



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Rich Stewart, Chair, District 1
Dave Pratt, First Vice-Chair, District 4
Brian Shinault, Second Vice-Chair, District 5
Gary Miller, District 2
Tom Heflin, District 3

Char Tim Clerk of the Planning Commission

DRAFT MINUTES

**Regular Meeting
July 23, 2015 – 8:30 A.M.**

CALL TO ORDER

Meeting was called to order at 8:35 a.m. Present: Commissioners Stewart, Miller, Pratt, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

ADOPTION OF AGENDA

Motion: Commissioner Pratt moved, seconded by Commissioner Shinault, and carried (4-0), to approve the agenda as presented.

AYES: Miller, Shinault, Pratt, Stewart
NOES: None
ABSENT: Heflin

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

1. 15-0807 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 23, 2015.

Motion: Commissioner Pratt moved, seconded by Commissioner Miller, and carried (3-0), to continue the item to the August 13, 2015 meeting.

AYES: Miller, Pratt, Stewart
NOES: None
ABSENT: Heflin
ABSTAINED: Shinault

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS – None
(Development Services, Transportation, County Counsel)

COMMISSIONERS' REPORTS

Chair Stewart stated that the new Rocky Springs Road bridge is a very nice improvement and inquired if the site visibility could be improved for that area. Dave Spiegelberg/Transportation stated that he would forward the request to their Maintenance and Traffic Operations group but that since it is a private road, the County can't expend public funds on it.

PUBLIC FORUM/PUBLIC COMMENT – None

AGENDA ITEMS

2. 15-0808 Hearing to consider the Cameron Glen Estates Phase 5 project [Tentative Map TM14-1518/Planned Development PD14-0002]* to create 15 Class 1 single family residential lots with a Development Plan and requested Design Waivers from the Design and Improvement Standards Manual (DISM) standards on property identified by Assessor's Parcel Number 083-031-13, consisting of 1.64 acres, in the Cameron Park area, submitted by Cameron Glen Estates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study;
 - 2) Approve Tentative Map TM14-1518 based on the Findings and subject to the Conditions of Approval as presented;
 - 3) Approve Planned Development PD14-0002 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standards Manual (DISM) Standard Plan 101B as the Findings could be made:
 - (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet;
 - (b) Waive the sidewalk requirement on Jaoudi Court; and
 - (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide asphalt sidewalk along Green Valley Road.
- (Supervisory District 2)

Aaron Mount presented the item to the Commission with a recommendation of approval. He recommended clarification language be added to Conditions #60 and #63 identifying the Home Owners Association (HOA) as the responsible party. Mr. Mount also referenced the Staff Memo dated July 20, 2015 recommending new Conditions #65-#68 and that they have been agreed upon between EID and the property owner.

There was discussion between Chair Stewart and staff on the new airport land use plan process, turn lanes, setbacks, sound wall appearance, open space, affordable housing criteria, and EID waterline location.

Bobbie LeBeck, applicant's agent, made the following comments:

- Provided history of the project, which included the first four phases;
- Lots are small since this is an affordable housing project;
- Property surrounds an existing cemetery;
- Identified location of EID's waterline;
- Spoke on the various PUEs and setbacks;
- Read into the record requested modifications to Conditions #8.a, #10, #18, and #60;
- Spoke on Condition #64 regarding affordable housing; and
- Agreed that the sound wall should have an attractive appearance.

Commissioner Pratt spoke on the Transportation Commission's Mobility Plan in regards to using landscape for softening the corridors and suggested the applicant review that for options.

Dee Beukens, applicant's agent and the real estate agent for the project, made the following comments:

- Has been part of the project for many years as her husband had been the builder for Phases 2, 3 and 4;
- The housing market is turning and developers that had homes in the previous phases are now selling them for approximately \$280,000 - \$290,000;
- Inventory in the target range is low; and
- Expects that once the project breaks ground, housing prices will be around \$300,000.

Mike Roberts, District 3 Cemetery Advisory Committee representative, made the following comments:

- New to the Committee and appreciated the attention being given to the Skinner Family cemetery, provided a brief history on it and explained the steps taken to verify the cemetery;
- The Skinner Family owns the property where the cemetery is located and hasn't indicated any desire to move the cemetery;
- Inquired what would happen if the Skinner Family chose to either move the cemetery or bury someone there since it is surrounded by residences; and
- Read into the record the sign that is being placed throughout the County at cemeteries and also will be placed at the Skinner Family cemetery.

