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August 21, 2020

Levi Cook
Cook Family Holdings
7720 Cordially Way
Elk Grove, California 95757

**RE: Pre-Application PA20-0003/ Mira Loma Multi-Family Development Pre-Application
Assessor's Parcel Number (APN) 083-465-028**

Dear Mr. Cook:

The following information is being provided as summary of staff review regarding your above-referenced proposal.

1. **Preparation**

A. APN: 083-465-028

Lot Size: 2.248 acres

General Plan: Multifamily Residential (MFR)

Zoning: Multi-unit Residential (RM)

B. Attachments:

Exhibit A: Vicinity Map

Exhibit B: General Plan Map

Exhibit C: Zoning Map

Exhibit D: Proposed Site Plan and Building Layouts

Exhibit E: Zoning Ordinance Information

- 130.24 Residential Zones, including Section 130.24.010.C.1. Multi-unit Residential (RM) Zone, Table 130.24.020 (Residential Zone Use Matrix), and Section 130.24.030 (Residential Zone Development Standards)

- Section 130.30.050 Setback Requirements and Exceptions
- Chapter 130.35 – Parking and Loading

Exhibit F: Planning Services Website Parcel Data Sheet

Exhibit G: Parking and Loading Standards

Exhibit H: Pre-Application Review Comments

Air Quality Management District
 Cameron Park Community Services District
 El Dorado County Stormwater
 Pacific Gas and Electric (PG&E)
 Environmental Management
 El Dorado Irrigation District
 Surveyor's Office
 Department of Transportation

2. **Proposed Project Description and Location**

Mira Loma Multi-Family Development (PA20-0003) is a pre-application for the construction and operation of a two-building multi-family apartment complex to include a total of 46 rental units, a fitness center for residents, and an office/ model unit. Parking is proposed at ninety (90) off-street spaces and five (5) on-street spaces.

Each building structure would be three stories high, with a height less than 50 feet, and 73 x 120 feet each. Building A would consist of twenty two (22) rental units, one Fitness Center and one Office/Model Unit. Building B would consist of twenty-four (24) rental units. The unit mix would consist of twelve (12) 1 bedroom/ 1 bathroom units and thirty-four (34) 2 bedroom/ 2 bathroom units.

Each of the 1 bedroom/ 1 bathroom units will be 730 square feet in size, twelve (12) of the 2 bedroom/ 2 bathroom units will each be 996 square feet in size and the remaining twenty-two (22) 2 bedroom/ 2 bathroom units will each be 938 square feet in size.

Two (2) of the 1 bedroom/ 1 bathroom units ground floor units will be ADA Accessible and two (2) of the 2 bedroom/ 2 bathroom ground floor units will be ADA Accessible. The Office/ Model unit would be a 2 bedroom/ 2 bathroom unit on the ground floor and would be ADA Accessible.

3. **Project Site Location**

The property, identified by Assessor's Parcel Number 083-465-028, consists of 2.248 acres, and is located on the north side of Mira Loma Drive, approximately 450 feet east of the intersection with Cameron Park Drive, in the Cameron Park area. The project site is located within the Cameron Woods Subdivision (Unit 1: G-044) and within the boundaries of the Cameron Park Community Services District and the Airport Influence Area of Cameron Park Airport.

Adjacent Zoning and Current Land Uses

The project site is bound by Residential, Single-unit (R1) zones to the north, west, and south (across Mira Loma Drive). Farther west are Multi-unit Residential (RM) and Commercial (C) zones; farther south, Open Space (OS). Lands to the east are zoned Multi-unit Residential (RM). Farther east are High Intensity Recreational Facilities (RF-H) and Open Space (OS) zones.

The project site is bound by single-family residential uses to the north, west, east, and south (across Mira Loma Drive). Further south, across Mira Loma Drive, is a large open space area and farther east, Rasmussen Community Park. Cameron Park Apartments are located to the west and Cameron Park Airport is located approximately one-third mile to the west.

4. **General Plan Land Use Designation and Consistency**

- A. **Land Use (General Plan Policy 2.2.1.2):** The project site has a General Plan Land Use Designation of Multifamily Residential (MFR). The MFR land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. The proposed project is located in the Cameron Park Community Region.
- B. **General Plan Policy 2.1.1.7:** This policy requires development projects within Community Regions to demonstrate that adequate infrastructure is available to serve the proposed uses, including roadways, utilities and public service infrastructure. Based on comments from applicable agencies, adequate infrastructure and services would be available to serve the proposed facility.

5. **Zoning Consistency**

Zone District: The parcel is zoned Multi-unit Residential (RM). The RM zone district allows development of multi-unit dwellings, including apartments by right (Table 130.24.020 – Residential Zone Use Matrix).

6. **Staff Observations and Notes**

If the applicant decides to pursue the project, the following would be required:

- A. **Oak Resources Code Compliance Certificate:** This document is required as part of the building permit application to indicate whether Oak Resources on the site have been impacted in the last two years or would be impacted by the project.
- B. **Oak Resources Technical Report:** This document is required as part of the building permit application if Oak Resources would be impacted by the project. If the proposed development is expected to impact oak resources, the project would be subject to in-lieu mitigation fees.
- C. **Ecological Preserve Mitigation:** The project site is located within Pine Hill Endemic Rare Plant Mitigation Areas 1. Per Section 130.71.060, Off-site Mitigation or Fee Payment in Lieu of Ecological Preserve Mitigation in Mitigation Areas 1 and 2, development on the site is subject to either a) in-lieu fees or b) participation in an off-site mitigation program.
- D. **Discretionary Permit/ Environmental Analysis:** At this time, the processing of a discretionary permit and associated environmental analysis do not appear be required provided the project is in compliance with design standards and proposed use(s) are allowed within the zone.
- E. **Code Case Resolution:** As of August 20, 2020, there is an existing code enforcement case on the parcel (case #215336), issued in March 2013, while under different ownership. Applicant would be required to resolve the case prior to issuance of a building permit.

This list is not necessarily exhaustive.

7. **Suggestions and Recommendations**

- A. The applicant should contact the Cameron Park Community Services District Fire Department (Fire District) directly to request review of any proposed project on the site. The Fire District can be contacted at: 530.644.9630.
- B. Applicant shall be required to submit various materials (appropriate applications, project plans, and technical studies and reports, if appropriate) in order to adequately review and analyze the project. The project will be reviewed for consistency with the applicable policies of the General Plan and for adherence with applicable development standards in the Zoning Ordinance including setbacks, building heights, site lighting and landscaping, signs, and parking.
- The General Plan and Zoning Ordinance can be accessed online at:
https://www.edcgov.us/Government/Planning/pages/Adopted_General_Plan.aspx
https://www.edcgov.us/Government/planning/Pages/zoning_ordinance.aspx
- C. The pre-application submittal did not include a biological report or hydrological analysis. It appears that there may be drainages/ waterways on the project site. Setback requirements for wetlands and sensitive riparian habitat are provided in Exhibit E. The presence of and potential impact to drainages and/ waterways on the property may require review by and/ or permits from California Department of Fish and Wildlife and/ or the U.S. Army Corps of Engineers.

8. Potentially Affected Departments and Agencies

Submittal of a formal project application and/or individual project applications to the Planning Department or for grading, building, or other site improvement applications may be routed to the following agencies for input and comment. Note that this is not necessarily an exhaustive list of potential reviewing and permitting bodies and agencies:

- El Dorado County Building Department: Review of building and grading permit plans
- El Dorado County Environmental Management Department: Hazardous Materials, Food/Safety
- El Dorado County Air Quality Management District: Review of short and long term air quality impacts and Green House Gas
- Utility Companies: AT&T, PG&E, Comcast, etc. to review impacts to utilities in area.
- El Dorado County Department of Transportation: Traffic and Circulation; Review of Preliminary Grading Plan and Drainage;
- Surveyor: Property surveys/Addressing
- Central Valley Water Quality Control Board: Water quality
- Cameron Park Community Services District
- Cameron Park Fire Protection Department
- Cameron Park Airport

- California Department of Fish and Wildlife: Review of potential existence of and effects to natural and sensitive habitats and species; water quality
- U.S. Army Corps of Engineers: Review of potential existence of and effects to waters of the U.S.

LIMITS OF STAFF RESPONSE

While staff will take utmost care to accurately represent County Codes, Policies, and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the pre-application meeting should be not construed to bind, restrict, or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during a formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the pre-application review process. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and Policies

Should you have any questions regarding the project or this letter, please feel free to contact me by telephone at (530) 621-5980, or by email at gina.hamilton@edcgov.us.

Regards,



Gina Hamilton, Senior Planner

Exhibit A: Vicinity Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 120 240 480 720 960 Feet

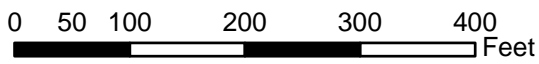
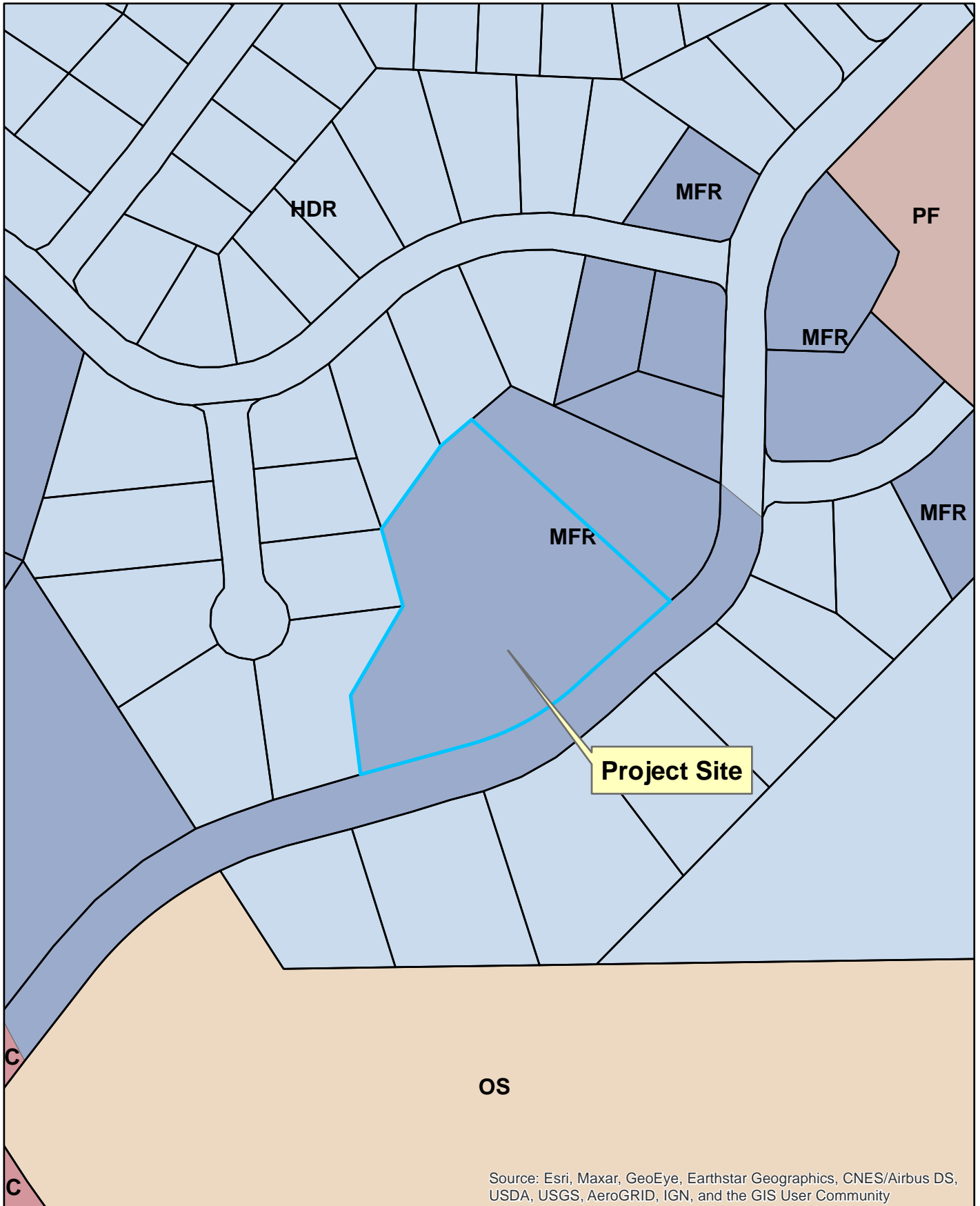
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Project PA20-0003
Mira Loma Multi-Family Residential
APN 083-465-028

