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TO: Planning Commission Agenda of: May 10, 2018

FROM: Efren Sanchez, Assistant Planner Item No.: 5

DATE: May 8, 2018

RE: Minor Text Correction and Revisions to Conditions of Approval
Z17-0001/ PD17-0001/ TM17-1531: Cameron Ranch
Agenda Item No. 2 (Legistar No. 18-0574)

The following information details minor corrections to the Staff Report, Findings, and Conditions of Approval.

Executive Summary

Page 2 of the staff report, under the heading of *Executive Summary*, references:

- “Rural Lands Twenty-Acre (RM)” incorrectly. It should state “Multi-Unit Residential” instead. As shown in Exhibit D: Zoning Map of the staff report, the correct zoning is Multi-Unit Residential (RM).

Finding 2.2

Page 2 of the findings, under the *rationale* portion of this finding, references:

- “condominium conversion” incorrectly. It should state “Multi-Family Residential Development” instead. As shown in Exhibit C: General Plan Map of the staff report, the correct General Plan designation is Multi-Family Residential (MFR).

Findings HO-1.5, HO-1.6, HO-1.18, HO-1.7, HO-3.2(See Draft Housing Element Memo)

Conditions of Approval

Conditions of Approval 36 and 37 will be removed because these conditions will be captured separately during the building permit process.

~~36. Electric Vehicle Charging One & Two Family Residential: Consistent with the Residential Mandatory Measures identified in the 2016 Cal Green Building Code §4.106.4.1, all one and two family residential dwellings and townhomes shall have, at a~~

~~minimum, a listed raceway to accommodate a dedicated 208/240V branch circuit for future electric vehicle supply equipment (EVSE) for each dwelling unit. The raceway shall not be less than 1 inch inside diameter, shall be securely fastened at the main panel, and terminate in close proximity to the proposed location of the charging end of the equipment. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. The service panel shall provide capacity to install a minimum 40A dedicated branch circuit. Please refer to Cal Green Building Stds Code §4.106.4 for specific requirements: http://www.edegov.us/Government/Building/California_Building_Standards_in_Effect.aspx~~

~~37. Wood burning devices: The installation of open hearth wood burning fireplaces and all non-EPA certified wood burning devices shall be prohibited. All wood burning stoves, inserts, and pellet stoves installed shall be certified to the most current EPA standard. <http://www.epa.gov/residential-wood-heaters/final-new-source-performance-standards-residential-wood-heaters>. Please refer to EPA's "List of EPA Certified Wood Stoves", <http://www.epa.gov/burnwise/epa-certified-wood-stoves>. Fireplaces burning exclusively natural gas or propane (i.e., sealed units), or are purely electric are permissible.~~

Conditions of Approval 38, 39, and 40 will be removed because these conditions are more appropriate for the building permit process. Also condition 38 is removed because condition 15 mentions the requirement of a Class 2 bike path on Green Valley, and Design Waivers address internal sidewalk locations and show no internal bike paths.

~~38. Pedestrian/Bike Paths (Recommended): The proposed subdivision shall include sidewalks and bike paths (Class I) connecting the project to adjacent subdivisions and pedestrian/bike path networks, reducing dependence on motor vehicles.~~

~~39. Solar / Photovoltaic Equipment (Recommended): All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.~~

~~40. Exterior Electrical Outlets (Recommended): Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.~~

Revised condition per recent discussion on May 2, 2018 with Cameron Park Fire Protection Chief and applicant's engineer.

50.C. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. To comply with Section 503.4 of the California Fire Code, A, B, and C Drives shall be a minimum of 28' wide, unless otherwise

approved by the Fire Department. It is strongly encouraged that the 28' in width be measured from face of curb to face of curb, but an allowance will be made to include 27' of pavement and 6" flush curb on each side of pavement to equal a total width of 28'. D and E Drives as shown on the Tentative Map comply with the California Fire Code.

New Standard Condition added:

62. Archeological Resources: In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.