Chair Stewart closed Public Comment.

Discussion ensued on the sound wall, particularly aesthetics, in addition to discussion on EID's level of involvement in the review process. Commissioner Shinault read into the record additional language to be added to Condition #66. Lillian MacLeod read into the record additional language to be added to Condition #8.

Discussion ensued on the design waiver request for asphalt sidewalk. Commissioner Shinault recommended calling it a Class A sidewalk which would require certain construction processes to be followed.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Miller, and carried (4-0), to take the following actions: 1) Adopt the Negative Declaration based on the Initial Study; 2) Approve Tentative Map TM14-1518 based on the Findings and subject to the Conditions of Approval as amended; 3) Approve Planned Development PD14-0002 based on the Findings and subject to the Conditions of Approval amended as follows: (a) Add Conditions #65, #66, #67, and #68 as identified in the Staff Memo dated July 20, 2015; (b) Amend Condition #66 as stated; (c) Amend Conditions #8 and #8.a as stated; (d) Amend Condition #18 as stated; (e) Amend Condition #60 as stated; and (f) Amend Condition #63 as stated; and 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standards Manual (DISM) Standard Plan 101B as the Findings could be made: (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet; (b) Waive the sidewalk requirement on Jaoudi Court; and (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide Class A asphalt sidewalk along Green Valley Road.

AYES: Shinault, Miller, Pratt, Stewart
NOES: None
ABSENT: Heflin

This action can be appealed to the Board of Supervisors within 10 working days.

Findings

1.0 CEQA FINDINGS

An Initial Study has been conducted to determine if the proposed project would have a significant effect on the environment. Supporting technical studies, including *Air Quality Analysis/Greenhouse Gas Analysis*, *Traffic Impact Analysis*, *Biological Resources Assessment*, *Cultural Resources Inventory and Evaluation*, and *Environmental Noise Assessment*, are referenced in this Initial Study. Based on the Initial Study, conditions have been added to the project to avoid to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Negative Declaration has been prepared.

The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Development Services Department-Planning Services 2850 Fairlane Court Placerville, CA 95667.

2.0 ADMINISTRATIVE FINDINGS

General Plan

2.1 **Land Use Element- General Plan Policies 2.1.1.7 (Development within Community Region) 2.2.1.2 (Land Use Type and Density), 2.2.1.3 (Population Range), 2.2.5.21 (Development Compatibility).**

The project is appropriately located in the Community Region of Cameron Park where public services such as water, sewer, emergency services, and schools exists and would adequately serve the project. The project density of 9.15 dwelling units/acre (du/ac) is consistent with the density under Multifamily Residential. The subdivision would be compatible with the surrounding residential development in the area and Phases 1 through 4 of Cameron Glen Estates. Impacts to on-site biological and off-site cultural resources and habitat shall either be preserved as part of the project or conditioned accordingly.

2.2 **Land Use Element- General Plan Policy 2.2.5.21 (Project Compatibility).**

Cameron Glen Estates Phase 5 subdivision shall be a part of the existing and planned residential density and design in this area of Cameron Park.

2.3 **Circulation and Transportation Element- General Plan Policies TC-Xe, TC-Xf, TC-Xg, TC-Xh (Levels of Service and Concurrency).**

The proposed development would be accessed via improvement and connection to existing road infrastructure currently serving the residential neighborhood. As analyzed and determined by the Transportation Division, the proposed development would not worsen the existing Level of Service (LOS) in the area. As conditioned, payment of standard traffic impact mitigation (TIM) fees shall be required prior to issuance of the residential building permits.

2.4 **Public Services and Utility Element- General Plan Policies 5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1.3 (Adequacy of Public Utility for Water and Sewer Services).**

The proposed development is within the El Dorado Irrigation District (EID) service area where public water and sewer utilities currently exist. The development would be required to improve and connect to these infrastructures in order to obtain the service. A Facility Plan Report (FPR), which details the necessary facility improvements, would be required subject to review and approval by EID. An EID meter award letter would be required as proof of rights to service prior to filing of the Final Map.