Map prepared by: G Hamilton
on August 20, 2020

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Exhibit B: General Plan Map



Scale 1:2000

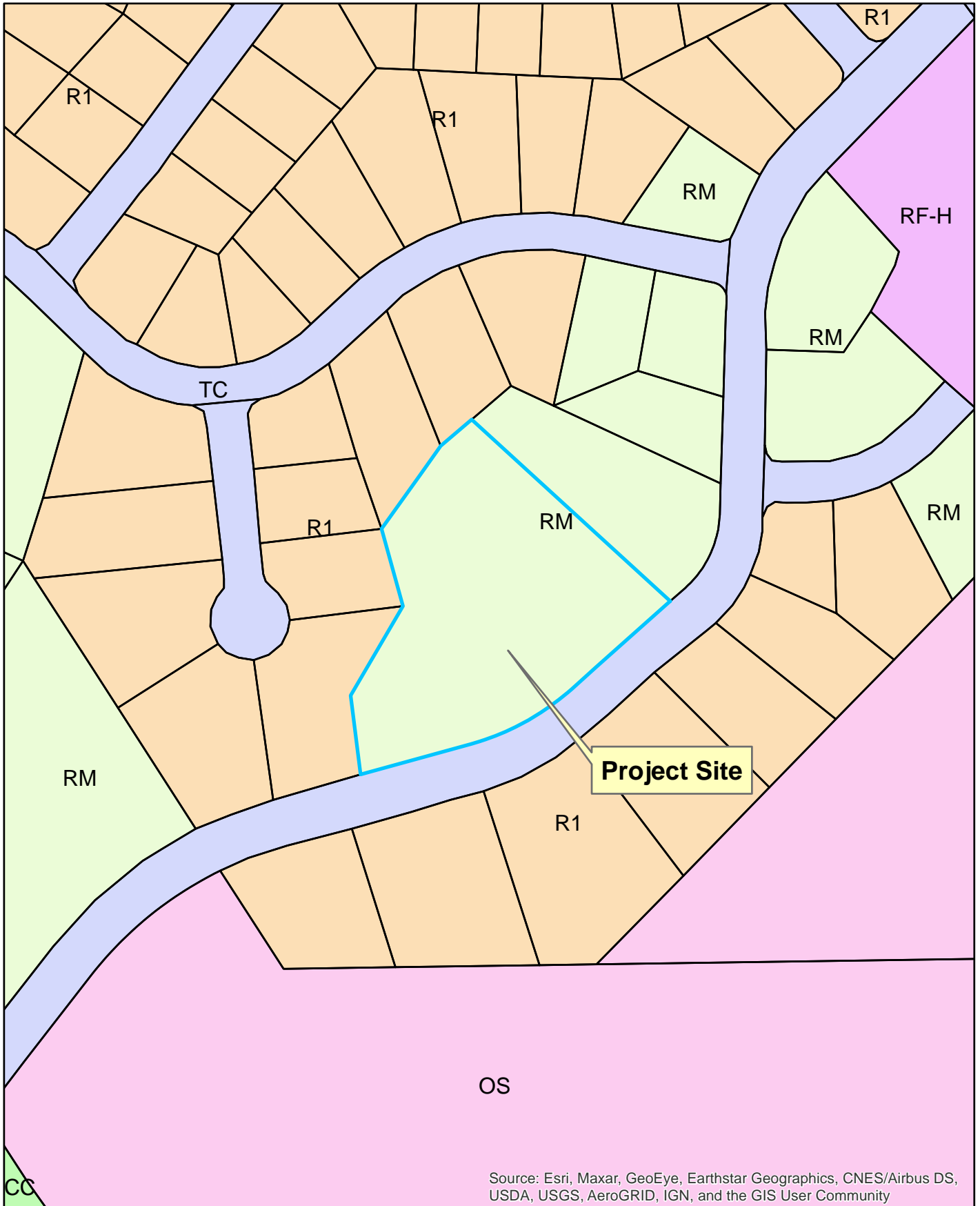
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Project PA20-0003
Mira Loma Multi-Family Residential
APN 083-465-028

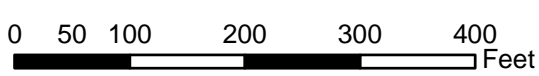
Map prepared by: G Hamilton
on August 20, 2020

21-0199 A 7 of 71

Exhibit C: Zoning Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Scale 1:2000

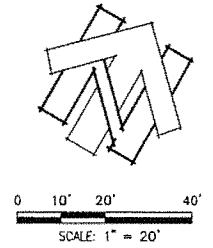
Project PA20-0003
Mira Loma Multi-Family Residential
APN 083-465-028

Map prepared by: G Hamilton
on August 20, 2020

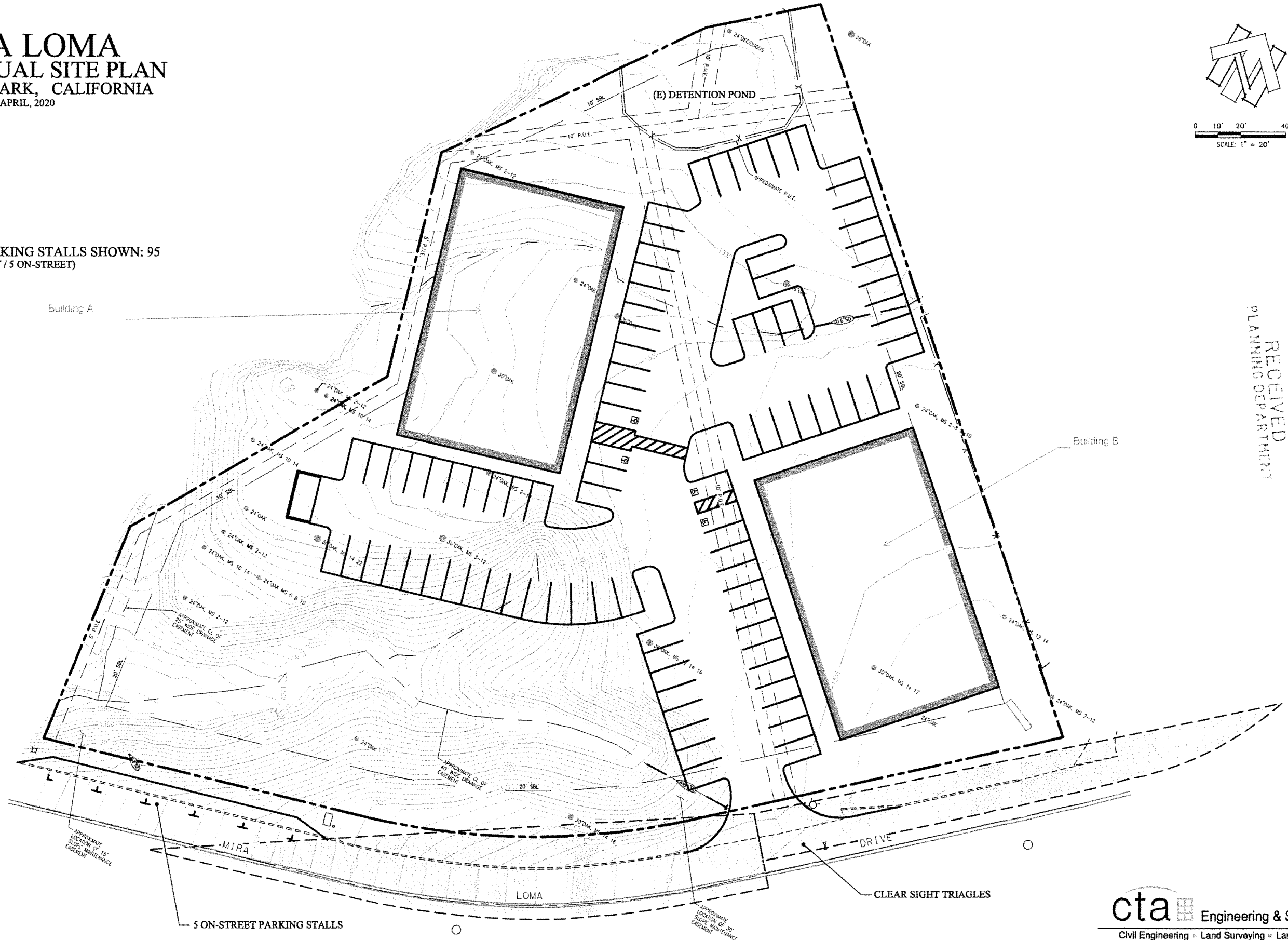
21-0199 A 8 of 71

Exhibit D: Proposed Site Plan and Building Layouts

MIRA LOMA
CONCEPTUAL SITE PLAN
 CAMERON PARK, CALIFORNIA
 APRIL, 2020



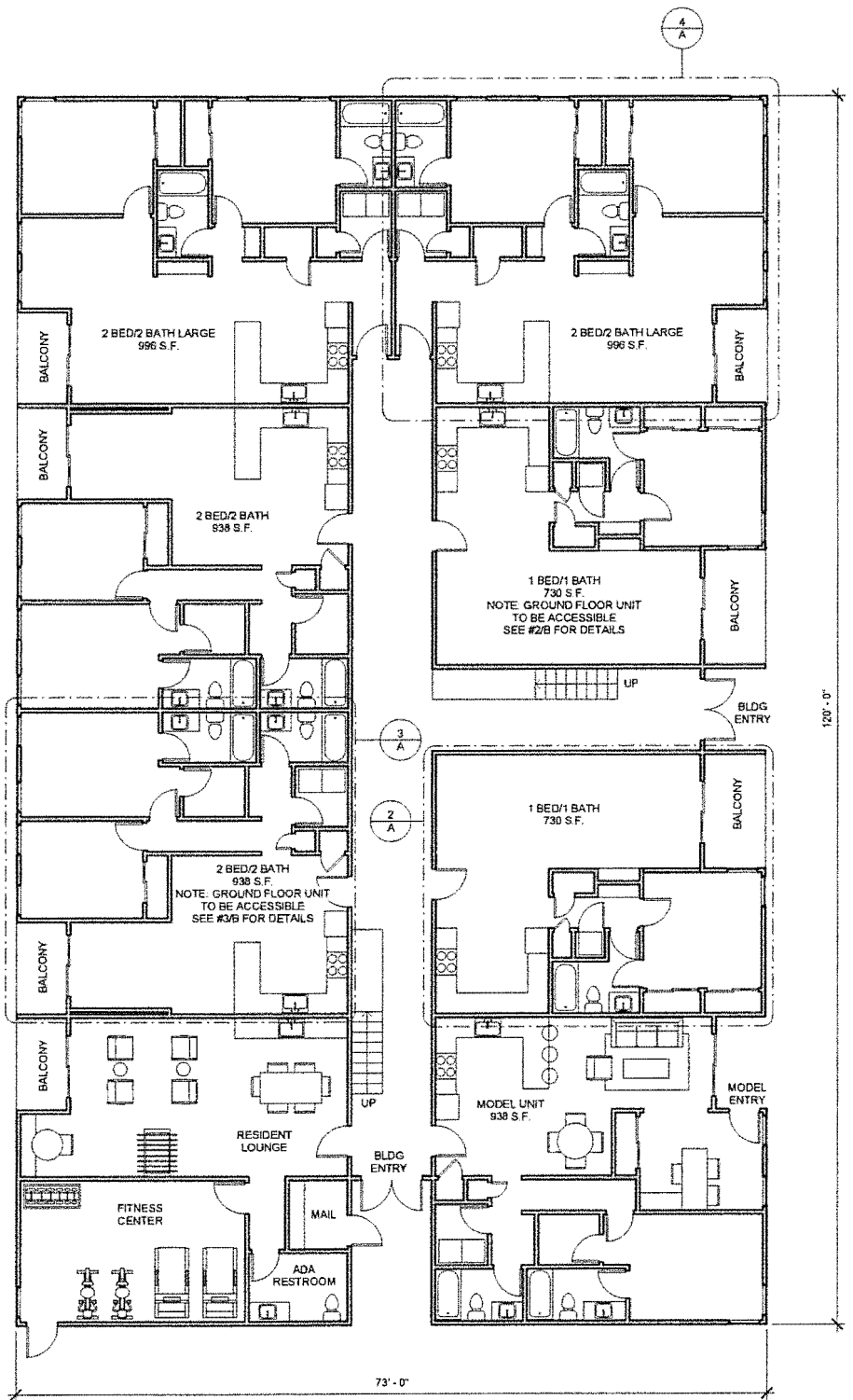
TOTAL PARKING STALLS SHOWN: 95
 (90 OFF-STREET / 5 ON-STREET)



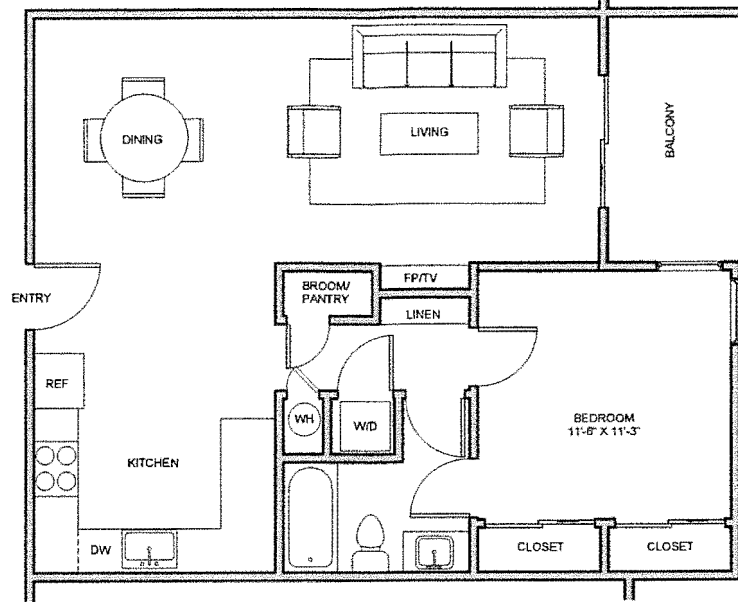
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 PLANNING DEPARTMENT

UNIT MIX	
1X1	10
1X1 ACCESSIBLE	2
2X2	20
2X2 ACCESSIBLE	2
2X2 ACCESSIBLE MODEL	1
2X2 LG	12
TOTAL	47

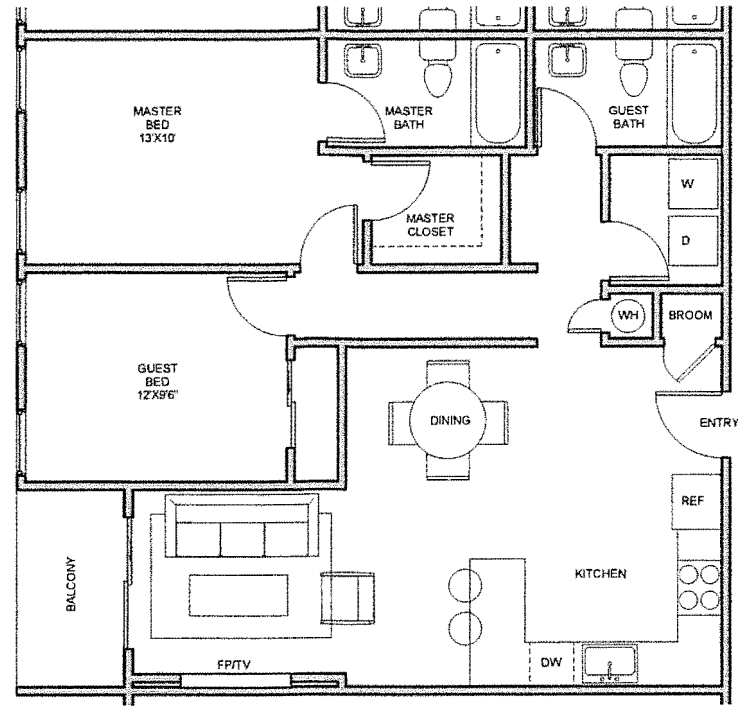
PARKING CALCULATIONS
 (12) 1 BEDROOM APTS X 1.5 PARKING STALLS REQ'D = 18 STALLS
 (35) 2 BEDROOM APTS X 2.25 PARKING STALLS REQ'D = 78.75 STALLS
 18 + 78.75 = 96.75 = 97 STALLS REQ'D



