to issuance of a building permit.
18. **Trail Easement:** The applicant shall dedicate a 25-foot wide County of El Dorado Public Trail Easement for non motorized traffic through the project parcel to the Sacramento-Placerville Transportation Corridor (El Dorado Trail), adjoining the eastern project boundary, prior to issuance of a building permit. The final easement location shall be approved by the Department of Transportation.

19. **Bus Turnout and Shelter:** The applicant shall construct a bus turnout and shelter along Sunset Lane in accordance to El Dorado Transit's standards. The installation shall include a bus turnout, bus shelter with bench, illumination, Americans with Disabilities (ADA) pad, trash receptacle, and bus stop sign. The improvement plans for bus turnout shelter, and other said improvements shall be approved by El Dorado Transit prior to issuance of building permit. The improvements shall be completed to the satisfaction of the Department of Transportation and the El Dorado County Transit Authority prior to issuance of final occupancy for any building permit.
20. **Encroachment Permit:** The applicant must obtain an encroachment permit from DOT and construct the proposed roadway encroachment onto Sunset Lane consistent with the provisions of County Design Standard Plan 103G prior to issuance of a building permit. The improvements shall be completed to the satisfaction of the Department of Transportation.
21. **Driveway Encroachment:** The applicant shall construct the driveway encroachment for the multifamily housing access onto the proposed roadway to the provisions of County Design Standard Plan 103G prior to issuance of a building permit. The Improvements shall be completed to the satisfaction of the Department of Transportation.
22. **Road Barricade:** The applicant shall construct a barricade at the east end of the proposed roadway prior to occupancy. The improvements shall be completed to the satisfaction of the Department of Transportation.
23. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate, in fee, a 60-foot wide roadway easement (30-foot half width) for Sunset Lane along the project frontage. This offer will be accepted by the County.
24. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate, in fee, a 50-foot wide roadway easement (25-foot half width) for the proposed roadway along the project frontage. This offer will be rejected by the County. *Becken Lane*
25. **Public Service Easement:** The applicant shall offer a Public Service Easement (PSE) to include the bus turnout outside of the road right-of-way prior to issuance of a building permit. The ultimate width of the PSE to be approved by DOT and the Transit Authority. This offer shall be accepted by the County.
26. **Off-site Easements:** Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
27. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
28. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Department of Transportation prior to issuance of final occupancy for any building permit. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).

29. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
30. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
31. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, trails, signs and drainage facilities. This shall also include the offsite trail and parking lot which has been conditioned with this project. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to issuance of a building permit.
32. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants, Codes and Restrictions (CC&Rs).
33. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
34. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
35. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Department of Transportation, and pay all applicable fees prior to issuance of building permit.
36. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements within the County right of way. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to issuance of a building permit.

37. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
38. **Grading Permit / Plan:** A residential grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the DOT and/or Development Services) for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the DOT and/or Development Services or the applicant shall obtain an approved improvement agreement with security, prior to the issuance of a building permit.
39. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation or Development Services. 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.
40. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation or Development Services shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
41. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation or Development Services. 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.

42. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation or Development Services.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained;
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or the applicant shall demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation or Development Services, prior to issuance of a building permit or the applicant shall obtain an approved improvement agreement with security.

43. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to issuance of a building permit.
44. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans.
45. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with

construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

46. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to issuance of a building permit.

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

El Dorado County Fire Protection District

49. **Site/inspection Review Fee:** The Applicant shall submit a site/inspection review fee of \$150.00 prior to issuance of a building permit.
50. **Fire Apparatus Roads:** The applicant shall maintain minimum 20-foot fire apparatus access roads to entire complex. All turnarounds, if any, shall comply with the El Dorado County Fire District Standards. Fire Apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more that 30 feet in height.
51. **Fire Flow:** Fire flow shall be a minimum of 2,750 gallons per minute at 20 PSI residual pressure for 2-hour duration. The applicant shall provide documentation to the Fire District, that the water system will meet fire flow requirements, prior to issuance of final occupancy for a building permit.