2.5 **Public Services and Utility Element- General Plan Policies 5.4.1.1, 5.4.1.2 (Drainage and Erosion).**

The subdivision is designed to address storm drainage using open ditch and underground pipes, subject to Design and Improvement Standards Manual (DISM) construction and design standards. Best Management Practices shall be enforced in order to minimize erosion effects during site construction. Impacts to wetlands would be mitigated through

permitting requirements from the issuing agencies including the U.S. Army Corps of Engineers and California Regional Water Quality Board.

2.6 Health and Safety Element- General Plan Policies 6.2.3.1 and 6.2.3.2 (Fire Protection Services), 6.5.1.1 (Noise).

The project is located within the Cameron Park Community Region, where fire protection service is provided by the Cameron Park Fire Department. This site is designated as moderate in terms of fire hazard. Specific project conditions of approval, including minimum fire suppression and road standards, shall be applied subject to verification by the Fire Department prior to any construction. Site development shall be required to implement and adhere to specific provisions identified in the required Wildfire Safe Plan. Vehicular noise along Green Valley Road shall be mitigated to a less than significant level with construction of a soundwall.

2.7 Housing Element- General Plan Policies HO-1.6, HO-1.7, HO-1.16 and HO-1.18 (Affordable Housing).

The above policies require the County to encourage applicants to offer a portion of their developments as affordable. The location of the proposed project is a prime area to include affordable residential work-force housing due to the proposed project site proximity to amenities such as schools, transportation, employment, medical, retail services and recreation. The Cameron Glen Estates Phase 5 project is being developed as an affordable project consistent with Phases 1-4.

3.0 PLANNED DEVELOPMENT FINDINGS

3.1 The Planned Development zone request is consistent with the General Plan.

As described in Findings 2.1 through 2.7, the project is consistent with specific, mandatory, and applicable General Plan Policies regarding open space.

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

The requested reduction in setbacks allows the project to meet the required density while protecting oak trees and allowing access to the adjacent cemetery. The project includes 30 percent open space that will be owned and maintained by the home owner's association. The project will be consistent with the density and lot design of the previous four phases.

3.3 The proposed exceptions to the standard requirements of the zone regulations are justified by the design of the project.

The request includes exceptions to the standard requirements for zone regulations pertaining to minimum setbacks. A Planned Development application is required to

allow for flexibility in the required setbacks for the underlying R2 zone district. The project has been designed in order to retain all of the oak trees while achieving the required density and buffering development from the adjacent cemetery.

3.4 The site is physically suited for the proposed uses.

The partially developed site is physically suitable for the proposed development. All slopes over 30 percent are artificial slopes from previous disturbance and will be graded to achieve a uniform slope for development of single family residences.

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

The proposed development is within the El Dorado Irrigation District (EID) service area where public water and sewer utilities currently exist. The development would be required to improve and connect to these infrastructures in order to obtain the service.

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

The proposed development is compatible with the surrounding land use improvements. The project will not negatively impact any natural or scenic features of the site as all oak trees will be retained and no significant natural features exist on the property.

4.0 ZONING

The subdivision is consistent with the applicable provisions of the Zoning Ordinance including requirement for density and lot size regulation. Reduced setbacks have been requested as part of the development plan.

5.0 SUBDIVISION ORDINANCE

5.1 That the proposed map is consistent with the applicable general and specific plans;

As discussed above, the project is consistent with applicable policies of the General Plan including density, neighborhood compatibility, and availability of infrastructures necessary to serve the project.

5.2 That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans;

The project and required improvements have been designed in conformance with the applicable policies of the General Plan, including allowable density, infrastructure availability, and preservation of sensitive resources.

5.3 That the site is physically suitable for the type of development;

The site is physically suitable for the proposed residential development. The topography of the site would be able to accommodate the development.

5.4 That the site is physically suitable for the proposed density of development;

The density of the project can be accommodated on the site. The lots and roads are adequately sized and designed subject to design waiver approval; necessary infrastructures to serve the site would be accommodated within identified right-of-way.

5.5 That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat;

As analyzed in the Initial Study for the project, identified project effects to biological resources shall be mitigated to less than significant level. Therefore, the project is not likely to cause substantial environmental damage or injure wildlife or their habitat.

5.6 That the design of the subdivision or the type of improvements is not likely to create serious public health and safety problems or unacceptable fire risks to occupants or adjoining properties;

The project is required to construct improvement in accordance with the conditions of approval and applicable regulations so as to not create public health and safety problems for future residents and/or the adjoining residential neighborhood.