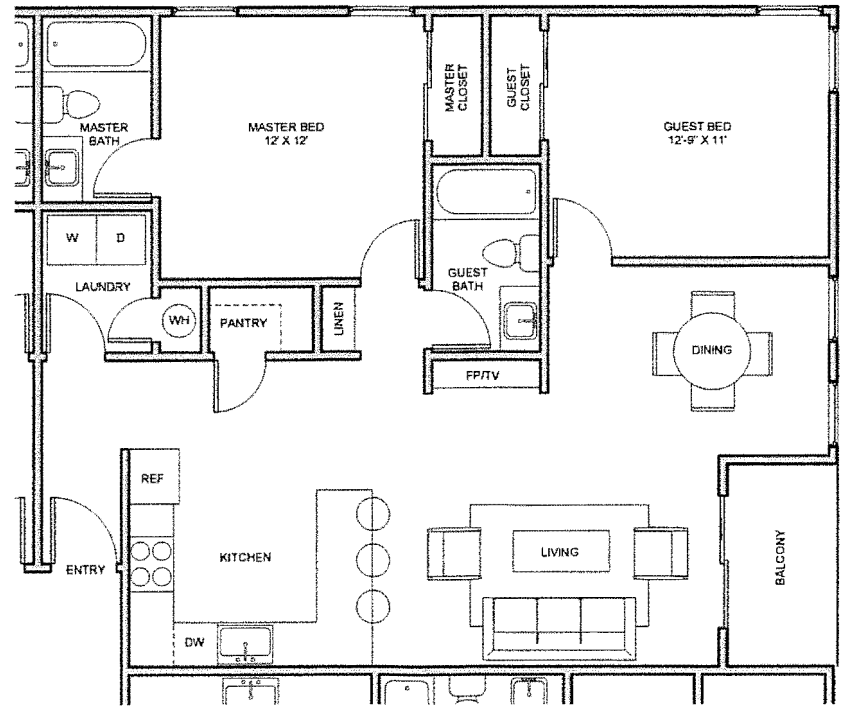
1 BUILDING A LAYOUT
1/8" = 1'-0"



2 1 BED 1 BATH
1/4" = 1'-0"



3 2 BED 2 BATH
1/4" = 1'-0"



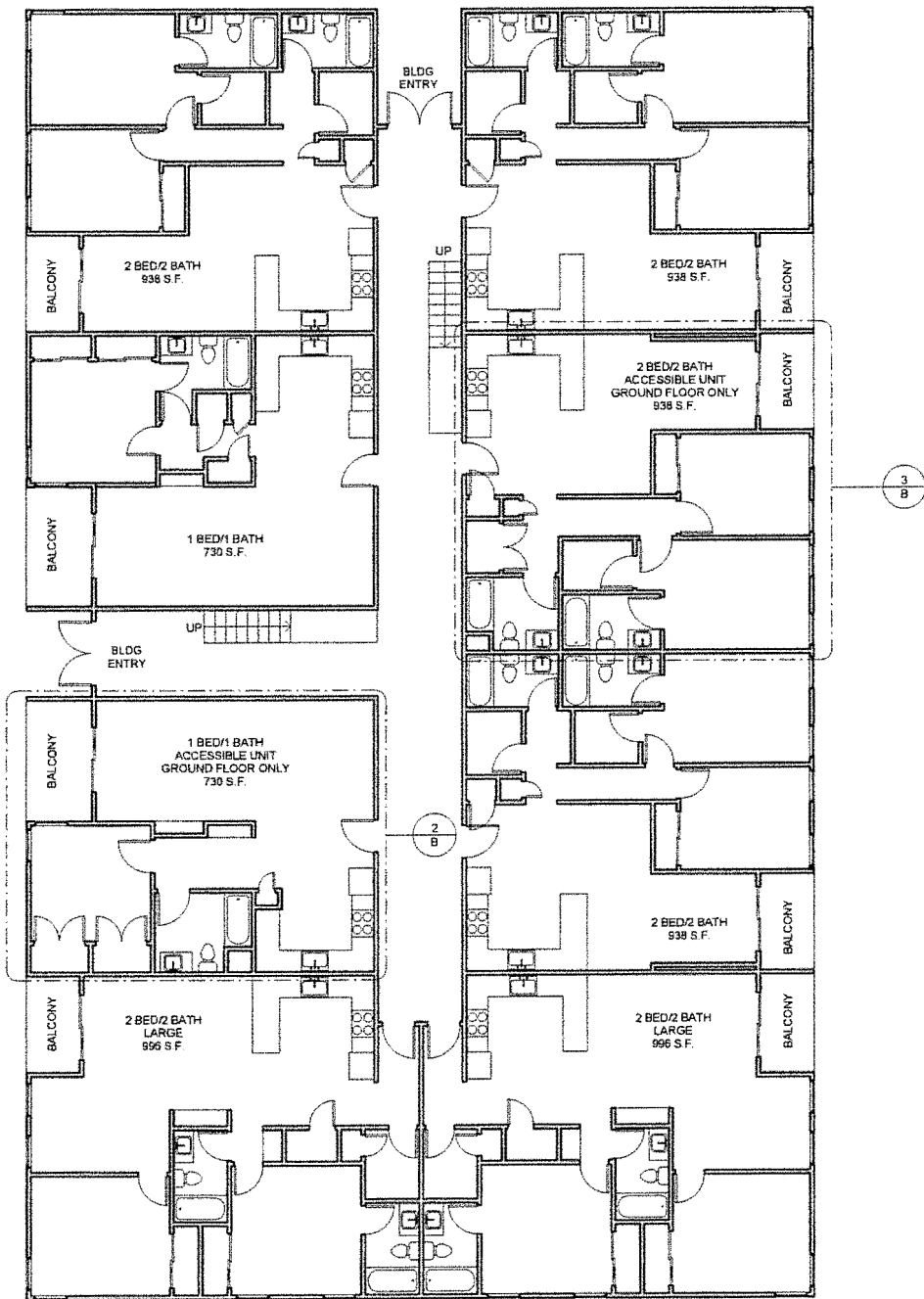
4 2 BED 2 BATH LARGE
1/4" = 1'-0"

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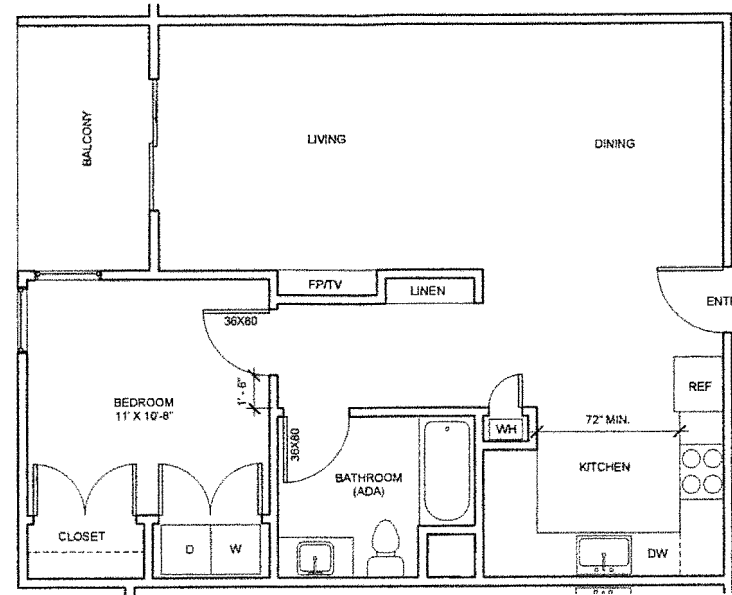
No.	Desc.	Description
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2	Scale	As indicated
3	Date	APRIL 2020
4	Drawn by	L.M.
5	Approved by	CW/RCR
6	Sheet Number	

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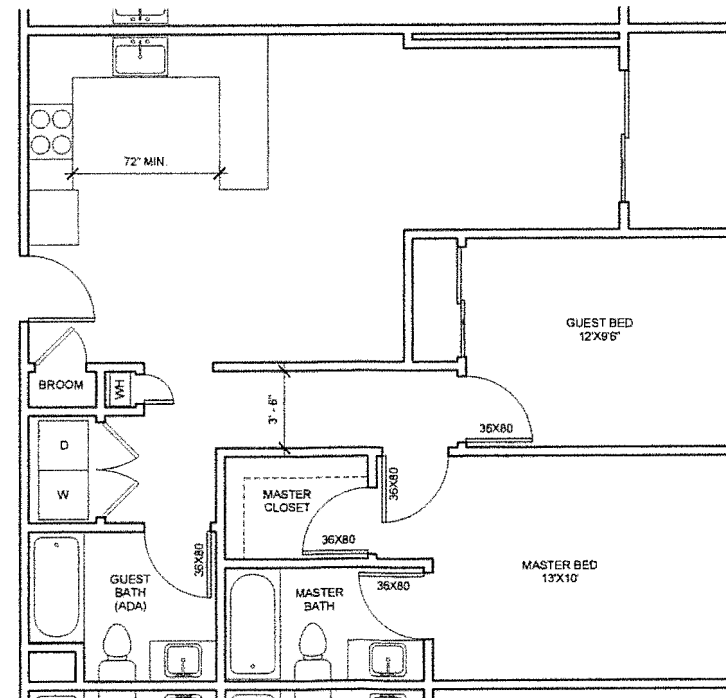
MIRA LOMA DRIVE



1 BUILDING B LAYOUT
1/8" = 1'-0"



2 1 BED 1 BATH ACCESSIBLE UNIT
1/4" = 1'-0"



3 2 BED 2 BATH ACCESSIBLE UNIT
1/4" = 1'-0"

Job	Date	Description
Sheet Name		BUILDING B
Scale	As Indicated	
Date	APRIL 2020	
Drawn by	LM	
Approved by	OWNER	
Sheet Number		

CHAPTER 130.24 — RESIDENTIAL ZONES

Sections:

- 130.24.010 Zones Established; Applicability
- 130.24.020 Matrix of Allowed Uses
- 130.24.030 Residential Zone Development Standards

130.24.010 Zones Established; Applicability

- A. This Chapter establishes residential zones as provided in the General Plan to accommodate a range of housing types, including single-family and multi-family housing for households of various income levels.
- B. This Chapter lists the uses that may be allowed within the residential zones established by Section 130.12.020 (Zoning Map and Zones) in Article 1 (Zoning Ordinance Applicability) of this Title, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.
- C. The manner in which the single-unit and multi-unit residential zones are applied are as follows:
 - 1. **Multi-unit Residential (RM).** The RM, Multi-unit Residential Zone identifies those lands which are most capable of supporting the highest density of development within the County, based on topography, infrastructure, and circulation availabilities and constraints, as well as proximity to employment centers, public facilities, recreation, and shopping. It is applied to regulate and promote the development of multi-unit dwellings, including apartments, condominiums, and townhouses, while ensuring compatibility with surrounding lower density residential neighborhoods. Detached or attached residential dwellings are allowed in accordance with the standards set forth in this Chapter, and providing the minimum density of at least 5 dwelling units per acre is met. This zone is utilized in Community Regions and Rural Centers to meet affordable housing goals identified in the Housing Element of the General Plan. Mobile home and manufactured home land lease development shall also be allowed within this zone (see General Plan Policy 2.2.1.2). This zone is applicable to lands designated as Multi-Family Residential (MFR) in the General Plan.
 - 2. **Single-unit Residential (R).** The Single-unit Residential Zone is used to promote and regulate the development of higher density, single-unit dwellings, and accessory structures and uses. Minimum lot size designations of R1 and R20K are applied to this zone based on surrounding use compatibility, and physical and infrastructural constraints. Said designations

represent the minimum lot size of 6,000 and 20,000 square feet, respectively. This zone is applicable to lands designated as High Density Residential (HDR) in the General Plan.

3. **One-acre Residential (R1A).** The R1A, One-acre Residential Zone, is used to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the highest range of one dwelling unit per acre. Accessory structures and uses and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone. This zone is applicable to lands designated as Medium Density Residential (MDR) in the General Plan and may be applied to High Density Residential lands where infrastructure to serve higher densities is not yet available.
4. **Two-acre Residential (R2A).** The R2A, Two-acre Residential Zone, is utilized to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the mid-range of one dwelling unit per two acres. Accessory structures and uses and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone. This zone is applicable to lands designated as Medium Density Residential (MDR) in the General Plan.
5. **Three-acre Residential (R3A).** The R3A, Three-acre Residential Zone, is utilized to create a more dispersed residential character to an area by providing for and regulating the development of medium density residential development at the lowest range of one dwelling unit per three acres. Agricultural structures and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone. This zone is applicable to lands designated as Medium Density Residential (MDR) in the General Plan.
6. **Residential Estate (RE).** The RE, Residential Estate Zone is intended to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding use compatibility, physical and infrastructural constraints, and General Plan use designation. Said designations represent the minimum number of acres allowed for each lot. Agricultural structures and uses are considered compatible with this zone.