52. **Buildings Wildland Fire Exposure:** Buildings exterior siding, roof coverings and eaves shall comply with 2007 California Building Code Chapter 7, materials and construction methods for exterior wildland exposure, section 704A. The applicant shall provide proof to the Fire District, that the said materials and methods are included with the development plans for the building permit, prior to issuance of a building permit. The applicant shall then provide proof to the fire District that said materials and methods were carried out during construction, prior to issuance of final occupancy for a building permit.
53. **Building Knox Boxes:** The applicant shall provide flush mounted Knox Boxes for each building with appropriate building keys per box. The applicant shall provide proof of compliance with said condition to the Fire District, prior to issuance of final occupancy for a building permit.
54. **Fire Extinguishers:** The applicant shall provide one minimum rated 2A10:BC fire extinguisher within 75 feet of travel distance to all areas of the facility. It shall be mounted in a location that is readily visible and easily accessible. The top of the box shall be no higher than five feet from ground level. The applicant shall proof of compliance with said condition to the Fire District, prior to issuance of final occupancy for a building permit.
55. **Exit Doors:** Exit doors (other than individual unit dwelling doors) shall have "panic" door hardware (open from the inside without the use of a key, any special effort or knowledge). The applicant shall provide proof of compliance with said condition to the Fire District, prior to issuance of final occupancy for a building permit.
56. **Gates:** Gates, in exit discharge, shall meet all CBC requirements for doors.
57. **Building Occupancy Type:** Individual buildings will be subject to requirements for occupancy type.
58. **Fire District Review of Development Plans:** All project plans are required and subject to approval per the El Dorado County Fire District Standards prior to construction. Such plans are, but not limited too;
 - a. Red Curb, Fire Lane Striping Plan;
 - b. LPG Plan;
 - c. Manual and Automatic Fire Alarm Plan;
 - d. Automatic Fire Sprinkler System Plan.
59. **Road and Water Systems Timing:** All roads and water systems shall be installed and operable prior to any building construction.

Air Quality Management District

60. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Current county records indicate this property is located within the Asbestos Review Area. Therefore, District Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation, which address the regulations and mitigation

measures for fugitive dust emissions shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223.2. In addition, an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.

61. Project construction involves road development and shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
62. The proposed project is within the Asbestos Review Area; therefore District will require the paving of the proposed driveways or the application of a minimum of three (3) inches in depth, asbestos free gravel, for all roads and driveways
63. Burning of wastes that result from "Land Development Clearing" must be permitted through the DISTRICT. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
64. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.
65. The District's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures.

- a. Use low-emission on-site mobile construction equipment.
 - b. Maintain equipment in tune per manufacturer specifications.
 - c. Retard diesel engine injection timing by two to four degrees.
 - d. Use electricity from power poles rather than temporary gasoline or diesel generators.
 - e. Use reformulated low-emission diesel fuel.
 - f. Use catalytic converters on gasoline-powered equipment.
 - g. Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.
 - h. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
 - i. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
 - j. Configure construction parking to minimize traffic interference.
 - k. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
66. Prior to construction or installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion

engines, etc.), authority to construction applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

67. Applicant shall submit to the El Dorado County Air Quality Management District, prior to the construction phase of the project, a list of equipment to be utilized on the project as described in the air quality analysis to ensure compliance. The list shall include the make, model and year of the engine, engine identification number, horse power, hours/day, load factor, etc.

Hazardous Materials & Solid Waste Division

68. The applicants shall provide sufficient space for both trash and recycling dumpsters. All solid waste, including animal waste shall be stored in trash containers with tight fitting lids and hauled from the site at least once every seven days for proper disposal. Any and all infectious medical waste and sharps shall be properly handled, stored, transported and disposed of in accordance with the California Medical Waste Management Act.

FINDINGS

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of El Dorado County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the Multifamily Residential (MFR) land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the MFR land use designation includes apartments as compatible uses. Further, the MFR land use designation allows 5 to 24 units per acre and the project proposes 13.4 units per acre.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.2.1.2 (MFR uses), 2.2.5.21 (compatibility with surroundings), 2.8.1.1 (lighting impacts), TC-4i (bike lanes), TC-Xf (traffic levels), 5.3.1.1, 5.3.1.7 (public wastewater), 5.7.1.1 (adequate emergency water and related facilities), 6.2.3.2 (adequate access), 7.4.4.4 (impacts to oak canopy, 9.1.2.4, 9.1.2.8, (non-motorized transportation) concerning neighborhood compatibility, lighting glare, traffic impacts, potable and emergency water supply, waste and storm

water and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design, and attention to architectural design features that fit within the context of the surrounding uses, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

- 3.1 The project is consistent with the El Dorado County Zoning Ordinance designation of Multifamily Residential-Design Community (RM-DC) because the proposed project provides multifamily residential uses pursuant to Section 17.28.140.B of the Zoning Code.
- 3.2 The project, as proposed and conditioned is consistent with the El Dorado County Zoning Ordinance Development Standards because design consistency with the Community Design Guidelines is being addressed with a Design Review application, and the proposed buildings meet the development standards pursuant to Section 17.28.160 of County Code for setbacks, maximum building coverage, building height, and density.