5.7 The Board of Supervisors shall not deny approval of a final map pursuant to section 66474 of the Subdivision Map Act if a tentative map has been approved for the proposed subdivision and if the Board finds that the final map is in substantial compliance with the previously approved tentative map;

Prior to recordation, the final map for this subdivision shall be reviewed and verified for conformance with the approved tentative map and conditions.

5.8 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Subject to conditions of approval, all necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the Final Map for any portions of the approved tentative map.

6.0 DESIGN WAIVERS

The Design Waivers requested are subject to specific findings under Section 120.08.020 of the El Dorado County Subdivision Ordinance described below.

1. Reduction of Right-of-Way for Jaoudi Court from 60 feet to and 30 feet;
2. No sidewalks on Jaoudi Court.
3. Allow a 4.5 foot wide asphalt sidewalk along Green Valley Road.

The following describes the requested Design Waivers and responds to the required findings.

Design Waiver 1: Reduction of Right-of-Way for Jaoudi Court from 60 feet to and 30 feet.

- A. Reduced right-of-way will better conform to the existing topography and natural features on the site. This waiver will also aid in creating a more efficient layout of housing within the development. The increased right of way would require more extensive grading work, increasing the potential for impacts to oak trees. The request is consistent with what was approved for Phases 1-4 of Cameron Estates.
- B. Wider road rights-of-way would unnecessarily increase the physical landform disturbance and the potential for oak tree impacts. The lot size and reduced right-of-way allows the developer to achieve the desired density to make the project an affordable housing project.
- C. Subject to design waiver approval, the proposed physical roadway width is consistent with County Standard Plan 101B and County adopted fire regulations. This waiver is not anticipated to be detrimental to the health, safety, convenience, and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable, as the requested waivers exclusively apply to this subdivision.

Design Waiver 2: No sidewalks on Jaoudi Court.

- A. This waiver will aid in creating a more efficient lot design for housing within the development. The increased right of way would require more extensive grading work, increasing the potential for impacts to oak trees. The request is consistent with approval of Phases 1-4 which do not contain sidewalks. The reduced right-of-way only allows development of the standard width roadway, curb, and gutter. The entire Cameron Glen Estates project was designed in this manner to achieve greater density of lots and thus make the project an affordable housing project.
- B. Addition of sidewalks would unnecessarily increase the physical landform disturbance and the potential for oak tree impacts. The lot sizes and reduced right-

of-way allows the developer to achieve the desired density to make the project an affordable housing project.

- C. With low anticipated traffic volumes, this waiver is not anticipated to be detrimental to health, safety, convenience, and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance as this waiver exclusively applies to this subdivision.

Design Waiver 3: Reduce standard sidewalk width from 6-foot wide to 4.5-foot wide, on Green Valley Road.

- A. Narrow sidewalks will better conform to the existing topography and features of the site. A sidewalk is necessary on Green Valley Road to provide a pedestrian route from the project entrance to the commercial area at the corner of Green Valley Road and Cameron Park Drive.
- B. Strict application of this standard will unnecessarily increase physical landform disturbance. Field measurements were taken by the County indicating that a graded width of approximately 4.5 feet exists adjacent to Green Valley Road across the project frontage that could be converted to sidewalk without construction of retaining walls or impacts to EID.'s Gold Hill Intertie 18-inch water line.
- C. This waiver is not anticipated to be detrimental to health, safety, convenience, and welfare of the public.

General Plan Policy TC-5a requires sidewalks and curbs in subdivisions where residential lots are less than 10,000 square feet. The largest lot within Phase 5 is 8,000 square feet. The inclusion of sidewalks along Green Valley Road would have a positive effect on the health, safety, convenience, and welfare of the public.

- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance as this waiver exclusively applies to this subdivision.

Conditions of Approval

Project Description

1. The Tentative Subdivision map, Development Plan, and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits E-K and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit

and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project consists of the following:

- a. Tentative map subdividing 1.64 acre lot into 15 Class 1 single family residential lots and Lot A for an on-site road.
- b. Development Plan for the proposed residential subdivision to modify Limited Multifamily Residential-Planned Development (R2-PD) zone district development standards to allow the following reduced setbacks:
 - (1) Front yard setback of 15 feet, except for lot 104 which is 13.5 feet; and
 - (2) Rear yard setback of 10 feet.
- c. Design waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan 101B:
 - (1) Reduction in the required right-of-way for Jaoudi Court from 60 to 30 feet;
 - (2) Waive the sidewalk requirement on Jaoudi Court; and
 - (3) Reduce the sidewalk width from 6 feet to a 4.5 foot wide Class A asphalt sidewalk along Green Valley Road.