130.24.020 Matrix of Allowed Uses

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.24.020 (Residential Zone Use Matrix) below in this Section:

Table 130.24.020 – Residential Zone Use Matrix

RM: Multi-unit Residential R1, R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estate	P	Allowed use						
	PD	Planned Development Permit required (130.52.040)						
	A	Administrative Permit required (130.52.010)						
	CUP	Conditional Use Permit (130.52.021)						
	MUP	Minor use Permit required (130.52.020)						
	TMA	Temporary Mobile Home Permit required (130.52.050)						
	TUP	Temporary use permit required (130.52.060)						
	—	Use not allowed in zone						
USE TYPE							Specific Use Reg.	
	RM	R1, R20K	R1A	R2A	R3A	RE		
Residential								
Child Day Care Home: Small Family Day Care Home	P	P	P	P	P	P	130.40.110	
Large Family Day Care Home	CUP	A	A	A	A	A	130.40.110	
Community Care Facility: Small (serving 6 or fewer)	P	P	P	P	P	P		
Large (serving 7 or more)	CUP	CUP	CUP	CUP	CUP	CUP		
Dwelling: Multi-unit	P	—	—	—	—	—		
Single-unit, attached	P	P	—	—	—	—		
Single-unit, detached	P ¹	P	P	P	P	P		
Temporary During Construction	—	P	P	P	P	P	130.40.190	
Employee Housing: Agricultural- Six or fewer	—	P	P	P	P	P		
Seasonal Worker in compliance with standards	—	—	A	A	A	A	130.40.120	
Seasonal Worker not in compliance with standards	—	—	CUP	CUP	CUP	CUP		
Construction	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190	
Guest House	—	P	P	P	P	P	130.40.150	
Hardship Mobile Home	—	TMA	TMA	TMA	TMA	TMA	130.40.190	
Kennel, private	—	—	—	—	—	CUP	130.40.080	

Table 130.24.020 – Residential Zone Use Matrix

RM: Multi-unit Residential	P	Allowed use					
R1, R20K: Single-unit Residential	PD	Planned Development Permit required (130.52.040)					
R1A: One-acre Residential	A	Administrative Permit required (130.52.010)					
R2A: Two-acre Residential	CUP	Conditional Use Permit (130.52.021)					
R3A: Three-acre Residential	MUP	Minor use Permit required (130.52.020)					
RE: Residential Estate	TMA	Temporary Mobile Home Permit required (130.52.050)					
	TUP	Temporary use permit required (130.52.060)					
	—	Use not allowed in zone					
USE TYPE							Specific Use Reg.
	RM	R1, R20K	R1A	R2A	R3A	RE	
Mobile/Manufactured Home Park	CUP	CUP	CUP	CUP	CUP	CUP	130.40.190 Also refer to adopted Mobile Home Park Design Standards (Resolution 198-2015)
Room Rental: One bedroom, only	P	P	P	P	P	P	
Secondary Dwelling	—	P	P	P	P	P	130.40.300
Transitional Housing: Small (serving 6 or fewer)	P	P	P	P	P	P	130.40.360
Large (serving 7 or more)	CUP	CUP	CUP	CUP	CUP	CUP	
Agricultural							
Animal Raising and Keeping	See Table in 130.40.080.1 (Animal Raising & Keeping Matrix)						130.40.080
Accessory Structures	—	P	P	P	P	P	130.40.030
Crop Production	—	—	P	P	P	P	
Grazing	—	—	P	P	P	P	
Nursery, plants: Wholesale	—	—	—	—	—	P	
Orchards and Vineyards: Commercial	P	P	P	P	P	P	
Packing, on-site products	P	P	P	P	P	P	
Processing of Agricultural Products; Commercial			CUP	CUP	CUP	CUP	130.40.160
Produce Sales Sale of produce grown on-site	—	A	P	P	P	P	130.40.240
Commercial							
Child Day Care Center	—	—	—	—	—	—	130.40.110
Contractor’s Office	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190
Stables; Commercial	—	—	—	—	—	CUP	130.40.210
Home Occupation	See Table in 130.40.160.1 (Home Occupation Use Matrix)						130.40.160

Table 130.24.020 – Residential Zone Use Matrix

RM: Multi-unit Residential	P	Allowed use					
R1, R20K: Single-unit Residential	PD	Planned Development Permit required (130.52.040)					
R1A: One-acre Residential	A	Administrative Permit required (130.52.010)					
R2A: Two-acre Residential	CUP	Conditional Use Permit (130.52.021)					
R3A: Three-acre Residential	MUP	Minor use Permit required (130.52.020)					
RE: Residential Estate	TMA	Temporary Mobile Home Permit required (130.52.050)					
	TUP	Temporary use permit required (130.52.060)					
	—	Use not allowed in zone					
USE TYPE							Specific Use Reg.
	RM	R1, R20K	R1A	R2A	R3A	RE	
Lodging Facilities	CUP	CUP	CUP	CUP	CUP	CUP	130.40.170
Mixed Use Development	P ²	—	—	—	—	—	130.40.180
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	P	130.40.220
Seasonal Sales	—	—	—	—	—	A	
Temporary Real Estate Sales Office	A	A	A	A	A	A	130.40.330
Wineries	—	—	—	—	—	CUP ³	130.40.400
Industrial							
Mineral Exploration	A	A	A	A	A	A/ CUP	Chapter 130.29
Mining	CUP	CUP	CUP	CUP	CUP	CUP	
Storage Yard: Equipment and Material Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
Recreation and Open Space							
Golf Course	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210
Hiking and Equestrian Trail	P	P	P	P	P	P	
Marina, Non-motorized Craft	—	—	—	—	—	CUP	
Off-highway or Off-road Vehicle Area	—	—	—	—	—	A	
Parks (Public): Day Use	P	P	P	P	P	P	
Nighttime Use	CUP	CUP	CUP	CUP	CUP	CUP	
Picnic Area	P	P	P	P	P	P	
Private Recreation Area	PD/ CUP	PD/CUP	PD/CUP	PD/ CUP	PD/ CUP	PD/ CUP	
Resource Protection and Restoration	P	P	P	P	P	P	
Swimming Pool, public	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210

Table 130.24.020 – Residential Zone Use Matrix

RM: Multi-unit Residential R1, R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estate	P Allowed use PD Planned Development Permit required (130.52.040) A Administrative Permit required (130.52.010) CUP Conditional Use Permit (130.52.021) MUP Minor use Permit required (130.52.020) TMA Temporary Mobile Home Permit required (130.52.050) TUP Temporary use permit required (130.52.060) — Use not allowed in zone						
USE TYPE							Specific Use Reg.
	RM	R1, R20K	R1A	R2A	R3A	RE	
Tennis Court, public	CUP	CUP	CUP	CUP	CUP	CUP	
Trail Head Parking or Staging Area	—	CUP	CUP	CUP	CUP	CUP	
Civic							
Cemetery	CUP	CUP	CUP	CUP	CUP	CUP	
Churches and Community Assembly	CUP	CUP	CUP	CUP	CUP	CUP	
Community Services: Minor	CUP	CUP	CUP	CUP	CUP	CUP	
Schools: Elementary and Secondary, private	CUP	CUP	CUP	CUP	CUP	CUP	130.40.230
Utility							
Communication Facilities	A / CUP	A / CUP	A / CUP	A / CUP	A / CUP	A / CUP	130.40.130
Public Utility Service Facilities: Intensive	CUP	CUP	CUP	CUP	CUP	CUP	130.40.250
Minor	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)						130.40.390
NOTES: ¹ Requires minimum General Plan density to be met. Planned Development application required unless in compliance with adopted Traditional Neighborhood Design standards found in the site planning and design manual. ² Allowed as part of a Mixed Use Development, residential component meets minimum General Plan density requirement and is subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title. ³ Or as otherwise permitted under Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.							

130.24.030 Residential Zone Development Standards

Allowed uses and associated structures shall comply with the following development standards in Table 130.24.030 below in this Section, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title, or standards are modified pursuant to a Development Plan permit in compliance with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.24.030 – Residential Zones Development Standards

Development Attribute²	RM³	R1	R20K	R1A	R2A	R3A	RE
Minimum Lot Size for Interior Lot	6,000 or 2,000 sq ft	6,000 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or 10 acres as designated
Minimum Lot Size for Corner Lot	7,500 or 3,500 sq ft	7,500 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or 10 acres as designated
Minimum Lot Width for Interior Lot (in feet)	60 or 20	60	100	100	150	150	100
Minimum Lot Width for Corner Lot (in feet)	75 or 35	75	100	100	150	150	100
Residential Density Range	See G.P. Policy 2.2.1.2 (MFR)	1 primary plus 2 nd dwelling unit per lot					
Setbacks ¹ : (in feet) Front	20	20	30	30	30	30	30
Secondary Front	10	15	20	25	30	30	30
Side ^{4,5}	5	5	10	15	20	30	30
Rear	10	15	30	30	30	30	30
Agricultural Structure	—	50	50	50	50	50	50
Maximum Height (in feet)	50	40	40	45	45	45	45

NOTES:

¹ May be subject to agricultural setbacks under Section 130.30.030 (Setback Requirements and Exceptions) in Article 3 (Site Planning and Project Design Standards) of this Title if adjacent to agricultural zones or fire safe setbacks if over one acre in lot size.

² Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones

³ Smaller minimum lot area or lot width is allowed when proposed with attached or small lot design detached units.

⁴ Fire Safe setbacks may apply.

⁵ May be subject to special side yard setbacks due to building height under Section 130.30.060 (Height Limits and Exceptions) in Article 3 (Site Planning and Project Design Standards) of this Title.

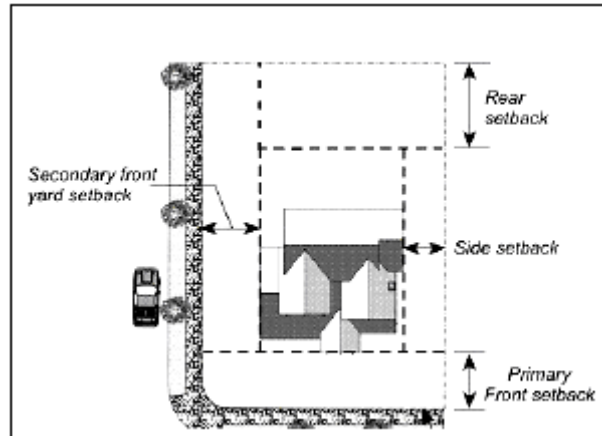
130.30.050 Setback Requirements and Exceptions

All structures and buildings (see Article 8 - Glossary: "Structure" of this Title) shall be located on a lot so as to conform to the setback requirements established for the zone in which the lot is located, as set forth in Chapters 130.21 (Agricultural, Rural , and Resources Zones) through 130.26 (Meyers Area Plan [MAP] Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, inclusive, except as provided in this Chapter unless and until a Variance is granted in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title or standards are modified pursuant to a Development Plan permit in compliance with 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

- A. **Measurement of Setbacks.** Setbacks shall be measured from the closest of either a property line, the edge of a road easement, or the edge of a right-of-way line to the nearest point of the foundation or support of a building or structure, on a line perpendicular to the property line, road easement, or right-of-way line.
1. **Setbacks adjacent to existing private roads without defined right-of-way or road easements** shall be measured from the edge of the maintained area of the road. Setbacks adjacent to County-maintained roadways shall be measured from a distance of 30 feet from the centerline of the road.
 2. Where the Board has adopted a future roadway alignment, the minimum setback shall be measured from the edge of the future right-of-way line.
 3. **Expanded setbacks from major roads** identified in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document shall be applied to protect future right of way for the planned widening of those roads. Proposed development adjacent to these roads shall be increased by the distance shown in the DISM/LDM, or successor document.
 4. **Corner Lots.** A corner lot with frontage on two or more streets shall have front yard (see Article 8 – Glossary: "Yards" of this Title) setback requirements, as identified in the Development Standards Tables in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, along each property line adjacent to a street, subject to the following exceptions:
 - a. **Double Frontage Corner Lots.** On a corner lot with frontage on two streets, the building permit application shall specify the primary front yard; the remaining street frontage shall be considered the secondary front yard, as shown in Figure 130.30.050.A (Example: Corner Lot Setbacks) below in this Section. The yard opposite the primary front yard shall be considered the rear yard. The primary front yard setback shall comply with the front yard setbacks of the zone; the secondary

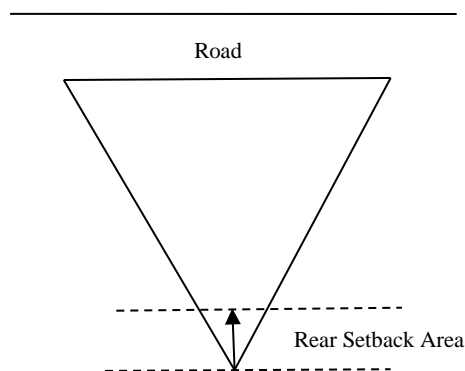
front yard setback shall comply with the secondary front setback applicable to the zone.

Figure 130.30.050.A Example: Corner Lot Setbacks



- b. **Triple Frontage Corner Lots.** On a corner lot with frontage on three streets, the building permit application shall specify the primary front yard. The frontage opposite the primary front yard shall be considered a rear yard for setback purposes, providing vehicular access is restricted.
- c. **Rear Setback on Triangular Lot.** Where a triangular lot has no rear lot line because its side lot lines converge to a point, an assumed line placed at the point, or vertex, of the angle and running perpendicular to a line bisecting the angle shall be considered the rear lot line for the purpose of measuring the required rear setback, as shown in Figure 130.30.050.B (Example: Rear Setbacks, Triangular Lots) below in this Section.

Figure 130.30.050.B Example: Rear Setbacks, Triangular Lots



- 5. **Through Lots.** Through lots, or double frontage non-corner lots, shall maintain front yard setbacks for the primary frontage containing the driveway

encroachment, and rear yard setbacks for the opposite frontage, providing vehicular access is restricted. Where vehicular access is allowed, front yard setbacks shall apply.

B. Exceptions to Setback Requirements. The following exceptions to the setback requirements shall be allowed when the qualifying conditions have been documented by a licensed civil engineer or surveyor. All reductions in front yard setbacks shall be subject to cross visibility area (CVA) requirements under Subsection 130.30.070.B.4 (Fences, Walls, and Retaining Walls - Front Yards) below in this Chapter.

1. **Front Setback Reduction for Slope.** Where the elevation of a lot measured at the required front setback line averages six feet or more for a lot less than one acre, or eight feet or more for a lot one acre or greater, above or below the elevation at the edge of road pavement adjacent to said lot, the required front setback for a single-story structure may be reduced by 50 percent, except:

a. Where a lot has more than one frontage, the elevation criteria set forth under this Subsection B.1 must be satisfied for all frontages.

b. Any parking structure allowed by this Subsection B.1 at a reduced front setback shall provide at least 20 feet of parking area between the edge of road pavement and the structure.

2. **Administrative Relief.** Setback reductions for a multi-story structure, or where all frontages of a lot do not meet the elevation criteria set forth in Subsection B.1 (Front Setback Reduction for Slope) above in this Subsection may be approved under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) of this Title provided the requirement under Subsection B.1.b above in this Subsection is met.