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

Planning Services

2. **Pre-construction Survey Required: Nesting Birds:** If feasible, construction activities should occur outside of the bird nesting season (September 16 through March 14). This would reduce impacts to raptors and migratory bird species protected by Fish and Game Code and the Migratory Bird Treaty Act of 1918. If construction begins during the typical breeding season for raptors and migratory birds (March 15 to September 15), pre-construction nest surveys should be conducted by a qualified biologist within ten days prior to the onset of construction. If no nests or nesting activity are identified in the project site, no further surveys would be required. If nests are identified in the project site, then the following condition shall be implemented:

Nests shall be avoided during breeding season while occupied. The California Department of Fish and Wildlife (CDFW) shall be coordinated with to establish a buffer around the nest(s). No construction activities or construction traffic shall enter the buffer area until a qualified biologist has confirmed that the nest is no longer active. If

establishment of a buffer area around the nest is not feasible, monitoring shall be conducted by a qualified biologist to confirm project activity is not resulting in detectable adverse effects to active nests. The biologist shall have the authority to stop construction activities if such adverse effects are detected.

3. **Rare Plant Survey:** If grading is to take place after May, 2016, an on-site biological plant survey to determine the extent and location of rare plants on the project site shall be submitted before issuance of the grading permit. Such a survey can only occur from March 15 through August 15 when plants are readily visible. If listed species are found consultation with the CDFW may be required.
4. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archeological resource”, contingency funding and a time allotment sufficient to allow recovering an archeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). 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 or the site is determined a “nonunique archeological resource”.

Development Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

5. **Human Remains:** If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner’s office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the Coroner and recommendations for treatment solicited (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be

- implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
6. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.
 7. **Notice of Restriction:** A Notice of Restriction shall be recorded with, and noted on, the final map that states that Lots B and C are for open space, landscaping, drainage, and retaining walls and that they shall not be utilized for residential development.
 8. **Sound Walls:** The following sound wall improvement shall be required prior to final map approval, subject to review and approval by the Development Services Division Director:
 - a. A 6-foot tall barrier, or other as approved by an acoustical consultant, shall be constructed to reduce future traffic noise levels to approximately 60 dB Ldn or less in the backyards located adjacent to Green Valley Road. At Lot 108, a 7-foot tall barrier shall be constructed (Exhibit E).
 - b. Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.
 - c. Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.
 9. **Landscape Plan:** Landscaping plans for Lots 102-108 and 81 shall be coordinated with the Cameron Park Community Services District, and reviewed and approved by the Development Services Division-Planning Services as part of Improvement Plan review. The landscaping shall be installed prior to issuance of occupancy of first residential unit.
 10. **Compliance with Conditions:** At the same time of a filing of a Final Map, and at submittal of any grading permit authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval that applies at each said stage. Planning Services shall verify compliance prior to issuance of the road improvement grading permit and concurrent with the filing of a Final Map.
 11. **Development Services Division Fees:** Prior to final map approval, the applicant shall pay all Development Services Division fees associated with this application.
 12. **Notice of Determination:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current State Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. No final map shall be filed until said fees are paid.

13. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services prior to final map recordation.
14. **Avigation Easement:** The applicants shall submit a copy of the Avigation Easement to Planning Services for review and approval prior to recordation.
15. **Liens and Bonds:** Prior to filing the Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
16. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

Transportation Division-Specific Conditions

17. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), modified as shown in Table 1. The improvements shall be completed to the satisfaction of the El Dorado County Transportation Division (TD) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SHOULDER WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Jaoudi Court	Std Plan 101B <i>(3"AC over 8"AB Min. or as</i>	28 ft.	30 ft.	No Sidewalks (if design waiver

	<i>recommended by geotechnical engineer)</i>			is approved)
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- * Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6” from the back of the curb.
- ** Non-exclusive road and public utility easements included

18. **Offers of Dedication:** A portion of ~~the~~ existing slope easement along Green Valley Road lying outside of the proposed soundwall / retaining wall shall be preserved and shown on the final map.

The applicant shall irrevocably offer to dedicate and show on the final map, a 30 foot-wide right of way in fee for Jauodi Court as shown on the tentative map. This offer will be rejected by the County.