C. Projections into Required Setbacks.

1. Cornices, window canopies, eaves, bay windows, or similar architectural features, which do not qualify as habitable area under the building code; heating and air conditioning equipment; and uncovered and unenclosed decks of 30 inches in height or less, excluding handrails, may extend into any required setback by not more than 50 percent provided that no such feature shall be allowed within three feet of any side lot line.

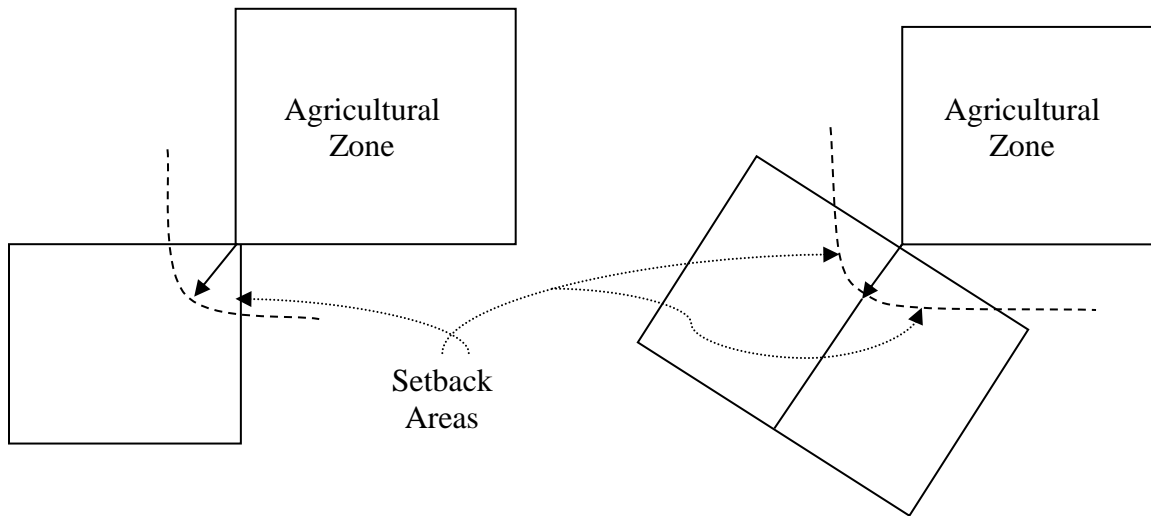
a. For uncovered and unenclosed decks, setbacks shall be measured from the closest portion of the deck, such as flooring, footing, or foundation, to the property line.

2. Front yards may have the following additional encroachments:

- a. Fences and walls, subject to Section 130.30.070 (Fences, Walls, and Retaining Walls) below in this Chapter.
 - b. Bear resistant garbage can containers, subject to Subsection 3.g (Bear Resistant Garbage Can Containers) below in this Section.
 - c. Signs, subject to Chapter 130.36 (Signs) below in this Chapter.
3. The following encroachments or reduced setbacks into the required yards are allowed for the following specific uses, provided there is no encroachment into any public utility or drainage easement:
- a. **Swimming pool, heating and air conditioning equipment** may encroach into any setback by up to 50 percent but not less than 3 feet from any lot line. When located within a required setback as allowed by this Subsection, accessory mechanical equipment that generates noise (such as air conditioning or swimming pool equipment) shall be enclosed with an appropriate noise barrier when less than 10 feet from the property line.
 - b. **Swimming pools** measured to the back edge (non-water side) of the bond beam and their accessory water features, such as manmade waterfalls, if 30 inches in height or less:
 - (1) **Front.** Setback required by zone.
 - (2) **Side and Rear.** 5 feet minimum.
 - c. **Propane Tanks** shall meet the applicable standards of the fire code (See Article 8: Glossary – “Fire Code” and “Fire Safe Regulations” of this Title) subject to the following conditions:
 - (1) **Front.** The propane tank may be located within the front setback provided it is not less than 10 feet from the property line and the tank is less than 40 inches in height and fully screened by fencing or landscaping.
 - (2) **Underground Tanks.** May be located within any setback.
 - d. **Portable Sheds** (non-habitable, less than 120 square feet of floor space, containing no utilities):
 - (1) **Front.** Setback required by zone.
 - (2) **Side and Rear.** 5 feet minimum, subject to fire safe regulations under Subsection D (Fire Safe Setbacks) below in this Section.
 - e. **Chimneys** (at ground level):
 - (1) **Front and Rear.** 3 feet into setbacks.
 - (2) **Side.** 3 feet into setback, but in no instance shall the remainder of the side yard be less than 3 feet.

- (3) **Chimneys that protrude above ground level**, such as cantilevered chimney chases on the second story of a residence, shall not be subject to setback requirements.
 - f. **Solar Collectors** that are ground mounted shall comply with the required side and rear setbacks for the zone, subject to the height requirements and maximum reduction in setbacks allowed under state Public Resource Code Section 25981.
 - g. **Bear Resistant Garbage Can Containers.** A bear resistant garbage can enclosure in compliance with the approved list maintained by the Environmental Management Department shall be subject to the following minimum setbacks:
 - (1) 10 feet from the road as measured from the edge of the curb-face or pavement if no curbing exists. In no event shall a container be placed within the road right-of-way or easement.
 - (2) On corner lots, containers shall not be located within the CVA at the intersection, as shown in Figure 130.30.070.B (Cross Visibility Area (CVA) Example #2) below in this Chapter.
 - h. **Trellises and Arbors.**
 - (1) A trellis shall be considered similar to a fence for setback purposes and be subject to the requirements for fences under Section 130.30.070 (Fences, Walls, and Retaining Walls) below in this Chapter.
 - (2) An arbor less than 50 percent open shall be considered a structure and be subject to development standards, including setback requirements, for the zone.
- D. **Fire Safe Setbacks.** Where the net acreage of a lot is one acre or larger, any new structure shall maintain a 30 foot setback from all property lines or from the centerline of the road, unless the applicable fire protection agency or the County has approved an exception, conditional or otherwise, for a reduction of the setback requirement to either the standard setback for the zone or as allowed under a Development Plan Permit.
- E. **Special Setbacks for Agricultural and Timber Resource Protection.** Notwithstanding any other provision of this Title, where incompatible uses, as defined in Article 8 (Glossary: see “Incompatible Uses: Agricultural”) of this Title, adjacent to the agricultural zones of LA, PA, and AG, or the Forest Resource (FR) and Timber Production Zone (TPZ), the following setbacks shall apply on those lots containing the incompatible use:

1. **Setback Standards on Lots Adjacent to Agricultural Zones.**
 - a. When the agriculturally zoned lot is located within a General Plan designated Agricultural District: 200 feet.
 - b. When the agriculturally zoned lot is located outside of a General Plan designated Agricultural District:
 - (1) A lot with the proposed incompatible use is 10 acres or larger: 200 feet.
 - (2) A lot with the proposed incompatible use is less than 10 acres: No special agricultural setback is required.
 - c. When the lot adjacent to the agriculturally zoned lot is in a General Plan designated Community Region or Rural Center: 50 feet.
2. **Setback Standards on Lots Adjacent to the Forest Resource or Timber Production Zone:**
 - a. When the lot adjacent to the Forest Resource or Timber Production Zone is within the General Plan designated Rural Region: 200 feet.
 - b. When the lot adjacent to the Forest Resource or Timber Production zone is within a General Plan designated Community Region or Rural Center: 50 feet.
3. **Setbacks and Buffers for Adjacent Tangent Lots.** Where an agricultural or timber production zoned lot abuts a lot at a tangent or single point and where an agricultural or timber production zone setback will apply to the adjacent lot, the setback will be measured as a radius the length of the required setback, from the point of tangent into the adjacent lot, as shown in Figure 130.30.050.C (Examples: Tangential Setbacks) below in this Section:

Figure 130.30.050.C Examples: Tangential Setbacks

4. **Administrative Relief.** Administrative relief from the setback requirements established in Subsections E.1 through E.3 above in this Section may be granted by the Ag Commission or the Director under an Administrative Permit (Section 130.52.010, Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title in compliance with criteria set forth by resolution of the Board, as amended from time to time.

F. Special Setbacks for Mineral Resource Protection.

1. Notwithstanding any other provision of this Title, where incompatible uses, as defined in Article 8 (Glossary: see "Incompatible Uses: Mining") of this Title, adjacent to lands located in the -MR Combining Zone, the following setbacks shall apply on those lots containing the incompatible use:
 - a. 250 feet on lots 10 acres or greater.
 - b. 150 feet on lots less than 10 acres in size.
2. The required setbacks in Subsection F.1 above in this Section, may be administratively reduced under an Administrative Permit, in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title by not more than 50 percent when the property owner affected by the setback has demonstrated to the Director that the mineral resource is at least 250 feet from the property line and mining activities are not likely to be carried on within 250 feet of the property line.

G. Protection of Wetlands and Sensitive Riparian Habitat.

1. **Content.** This subsection establishes standards for avoidance and minimization of impacts to wetlands and sensitive riparian habitat as provided in General Plan Policies 7.3.3.4, 7.4.2.5 and 7.4.2.8.
2. **Applicability.** The standards in this subsection apply to all ministerial or discretionary development proposed adjacent to any perennial streams, rivers or lakes, any intermittent streams and wetlands, as shown on the latest 7.5 minute, 1:24,000 scale United States Geological Survey (USGS) Quadrangle maps, and any sensitive riparian habitat within the County. Activities regulated under this subsection include those activities also regulated under the federal Clean Water Act (33 U.S.C. §1251 et seq.) and California Fish and Game Code (Section 1600-1607). These standards do not apply to culverted creeks and engineered systems developed or approved by the County or other public agency for collection of storm or flood waters, or systems other than natural creeks designed to deliver irrigation or water supplies. Additional standards applicable to the design of new developments or subdivisions are found in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document.
3. **Use Regulations.**
 - a. New ministerial and discretionary development shall avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. Where avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.
 - b. Any new development which does not avoid impacts to wetlands and sensitive riparian habitat shall prepare and submit a Biological Resource Assessment identifying the location of all features regulated under this Section.
 - c. An applicant shall obtain all required permits from state or federal agencies having jurisdiction, and shall fully implement any mitigation program required as a condition of such permit. Where the area impacted is not within federal or state jurisdiction, the County shall require appropriate mitigation as recommended in a Biological Resource Assessment.
 - d. Ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance

of 50 feet from any perennial lake, river or stream. This standardized setback may be reduced, or grading within the setback may be allowed, if a biological resource evaluation is prepared which indicates that a reduced setback would be sufficient to protect the resources.

- e. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a Biological Resource Assessment to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level. Where all impacts are not reasonably avoided, the biological resource evaluation shall identify mitigation measures that may be employed to reduce the significant effects. These mitigation measures may include the requirement for compliance with the mitigation requirements of a state or federal permit, if required for the proposed development activity.
 - f. Any setback or buffer required by this subsection shall be measured from the ordinary high water mark of a river, perennial or intermittent stream, and the ordinary high water mark or spillway elevation of a lake or reservoir.
 - g. Except where otherwise provided in this section, filling, grading, excavating or obstructing streambeds is prohibited except where necessary for placement of storm drain and irrigation outflow structures approved by the County; placement of public and private utility lines; construction of bridges and connecting roadways; maintenance activities necessary to protect public health and safety; and creek restoration and improvement projects.
 - h. All new septic system construction shall comply with standards established by the Environmental Management Department, or applicable state and federal regulations for setbacks from lakes, rivers and streams.
 - i. Projects within the joint jurisdiction of the County and the Tahoe Regional Planning Agency (TRPA) shall be subject to setbacks established by TRPA.
4. **Exceptions; Uses allowed. The following uses are allowed:**
- a. Native landscaping;
 - b. Fencing, consistent with the provisions of Subsection 130.30.070.B (Fences, Walls, and Retaining Walls - Front Yards) below in this Chapter, that does not interfere with the flow of waters or identified wildlife migration corridors;

- c. Roads or driveways used primarily for access or for the maintenance of a property;
- d. Utilities;
- e. Storm drains into riparian areas and creeks;
- f. Trails and passive recreational activities not involving the establishment of any structures;
- g. Boat ramps, docks, piers, and related features used for private purposes, subject to applicable local, state, or Federal regulations;
- h. Construction and maintenance of bridges, culverts, rip-rap, and other drainage facilities;
- i. Agricultural activities that utilize best management practices (BMPs), as recommended by the Ag Commission and adopted by the Board.

5. Exceptions; Conditionally Permitted Uses.

- a. The uses, and structures allowed in applicable zones are allowed within riparian areas with an approved Minor Use Permit;
- b. In addition to the findings required for approval of a Minor Use Permit, the Zoning Administrator shall make all of the following findings for a Minor Use Permit for riparian area development:
 - (1) The proposed use, structure, or encroachment cannot be feasibly located outside the riparian area or such location would have a more adverse effect on the stream environment.
 - (2) Measures are included that provide adequate protection of wildlife habitat, water quality and in-stream habitat, and capacity for flood management.

6. Performance Standards.

- a. Construction is prohibited in riparian buffers unless the necessary permits have been obtained from other responsible governmental agencies, and plans have been approved by the County.
- b. Grading, alteration of the natural contours of the land, or cutting or alteration of natural vegetation that protects sensitive riparian habitat is prohibited within riparian areas except when such action is required for the construction of an approved development or structure, associated with an agricultural use utilizing approved BMP's, or a

creek restoration and enhancement project, or necessary to protect public health and safety.

7. **Specific setbacks for major lakes, rivers and streams.** The setbacks identified in Table 130.30.050.H.1 (Specific Riparian Setbacks) below in this Section shall be provided, unless a discretionary approval by the County provides a larger or smaller setback.

Table 130.30.050.H.1 – Specific Riparian Setbacks

Specific Riparian Setbacks	
Lakes and Reservoirs	
Bass Lake	200 Feet
Folsom Lake	200 Feet
Jenkinson Lake (Sly Park)	200 Feet
Slab Creek Reservoir	200 Feet
Stumpy Meadows Reservoir	200 Feet
Rivers	
American River (Middle and South Forks)	100 Feet
Cosumnes River (North, Middle and South Forks)	100 Feet
Rubicon River	100 Feet
Streams and Creeks	
Big Canyon Creek	50 Feet
Deer Creek (South of US Highway 50 only)	50 Feet
Camp Creek	50 Feet
Clear Creek	50 Feet
Martinez Creek	50 Feet
Pilot Creek	50 Feet
Weber Creek	50 Feet

8. **Coordination with Other Regulatory Agencies**

All required permits from the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, regional water quality control board(s), California State Water Resources Control Board, or other applicable agencies, shall be obtained prior to commencement of construction. Evidence of approval or pending approval of any such permit shall be provided to the County, including all appropriate supporting materials, environmental documentation, and studies.

130.30.060 Height Limits and Exceptions

All structures and buildings shall conform to the maximum height requirements established for the zone in which the lot is located as set forth in Chapters 130.21 (Agricultural, Rural, and Resources Zones) through 130.26 (Meyers Area Plan [MAP] Zone) in Article 2 (Zones,

to the parking schedule, except as otherwise provided in standards for shared parking, or for certain accessory uses that are subject to a 50 percent reduction in parking requirements, as noted in the parking schedule.

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
RESIDENTIAL	
Single dwelling unit, detached	2 per unit
Duplex, triplex	2 per unit
Multi-unit (apartments, townhouses, and condominiums): Studio/1 bedroom 2 or more bedrooms	1.5 per unit; 2 per unit (minimum 1 covered); plus Guest parking shall be provided for all multi-unit development in the amount of 1 per 4 dwelling units. ¹ Guest spaces shall be marked “Reserved for guests” or “Visitor parking”.
Mixed Use	See Section 130.40.180.C.6 (Mixed Use Development, Development Standards)
Rooming houses, fraternity/sorority housing, or clubs w/sleeping facilities	1 per bedroom; plus 1 per 8 beds.
Accessory dwelling units: Secondary dwelling, Temporary mobile home	1 per bedroom, up to 2 maximum. May be in tandem with spaces required for primary residence.
Guest house	No additional spaces from that required for the primary residence.
Caretaker, Employee housing	1 per unit
Mobile home park	2 per mobile home space, may be in tandem for each space; plus 1 guest space for every 5 units.
COMMERCIAL	
Animal services: Kennel	1; plus 1 per 5 kennel spaces.

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
Veterinary clinic	1 per 250 square feet (sf.) of active use area (AUA) exclusive of kennel boarding area.
Automobile: Sales and rental (For customer and employee use)	1 per 400 sf. of AUA; plus 2 per service bay; plus 1 per 3,000 sf. of outdoor sales lot .
Repair and service, vehicle fuel sales	3 per service bay; plus 1 per 400 sf. of office/retail AUA.
Car wash	2 per washing stall; Drive-through stalls may utilize stacking areas with a length of 24 feet (ft.) as parking spaces.
Bank, financial institution	1 per 250 sf. of AUA; plus 1 per ATM.
Barber or beauty shop	2 per chair or station.
Bar, drinking establishment	1 per 3 seats or equivalent occupancy; plus 1 per 100 sf. of outdoor use area (OUA); plus 1 per 2 employees on maximum shift.
Building supply and lumberyard	1 per 500 sf. of gross floor area (GFA); plus 1 per 1,000 sf. of OUA.
Equipment rental	1 per 500 sf of GFA; plus 1 per 2,000 sf. of OUA.
Funeral home, mortuary	1 per 4 seats or equivalent occupancy; plus 1 for each vehicle maintained on the premises.
Laundry facilities: Dry Cleaner / Laundry Service (small scale w/o delivery or linen supply services)	1 per 500 sf. of GFA; plus 1 per check stand.
Laundromats (self-service)	1 per 2 washers.
Lodging: Bed and Breakfast	1 per guest room; plus required residential parking. (See Section 130.40.170: Lodging Facilities for additional requirements)

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
Hotel, motel	1.2 per guest room; plus 50% of the parking requirements for internal, accessory uses where conference facilities, meeting rooms, restaurants, and similar uses are provided as a part of the hotel / motel complex.
Medical services: Hospital	1 per bed based on design capacity. If more than 50 employees on the maximum work shift, 10 percent of required parking shall be designated for carpool/vanpool parking.
Long term care facility	1 per 4 beds based on design capacity.
Nursery, retail	See “Building Supply and lumberyard”
Office: Medical, dental	1 per 200 sf. of AUA.
General	1 per 250 sf. of AUA.
Restaurant and Brewpub: Full service	1 per 300 sf. of dining room area; plus 1 per 2 employees; plus 1 RV space for every 20 parking spaces. When outdoor seating is provided, the first 300 sf. of OUA exempt from parking requirements.
With drive-through	1 per 300 sf. of GFA; plus 1 RV space for every 20 parking spaces. Stacking lane shall be provided in compliance with the adopted Parking and Loading Standards (Resolution 202-2015).
Retail sales and service: Food and beverage	1 per 200 sf. of AUA; plus 1 per check stand; plus 1 per 600 sf. of storage area.
Furniture and appliances	1 per 500 sf. of AUA.
General, indoor	1 per 300 sf. of AUA; plus 1 per 600 sf. of storage area.
Shopping center: Neighborhood (less than 15K sf.)	1 per 300 sf. of GFA

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
Community (15K to 400K sf.)	1 per 400 sf. of GFA
Regional (>400K sf.)	1 per 500 sf. of GFA
CIVIC / CULTURAL	
Church	1 per 4 seats; plus 1 per Sunday school classroom.
Community assembly, including live theater, banquet hall, sports assembly, or other auditoriums and meeting halls	1 per 3 seats, or 1 per 50 sf. of spectator area if seats not fixed.
Library	1 per 2 employees for average day shift staffing; plus 1 per 400 sf. of GFA.
Schools: Child daycare center, preschool, nursery school	1 per 8 children; plus 1 space per 2 employees.
Elementary, middle school	3 per classroom; plus 1 per 250 sf. of office/administration area; plus 1 per 100 sf of auditorium.
High school	10 th grade and below: 3 per classroom; plus 1 per 250 sf. of office / administration area; plus 1 space per 100 sf. of auditorium; plus 11 th grade and above: Additional 1 space per 3 students 16 years and older.
College	8 per classroom, plus 1 per 35 sf. of auditorium area; or as determined by the review authority.
Specialized education, trade school	1 per 75 sf. of GFA; plus 1 per staff member.
INDUSTRIAL	
Industrial, general and specialized	1 per 500 sf. of indoor AUA; plus 1 per 1,000 sf. of indoor storage area; plus 1 per 2,000 sf. of OUA; plus 1 per 5,000 sf. of outdoor storage area.
Light manufacturing	1 per 400 sf. of AUA.
Research and development	1 per 250 sf. of AUA; plus 1 per 1,000 sf. of indoor storage area; plus 1 per 2,000 sf. of OUA; plus 1 per 5,000 sf. of outdoor storage area.

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
Resource extraction	No improved parking required providing sufficient usable area is available to accommodate all employee and visitor vehicles on-site.
Storage: Self-storage: w/outdoor access to units by vehicle drive aisles	2 spaces.
w/indoor access to units or no vehicle drive aisle within 20 feet of units	1 space; plus 1 per each 30 units, or fraction thereof.
Wholesale Distribution	1 per 1,000 sf. for first 10,000 sf. of AUA; plus 1 per 3,000 sf. of AUA thereafter.
RECREATIONAL	
Amusement center, arcade	1 per 200 sf. GFA.
Billiard hall	2 per table.
Bowling Alley	4 per lane; plus 50 percent of requirements for each indoor accessory use.
Campground, RV park	1 per campsite; plus 1 per every 3 day users as determined by maximum occupancy under a Conditional Use Permit.
Dance Studio	1 per 200 sf. of AUA, not including waiting room.
Golf course, regulation	4 per hole; plus 1 per driving range tee; plus 50 percent of requirements for each accessory use.
Golf course, miniature	3 per hole; plus 50 percent of requirements for each accessory use.
Health/Fitness club	1 per 300 sf. of AUA; plus 50% of requirements for each accessory use. Pools and tennis/racquetball courts calculated separately.
Marina	1 per 2 boat slips. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with trailers.

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
Movie theater (indoor)	1 per 3 fixed seats or equivalent occupancy.
Park	1 per 1,000 sf. of OUA.
Picnic area	1 per table.
Riding stable	1 per 4 stalls. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with horse trailers.
River put-in and take-out	1 per 3 day users; plus 1 bus parking space (10ft x 30ft) per 56 day users.
Skateboard Park	1 per 1,000 sf. of OUA.
Skating/ice rink	1 per 300 sf. of AUA.
Ski area	1 per 2.5 users based on total ski lift area capacity.
Snow Play Area	1 per 1,000 sf. of OUA.
Special Events: Outdoor	1 per 2.5 people in attendance.
Swimming pool (Public or membership)	1 per 200 sf. of pool area; plus 1 per 500 sf. of deck area.
Tennis courts/Racquetball	2 spaces per court; plus 50% of requirements for each accessory use (i.e. Retail sales area).
Trail Head Parking and Staging Area	As determined by the appropriate review authority.
AGRICULTURAL	
Christmas tree farms (U-cut), U-pick produce farms (fruit, pumpkin patch, etc.)	5 per one acre of crop.
Farm equipment and supply sales; and Nurseries, wholesale	1 per 500 sf. of GFA; plus 1 per 1,000 sf. of OUA.
Packing shed	1 per 1,500 sf. of GFA.
Produce, seasonal sales	1 per 300 sf. of OUA, with a minimum of 3 spaces.

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
<p>Ranch marketing (see also commercial and recreational uses, above):</p> <p>Bake shop</p>	<p>1 per 250 sf. of GFA;</p>
<p>Craft sales area</p>	<p>3 per each concession; plus 1 per 200 sf. of AUA.</p>
<p>Winery, brewery (see also commercial and recreational uses, above): Production, laboratory, storage</p>	<p>1 per 2,000 sf. of AUA; plus 1 per 5,000 sf. of storage.</p>
<p>Tasting Room</p> <p>Bus/Limo parking (10ft x30ft)</p>	<p>1 per 300 sf of AUA; plus 1 per 2.5 people attending marketing_events.</p> <p>1 space for first 20,000 sf. of winery/tasting room AUA; plus 1 space for each additional 20,000 sf, or fraction thereof.</p>
<p>¹The approving authority may reduce or eliminate the required number of guest spaces if:</p> <p>(a) Adequate street parking is available, or</p> <p>(b) The site is within 500 feet of a transit/bus stop.</p> <p>TABLE NOTES:</p> <ul style="list-style-type: none"> • See special requirements and adjustments for Parking Lot Turnover and Loading Bay Intensity as identified in the Adopted Parking and Loading Standards (Resolution 202-2015). • Standards contained in this table may be modified by the Special Parking Requirements and Adjustments contained in the DISM/LDM, or successor document. • A parking plan shall not be required for single family residential developments where all lots will have a minimum of two off-street parking spaces. 	

Planning Services**Exhibit F: Parcel Data Sheet**

Home > Government > Planning

PARCEL DATA INFORMATION8/20/2020 *Enter
Another
Parcel*

Disclaimer: This information may not be accurate.

Assessor's Parcel Number: 083-465-28**PROPERTY INFORMATION:**

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	100 - 35	PM 44/144/2	2.25

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR						CP			

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RM			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR, HDR						CP			

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R1			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
CAMERON PARK CSD FIRE	CAMERON PARK CSD	RESCUE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0750E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
4 LORI PARLIN		Mitigation Area 1	NO

REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.



Exhibit G: Parking and Loading Standards

Community Design Standards

In accordance with the Zoning Ordinance Update

Parking and Loading Standards

Adopted December 15, 2015

PARKING AND LOADING

Sections:

- 4.1 Purpose and Intent
- 4.2 Definitions
- 4.3 Parking Plan Required
- 4.4 Special Parking Requirements and Adjustments
- 4.5 Material and Passenger Loading/Unloading Areas
- 4.6 Recreational Vehicle Parking
- 4.7 Parking Lot Design Standards
- 4.8 Parking Lot Construction and Maintenance Standards
- 4.9 Non-conforming Parking

4.1 Purpose and Intent

The purpose of this Chapter is to ensure the provision and maintenance of safe, adequate, and well-designed off-street parking facilities in conjunction with a use or development in order to protect the public health, safety, and welfare. The intent is to reduce road congestion and traffic hazards, to promote storm water quality and management practices, to provide safe and convenient access to businesses, public services, and places of public assembly, and to promote an attractive environment through design and landscape standards for parking areas.

4.2 Definitions

“**Active use area (AUA)**” shall mean all developed areas within a building except for storage areas, restrooms, and employee lunchroom/cafeteria(s).

“**Gross floor area (GFA)**”. See Article 8

“**Outside use area (OUA)**” shall mean the total square footage of an area enclosed by fences, gates, walls, buildings, landscaping or other features which define the perimeter of the outdoor area where uses and activities are or may be conducted, including, but not limited to recreational use, retail sales, rentals, and restaurant seating.

“**Transportation Demand Management Plan (TDM)**” shall mean a program designed by an employer to reduce the amount of traffic generated by either new nonresidential development or the expansion of existing nonresidential development, by using a combination of services and incentives to maximize the potential for alternative transportation usage and encourage efficient utilization of existing transportation facilities.

4.3 Parking Plan Required

- A. A parking plan showing all off-street parking spaces, parking aisles, and access to parking areas shall be required, as follows:

1. At the time of submittal of an application for a building permit for construction of any building or structure that requires parking under this Section;
 2. For an expansion or addition to increase the floor area, lot coverage, or seating capacity of an existing use or structure that requires additional parking under this Chapter;
 3. When a more intensive land use is established requiring more parking than a previous use; or
 4. At the time of submittal of any discretionary application.
- B. The parking improvements shown on the approved plan shall be constructed prior to occupancy of any structure, or the commencement of any approved use.
- C. Minor revisions to an approved parking plan may be approved by the Director. If the parking plan was approved as a part of a discretionary permit, the Director shall refer revisions to the review authority if the revisions have the potential to raise new issues that were not reviewed or are substantial enough to warrant further review at public hearing.

4.4 Special Parking Requirements and Adjustments

The following special requirements and adjustments may apply to the parking standards set forth in Section 17.35.040:

- A. **Increases and Decreases in Requirements.** The required number of parking spaces may be increased or decreased by the Director or review authority, as part of a discretionary permit, as follows:
1. The number of parking spaces required by this Chapter may be increased when it is determined that the proposed use would have a parking demand in excess of the requirements of this Chapter.
 2. The number of parking spaces required for commercial and industrial uses may be decreased from the requirements of this Chapter where the review authority finds all of the following:
 - a. The intent of the parking ordinance is preserved;
 - b. The parking provided is sufficient to serve the use for which it is intended; and
 - c. The modification will not be detrimental to the public health, safety, or welfare.

3. In considering requests for an increase or decrease in the number of parking spaces, the review authority shall consider:
 - a. Size and type of use or activity;
 - b. Composition and number of tenants;
 - c. Peak traffic and parking loads;
 - d. Rate of turnover based on the following criteria, as applied in Table 17.35.040.1:
 - (1) High intensity areas are those having rapid turnover of less than two hours;
 - (2) Medium intensity areas are those where vehicles are parked from two to four hours;
 - (3) Low intensity areas have minimum turnover and few repeat users, such as long-term and employee parking lots.
 - e. Availability of public transportation including carpools or employer-provided transportation.
 - f. Payment of in-lieu fees authorized by the County Transit Authority for public transportation facilities, if available, or other options that support mass transportation alternatives.
 - g. The extent and effectiveness of a proposed TDM program including its monitoring plan.

B. **Reduction Methods.** The following reductions in required parking can be applied separately or in concert with each other, providing findings under Paragraph A.2 above can be made.

1. **Reduction for On-street Parking.** Where on-street parking is available on public streets fronting the subject property, the required off-street parking may be reduced by one space for each available on-street space adjoining the property. Determination of availability of on-street parking shall be made by the review authority after consultation with the Department of Transportation and the local fire district.
2. **Reduction for Rear-lot Parking.** The required off-street parking for commercial and civic uses located in a community region or rural center may be reduced by 10 percent when the project locates the parking area behind the structure(s) so that the parking area is not visible from the road frontage, sidewalks or other pedestrian accessways are available, and a transit stop is within 300 feet of the site.
3. **Shared Parking.** Shared parking shall be permitted as follows:

- a. Where two or more nonresidential uses on a single site or adjacent sites are developed, a parking analysis shall be required demonstrating parking demand based on distinct and differing hours of use and peak traffic periods. Table 4.4.A below shall be the default method of calculation, however, variations may be allowed subject to Director review and approval.

Table 4.4.A Calculating Shared Parking by Use Types (in percents)

Use Type	Weekday		Weekend		Nighttime
	Daytime 8 am - 6 pm	Evening 6:01 pm – 12am	Daytime 8 am - 6 pm	Evening 6:01 pm – 12am	12:01am – 7:59am
Office/Industrial	100%	10%	10%	5%	5%
Retail/Service	60	90	100	70	5
Lodging	75	100	75	100	75
Restaurant	50	100	100	100	10
Recreation/Entertainment	40	100	80	100	10
Churches/Assembly	40	80	100	100	5
Schools	100	75	40	40	5

- b. Shared parking shall be calculated as follows:
- (1) Parking shall be determined for each use as though it were a separate use, based on Table 4.4.A;
 - (2) Each amount of required parking shall be multiplied by the corresponding percentage for each time period;
 - (3) The parking requirement shall be totaled for each column; and
 - (4) The column with the highest value shall be the total parking space requirement.

Example: Calculating Shared Parking Requirement

For a development of office, retail, and restaurant uses that require the following number of spaces for each separate use:

Office	50
Retail	75
<u>Restaurant</u>	<u>60</u>

185 Total required spaces

Under shared parking requirements using Table 4.4.A:

Use Type / Space Requirements	Weekday		Weekend		Nighttime 12:01am – 7:59am
	Daytime 8 am - 6 pm	Evening 6:01 pm – 12am	Daytime 8 am - 6 pm	Evening 6:01 pm – 12am	
Office / 50	(50 x 100% =) 50	(50 x 10% =) 5	(50 x 10% =) 5	(50 x 5% =) 3	(50 x 5% =) 3
Retail / 75	(75 x 60% =) 45	(75 x 90% =) 68	(75 x 100% =) 75	(75 x 70% =) 53	(75 x 5% =) 4
Restaurant / 60	(60 x 50% =) 30	(60 x 100% =) 60	(60 x 100% =) 60	(60 x 100% =) 60	(60 x 10% =) 6
Total	125	133	140	116	13

The “weekend daytime” is the highest use period and the hypothetical mixed use project would require 140 parking spaces, thereby reducing the parking requirement by 45 spaces.

- c. The following restrictions shall apply to shared parking provisions:
 - (1) Reserved parking spaces shall be prohibited.
 - (2) Where shared parking occurs on adjoining lots, a maintenance agreement, in a form acceptable to the County. Said agreement shall provide for common maintenance of the parking area and shall state that any change in occupancy shall be subject to proof that sufficient parking is available.

4. Off Site Parking. Required parking for commercial or industrial uses may be located off site when all of the following requirements are met:

- a. Off-site parking is located on a site where parking is otherwise allowed and is located within 500 feet of the site which it is intended to serve.

- b. Parking requirements shall be met for both on site and off site uses either in total or as allowed by any of the reduction methods under this Subsection.
 - c. There shall be no hazardous traffic safety conditions for pedestrians utilizing an off site parking facility.
 - d. An off site parking easement is granted ensuring the continued availability of the off-site parking facilities for the life of the use that it is intended to serve, in compliance with Chapter 17.65 (Covenant of Easement).
- C. **Handicap Parking.** Parking for the physically handicapped shall be provided as required in the building code, in compliance with the Americans with Disabilities Act (ADA).
- D. **Compact Car Spaces.** Where 10 or more parking spaces are required for commercial, industrial, recreational, or civic uses, compact spaces may be incorporated for up to ten percent of the required spaces. Multi-unit residential developments containing ten or more units may incorporate compact spaces for up to 20 percent of the required visitor parking. All compact parking spaces shall be clearly marked by surface paint or signage reserving each parking space for compact car use, only. Compact spaces shall be evenly distributed throughout the parking lot.
- E. **Carpool/Vanpool.** Voluntary installation of carpool/vanpool parking may be allowed in return for a reduction in total parking requirements as part of a Transportation Demand Management Plan approved by the review authority.
- F. **Motorcycle Parking.** Parking areas accommodating 100 cars or more shall designate five percent of their required parking space for motorcycle use, rounded to the nearest whole number. General space requirements shall measure four feet wide by eight feet long per motorcycle, with adequate maneuvering space around the motorcycle. Two such spaces shall count as one car space.
- G. **Bicycle Parking.** Bicycle racks shall be designed to enable a bicycle to be locked to the rack and shall be installed in a manner that allows adequate access to the bicycle. General space allowances shall measure two feet wide by six feet long per bicycle, with a five foot maneuvering space behind the bicycle. Surfacing shall be consistent with adjacent sidewalk or parking areas. Bicycle parking shall be required for the following development:
- 1. **Office and Retail Commercial.** One bicycle space per every five required vehicle parking spaces up to the first 25 vehicle spaces. An additional bicycle space is required for every ten additional vehicle spaces or portion thereof. The maximum number of bicycle spaces required is 20, unless more are deemed necessary by the Director for major employment and commercial facilities.
 - 2. **Community Services - Minor and Public Recreation Facilities.** Thirty percent of the required number of vehicle spaces, to a maximum of 25 bicycle spaces, unless more are deemed necessary by the Director.

3. **Elementary, Middle and High Schools.** One bicycle space per student at 25 percent of peak enrollment.

H. **Drive-through Facilities.** Sites containing these facilities shall be in compliance with the following circulation and traffic control standards:

1. A drive-through facility shall be located at the rear or side of a commercial structure and not within any front setback area.
2. Ingress to and egress from a drive-through facility shall be prohibited from driveway(s) directly facing a residential zone.
3. A drive-through facility, including stacking areas for vehicles awaiting service, shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot.
4. Stacking lane(s) shall be physically separated from other traffic circulation on the site by concrete or asphalt curbing. The stacking lane(s) shall accommodate a minimum of four cars per drive-through window in addition to the car receiving service. The lanes shall be a minimum width of ten feet.
5. Signage shall be provided to indicate the entrance, exit, and one-way path of drive-through lanes in compliance with Chapter 17.37 (Signs).
6. Stacking areas shall not block access to any parking area or space required of a business. Lane striping to separate drive-through traffic from parking areas shall be provided from the nearest point of site access, as feasible, to the stacking lane(s).
7. Where a facility exceeds the standards of Paragraphs 1 through 6 above, and is not located within a development that is subject to a discretionary permit, such as a Conditional Use, Design Review, or Development Plan Permit, a Conditional Use Permit shall be required.
8. When a drive-through facility requires a Conditional Use Permit or is within a development that is subject to a discretionary permit, the review authority may impose a greater setback than is required under Paragraph 3 above, when it is determined necessary to mitigate impacts from noise, air pollution, lights, or other land use conflicts. The review authority may deny any application for a drive-through facility if it finds that the facility will add to the cumulative air quality impacts for a specified pollutant and the County is found to be in non-attainment status of either federal or state air quality standards for that pollutant.

I. **Historic Structures.** The following exemptions and reductions in parking standards shall apply to all historic structures, as designated by the County:

1. When a change or increase in intensity of use occurs in a historic structure no additional parking spaces shall be required.
2. When expansions or additions to an historic structure increase its square footage by more than 25 percent, additional parking shall be required. The revised parking requirement shall be calculated on the resultant total square footage of the structure, whether such total increase occurs at one time or in successive stages, such as with a phased project.

4.5 Material and Passenger Loading/Unloading Areas

- A. **Materials.** All uses which require the receipt or distribution of materials or merchandise by vehicle shall provide off-street loading spaces in the amount specified under Table 4.5.A, based on the projected demand intensity for the use as provided by the applicant, subject to approval by the review authority:

Table 4.5.A Loading Bay Requirements

Use Area (in square feet)	NUMBER PER LOADING BAY DEMAND		
	High	Medium	Low
Less than 10,000	1	0	0
10,000 to 30,000	2	1	0
30,001 to 60,000	3	2	1
60,001 to 100,000	4	3	2
100,001 to 150,000	5	4	3
Each additional 50,000	1	0.5	0.25

1. Area(s) provided for passenger loading and unloading required under Subsection B below, may be utilized for material loading/unloading at the discretion of the review authority based on the type of use and material, expected demand for loading/unloading the material, time of material delivery, and other relevant factors.
2. Industrial sites shall be self-contained and capable of handling all truck loading, maneuvering, and docking on site. The use of public roads for staging and/or maneuvering is prohibited.
3. The review authority may modify the loading zone requirements in special circumstances based on the specific nature of the use or combination of uses, the design characteristics of the project and site dimensions, the impacts to surrounding properties, and public safety.

- B. **Passengers.** Vehicle turn-out lanes for passenger loading and unloading shall be provided outside of the normal circulation lane for the following uses:
1. Apartments/condominiums containing 50 units or more.
 2. Retail sales and service uses containing 30,000 square feet or more of building area.
 3. Hotels/motels containing 50 units or more.
 4. Schools and child day care facilities with 50 or more students.
 5. Public buildings open for general use by the public.
 6. Public transportation facilities.
 7. River recreational use areas.
 8. Ski areas.
- C. All loading/unloading areas shall conform to the dimensions under Table 4.5.B:

Table 4.5.B Dimensions of Loading/Unloading Areas

Use Type	Width	Length	Vertical Clearance
Commercial Office, Recreational, and Civic	12 ft.	25 ft.	14 ft.
Other Commercial and Industrial	12 ft.	40 ft.	14 ft.

- D. All loading and unloading areas shall be marked appropriately with curb painting and/or signs that prohibit parking.

4.6 Recreational Vehicle Parking

- A. Recreational vehicle (RV) parking spaces shall be required as set forth in Table 17.35.040.1.
- B. In residential zones, RV parking or storage shall be limited to one such vehicle per lot. RV parking or storage shall not encroach into any required setback area and shall be screened from public view.

- C. Where RV parking and storage areas are provided in association with a mobile/manufactured home park, townhouse, apartment, or other multi-unit residential development, such parking shall be screened with fencing or landscaping.

4.7 Parking Lot Design Standards

The following standards shall apply to all parking lots required under this Chapter.

- A. **Parking Lot Dimensions.** Parking lot dimensions shall conform to requirements under the El Dorado County Standard Plans Manual, Standard Plan RS-90.
- B. **Controlled Access.** Every parking and loading stall shall be accessible from the drive aisle without displacement of other vehicles.
- C. **Public Road Access.** Except for single-unit residential dwellings, as defined in Article 8, parking stalls shall be designed so as to prohibit the backing of vehicles directly into any public road right-of-way or easement in order to exit the site.
- D. **Vertical Clearance.** Every parking stall and drive aisle shall have a minimum of eight feet vertical clearance.
- E. **Snow Removal Storage.** Parking areas located at the 4,000 foot elevation or higher shall provide snow removal storage areas. Such storage areas shall be equivalent to 10 percent of the surface used for parking and access and shall not utilize any required parking spaces. Landscaping areas may be utilized for this purpose in compliance with Section 17.34.060 (Maintenance and Protection).
- F. **Parking Area Gradient.** All parking areas shall be graded to provide adequate drainage of all surface areas into an on-site drainage improvement or stormwater drainage system, in compliance with the gradient standards in the Land Development Manual (LDM).
- G. **Landscaping Required.** Landscaping shall be required for all parking lots consistent with the requirements set forth in Chapter 17.33 (Landscaping Standards).

4.8 Parking Lot Construction and Maintenance Standards

Based on parking lot turnover set forth in Table 4.8.A, all required parking and loading areas shall conform to the following surfacing requirements, as provided in the LDM, unless otherwise allowed under Article 4 for a specific use:

Table 4.8.A Parking and Loading Area Surfacing Requirements

Location	PARKING LOT TURNOVER		
	High	Medium	Low
A. Community Region	Asphalt / Concrete	Asphalt / Concrete	Asphalt / Concrete
B. Rural Center	Asphalt / Concrete	Asphalt / Concrete	Chip Seal
C. Rural Region	Asphalt / Concrete	Chip Seal	Gravel

Wheel Stops.

1. All parking spaces adjacent to sidewalks or landscaping, other than for single-unit residential dwellings, shall provide concrete wheel stops a minimum of three feet between the farthest edge of the wheel stop and the nearest edge of the sidewalk or landscaped area.
2. Wheel stops may be eliminated adjacent to landscape areas in compliance with Paragraph 17.33.050.C.3 (Landscape Standards).
3. Wheel stops shall be anchored securely to the asphalt.

D. Directional Arrows and Signage. Aisles, approach lanes, pedestrian crossings, and loading/unloading areas shall be clearly marked with directional lines, arrows and/or signs to facilitate traffic movement and ensure pedestrian safety.

E. Maintenance. All parking and loading areas, drive aisles, and access drives shall be maintained in good condition and kept free of outside storage and debris.

4.9 Non-conforming Parking

No additional parking spaces shall be required for those existing uses made noncompliant with parking standards on the effective date of this Chapter, subject to the following:

- A. Whenever the existing use is enlarged, expanded, or intensified, additional parking spaces shall be provided only for the enlargement, expansion, or intensification subject to the standards in this Chapter.

- B. Whenever the existing use is changed to a new use where the parking requirement becomes 50 percent higher, parking for the entire site shall be consistent with the requirements and standards of this Chapter.

Exhibit H: Pre Application Review Comments



County of El Dorado Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/airqualitymanagement

Dave Johnston
Air Pollution Control Officer

August 4, 2020

Gina Hamilton, Project Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: PA20-0003 – MIRA LOMA MULTI-FAMILY DEVELOPMENT (Cook Family Holdings, LLC/CTA Engineering & Surveying, Brian Allen), APN 083-465-028 – AQMD Comments

Dear Ms. Hamilton:

The El Dorado County Air Quality Management District (AQMD) has reviewed the pre-application information for the proposed apartment complex including a fitness center, office/model unit and 90 space parking lot, and has the following comments.

Air Quality/GHG Analysis Required:

The western portion of El Dorado County (where the project is located) is in non-attainment of the state Ambient Air Quality Standards (AAQS) for Particulate Matter 10 micrometers (PM10), and the federal AAQS for PM2.5 (2.5 micrometers) in size. Additionally, the western portion of the County is in non-attainment of both the 1-hour and 8-hour state AAQS for ozone, and in severe non-attainment of the 8-hour federal AAQS for ozone. The two ozone precursor pollutants most responsible for ozone generated by this project are Volatile Organic Compounds (VOC, also known as Reactive Organic Gases or ROG) and Nitrogen Oxides (NOx).

An Air Quality and Greenhouse Gas (GHG) Analysis is required for adequate environmental review of the proposed project. AQMD recommends the use of the latest version of the California Emissions Estimator Model (CalEEMod), which can be downloaded for free at www.caleemod.com. This will compute mass emissions of criteria pollutants (NOx, ROG, SOx, PM & CO) and GHG (in CO₂ equivalents) from both construction and operation of the project. Someone knowledgeable in all aspects of the project, such as construction phasing, materials usage, etc., should run the model and modify the defaults as appropriate, assuring that notes are included about any changes to defaults as the program requires.

AQMD's Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act, February 2002 ("CEQA Guide") should be used to assess criteria pollutant emissions impacts and can be found here:

[https://www.edcgov.us/Government/AirQualityManagement/pages/Guide to Air Quality Assessment.aspx](https://www.edcgov.us/Government/AirQualityManagement/pages/Guide%20to%20Air%20Quality%20Assessment.aspx)

While AQMD has not adopted GHG thresholds of significance, we recommend using Sacramento Metropolitan AQMD's (SMAQMD) GHG thresholds, which were developed in conjunction with El Dorado County, Placer County, Yolo-Solano, and Feather River Air Districts. Because data from projects in El Dorado County, along with the other counties in the Sacramento region, were used to develop these thresholds, it is AQMD's opinion that these regional GHG thresholds represent "substantial evidence" for CEQA purposes and are appropriate for use as CEQA thresholds of significance. The supporting documents on the thresholds can be found in Chapter 6 of the CEQA guide found on SMAQMD's website at: <http://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>

Future Development:

The following standard conditions would apply to the proposed project:

1. **Fugitive Dust:** 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. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Department. Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
2. **Paving:** Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials if applicable.
3. **Painting/Coating:** The project construction will involve the application of architectural coatings, which shall adhere to AQMD Rule 215, Architectural Coatings.
4. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
5. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: https://www3.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf

Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcing this regulation.

6. New Point Source: Prior to construction, installation or use of any new emissions sources exceeding AQMD permit thresholds (e.g. propane heaters aggregating > 1 MMBH, emergency standby engine rated at 50 horsepower or greater, etc.); an Authority to Construct application shall be submitted to the AQMD. Applications shall include facility diagram(s), process flow charts, equipment specifications, and emissions or emission factors for each source of emissions pursuant to Rule 501, General Permit Requirements and Rule 523, New Source Review.
7. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the ARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.
8. Electric Vehicle Charging – Multifamily Residential: Consistent with the Residential Mandatory Measures identified in the 2019 Cal Green Building Code §4.106.4.2, if residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents. Please refer to Cal Green Building Stds Code §4.106.4.2 for specific requirements:
https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx

AQMD Rules and Regulations are available at the following internet address:
<https://ww3.arb.ca.gov/drdb/ed/cur.htm>.

Thank you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at 530.621.7501.

Respectfully,



Lisa Petersen
Air Quality Engineer
Air Quality Management District



2502 Country Club Drive, Cameron Park, CA 95682
telephone (530) 677-2231 • fax (530) 677-2201 •
www.cameronpark.org

August 10, 2020

Gina Hamilton, County Planner
Planning Department, El Dorado County

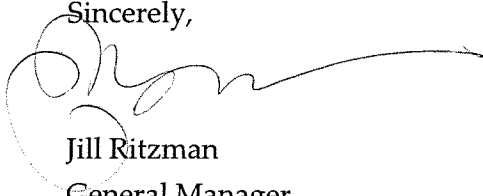
RE: Mira Loma Multi-Family Development (PA20-0003)

Dear Gina,

Mira Loma Multi-Family Development is within the Cameron Park Community Services District (District) boundaries; therefore, Quimby and Park Development Impact Fees payable to the District apply to the development.

The District has no additional comments at this time. Please let me know if you have further questions.

Sincerely,



Jill Ritzman
General Manager



Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT

Amy Phillips <amy.phillips@edcgov.us>
To: Gina Hamilton <gina.hamilton@edcgov.us>

Mon, Jul 27, 2020 at 3:18 PM

Hi Gina,

The County is subject to the State of CA Phase II MS4 [Permit](#) and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as a "Regulated" project under the MS4 Permit / [West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements](#) if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 5,000 sf or more of impervious surface. Regulated Projects are required to provide treatment of stormwater from the 85th percentile/24-hour storm event prior to the water leaving the site or entering a waterbody. Additional Hydromodification requirements may be required as well. Submittal requirements for Regulated and Hydromodification projects are provided [here](#).

We would be happy to answer any questions, if the applicant has any.

Thank you,

----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>

[Quoted text hidden]

[Quoted text hidden]

--

Amy A. Phillips, CPSWQ, CPESC, QSD
Storm Water Coordinator - West Slope

County of El Dorado
Tahoe Planning and Stormwater Programs
[2850 Fairlane Court, Placerville, CA 95667](#)
(530) 621-5921
amy.phillips@edcgov.us

Initial Consultation Letter_PA20-0003.pdf
212K

July 17, 2020

Gina Hamilton
County of El Dorado
2850 Fairlane Ct
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Gina Hamilton,

Thank you for submitting the Mira Loma Multi-Family Development plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

TIMOTHY ENGLE

ENVIRONMENTAL
MANAGEMENT

Pre-Application

Applicants are subject to a variety of state and local laws depending on the project type, scope and final plan of the project. These include waste hauling, waste recycling, temporary sign and waste collection enclosure requirements. Please be aware of the changing nature of solid waste legislation in California as the project is stewarded through the planning process

Construction and Demolition (C&D) Debris Recycling
State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information you still have questions, you're welcome to call Environmental Management at (530) 621-5300.

AB 341 - Mandatory Commercial Recycling (Multi-family)
State law requires that all multi-family dwellings with five or more units that generate at least two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.

AB 1826 - Mandatory Commercial Organics Recycling (Multi-family)
State law requires that all multi-family dwellings with five or more units that generate at least two cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape and pruning waste, and non-hazardous wood waste. Multi-family dwellings are currently not required to have a food waste program.

Trash and Recycling Enclosures: CalGreen Section 5.410.1
Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local

recycling ordinance, if more restrictive. Please direct questions about this provision to Building Services. Building Services can be reached at (530) 621-5315.

El Dorado Disposal

The franchise waste hauler for the location of this parcel is El Dorado Disposal (EDD). They can help businesses and multi-family dwellings determine how much waste they generate, when/if they exceed the waste amounts and complying with state law. Before the facility opens please contact EDD to set up waste and recycling service.

7/23/2020 8:47:01 AM

BRYAN VYVERBERG

**ENVIRONMENTAL
MANAGEMENT**

Public sewer and water are designated for this parcel. The application describes a fitness center that will be built as part of this project. If the fitness center includes a public pool or spa, plan review and approval by the El Dorado County Environmental Management Department is required prior to construction and operation of the facility.

7/25/2020 7:12:41 PM



Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT

Brink, Mike <mbrink@eid.org>

Mon, Jul 27, 2020 at 10:22 AM

To: Gina Hamilton <gina.hamilton@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Cc: Mailbox - services <services@eid.org>, "ballen@ctaes.net" <ballen@ctaes.net>

See below for the EID status related to the subject project.

Let me know if any questions.

Mike Brink, PE

EID Supervising Engineer

(530) 642-4054

From: Holland, Kimberly <kholland@eid.org>

Sent: Wednesday, July 22, 2020 10:01 AM

To: Baron, Michael <mbaron@eid.org>; Brink, Mike <mbrink@eid.org>; Dawson, Elizabeth <edawson@eid.org>; Deason, Brian <bdeason@eid.org>; Dinsdale, Aaron <adinsdale@eid.org>; Holland, Kimberly <kholland@eid.org>; Mackay, Marc <mmackay@eid.org>; Pike, Georgina <gpik@eid.org>; Venable, Doug <dvenable@eid.org>; Wolf, Jan <jwolf@eid.org>

Subject: FW: Project for Review & Comment - PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT

Good morning All,

Attached you will find the Initial Consultation for Mira Loma Multi-Family Development. There are no past or present FIL's or projects and the parcel does not yet have service with us.

Let me know if you have any questions.

Thank you,

Kimberly Holland

Development Services

El Dorado Irrigation District

(530) 642-4028



From: patricia.soto@edcgov.us <patricia.soto@edcgov.us> **On Behalf Of** Planning Department

Sent: Thursday, July 16, 2020 7:55 AM

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 **Initial Consultation Letter_PA20-0003.pdf**
212K

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

MEMO

DATE: August 12, 2020

TO: Gina Hamilton, Project Planner

FROM: Phil Mosbacher phone (530) 621-5320, philip.mosbacher@edcgov.us

SUBJECT: PA20-0003 MIRA LOMA MULTI-FAMILY DEVELOPMENT
(Cook Family Holdings, LLC/CTA Engineering & Surveying, Brian Allen)

We have looked over the application and have the following comments.

Addressing, including Suite Number Assignments, must be coordinated through the El Dorado County Surveyor's Office. Please do not post any Suite Numbers until they are approved through the Surveyor's Office.



Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT

Dave Spiegelberg <dave.spiegelberg@edcgov.us>

Wed, Aug 19, 2020 at 4:37 PM

To: Gina Hamilton <gina.hamilton@edcgov.us>

Gina - my comments are as follows:

- 1 - Traffic Study is required in accordance with General Plan Policy TC-Xa.
- 2 - DOT does not believe on-street parking should be used for required on-site parking spaces
- 3 - The project will require an encroachment on to Mira Loma Drive, a County-Maintained road. The applicable standard plan is 103C, with a throat width matching the drive isle.
- 4 - The throat width should be 24 feet, with a minimum throat depth of 25 feet.
- 5 - It is estimated that the Building Department will review and approve the construction and grading plans. DOT may be involved with any encroachment permits for utilities and driveway.

Dave W. Spiegelberg, P.E.

Senior Civil Engineer

County of El Dorado

Community Development

Department of Transportation, Development Section

2850 Fairlane Court

Placerville, CA 95667

530-621-6077 / 530-957-3521 (cell) / 530-295-2655 (fax)

dave.spiegelberg@edcgov.us

----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>

Date: Thu, Jul 16, 2020 at 7:54 AM

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[Quoted text hidden]



Initial Consultation Letter_PA20-0003.pdf

212K



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: Cook Family Holdings, LLC Phone #: (916) 585-9802
Address: 7720 Cordially Way, Elk Grove CA 95757 Email: Levi.Cook@cookfh.com

Project Information:

Name of Project: Mira Loma Multi-Family Dev Planning Number: PA20-0003
Project Location: Cameron Park, CA Bldg Size: (2) Bldgs 73'x120' ea
APN(s): 083-465-28 Project Planner: Gina Hamilton
Number of units: 46 Total Rental Units

Description of Project: (Use, Number of Units, Building Size, etc.)

New multi-unit residential apartment building construction consisting of two building structures that will be 73' x 120' each. Each building will be three stories with a height of less than 50' and will be constructed on a 2.248-acre lot. Building A will consist of twenty-two (22) rental units, one Fitness Center and one Office/Model Unit. Building B will consist of twenty-four (24) rental units. There will be a total of forty-six (46) rental units. The 2.248-acre lot layout is currently showing ninety (90) Off-Street parking spaces and there will be five (5) On-Street parking spaces available for tenant, office staff and visitor parking.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 20,000 square feet or less for churches |
| <input type="checkbox"/> 8,600 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B |

None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

CDS Long Range Planning Signature

7-16-2020

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

PRINT

ITE TRIP GENERATION MANUAL, 10TH ED CODE: 220 Multifamily Housing (Low Rise)
7/16/20 Project Description on TIS-ID Form

ITE Trip Generation Manual Trip Generation Period	ITE Trip Generation Rate per Dwelling Unit	Dwelling Units of Facility	Trips Generated by Facility	Threshold Policy TC-Xe	Conclusion
daily	7.32	46	336.72	100	VMT and Traffic Study Required
a.m. peak hour	0.46	46	21.16	10	Traffic Study Required
p.m. peak hour	0.56	46	25.76	10	Traffic Study Required

Policy TC- Xe (El Dorado County General Plan)

Policy TC-Xe

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