The applicant shall irrevocably offer to dedicate, and show on the final map, all utility and drainage easements necessary to service the lots. Utility easements will be accepted by the County on behalf of those utility companies providing service. Drainage easements will be rejected.

19. **Maintenance Entity:** A Home Owner’s Association shall be formed for the maintenance of any and all shared or common facilities: private roads, parking facilities, landscaping, signs, and drainage and storm water treatment facilities. The Transportation Division (TD) shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map.

20. **Turnaround:** The applicant shall provide a turn-around as shown on the tentative map in accordance with *El Dorado County Design and Improvements Manual (DISM), Standard Plan 114* or approved equivalent by local fire district.

21. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the TD for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of TD and provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

22. **Performance Bond:** The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the applicant shall provide a 100 percent performance surety and a 50 percent labor and materialmen’s surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the sub divider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the TD.

Transportation Division-Standard Conditions

23. **Improvement Plans and Cost Estimate:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the County Subdivision Design and Improvement Standards Manual from the TD, and pay all applicable fees prior to filing of the final map.
24. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
25. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by TD prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
26. **Vehicular Access Restriction:** Prior to filing of the map, the applicant shall record a vehicular access restriction along the entire frontage of Green Valley Road.
27. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
28. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays. Exceptions would be allowed if it could be shown that construction beyond these times would be necessary to alleviate traffic congestion and safety hazards.
29. **DISM Consistency:** The developer shall obtain approval (as modified by these conditions herein) of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990), from the TD, and pay all applicable fees prior to filing of the final map.
30. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
31. **Improvement Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the TD. The RCD reviews and makes appropriate recommendations to the County. Upon receipt of the review report by the RCD, the TD shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow

collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

32. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the TD. The TD shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
33. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance to, and receive approval from, the TD. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
34. **Drainage Study / SWMP Compliance:** The project proposes to construct more than 5000 square feet of new impervious surface. This qualifies the project as a “Regulated Project” under section E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project shall incorporate Site Design Measures, Source Control Measures, and Low Impact Development (LID) Design Standards consistent with the Order into the project design, and construct such measures with the project. If the Order is amended or replaced by action of the SWRCB, the applicant shall comply with the Order in place at the time of issuance of construction permits.

The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Order. The Drainage Report shall address storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the TD.

It is recognized that this projects flooding impacts were analyzed in 2003 as a part of the final map application for phases 3 and 4 of Cameron Glen Estates (TM90-1199R; Supplemental Drainage Calculations for Cameron Glen – Phases 3 & 4, June 10, 2003, Gene E. Thorne & Associates). Construction of Phases 3 and 4 planned for and constructed flood mitigation for the current project in the form of a detention / retention pond located on Chesapeake Bay Circle within Phases 3 & 4.

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

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance; and
- The ultimate drainage outfall of the project.

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

35. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
36. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
37. **NPDES Permit:** The project proposes to disturb more than one acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ (CGP), including any and all amendments or revised orders issued by the SWRCB.

The applicant shall demonstrate compliance with the CGP (or equivalent permit issued by the SWRCB) prior to issuance of construction permits by County.

38. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado.

39. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to TD with the record drawings, drainage report, structural wall calculations, and geotechnical reports in PDF format.
40. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Air Quality Management District

41. **Wood-burning Devices:** The installation of open hearth wood-burning fireplaces or woodstoves shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, AQMD recommends using “natural-gas or propane only” fireplaces with flues/chimneys designed to only accommodate natural gas /propane burning.
42. **Electric Vehicle Charging:** All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (110V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.
43. **Exterior Electrical Outlets:** 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. Conformance with this requirement shall be verified prior to issuance of building permit.
44. **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 (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
45. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224). Conformance with this requirement shall be verified prior to approval of grading plans.
46. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings. Conformance with this requirement shall be verified prior to issuance of building permit.
47. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of

using an open outdoor fire (Rule 300 Open Burning). Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.

48. **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: http://www.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 enforcement of this regulation. Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.
49. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit 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. Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.

Cameron Park Fire Department

50. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
51. **Fire Hydrants:** This development shall install Mueller Dry Barrel fire hydrants or any hydrant approved by the El Dorado Irrigation District for the purpose of providing water for fire protection. The spacing between hydrant(s) in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. The proposed hydrant location on the Preliminary Utility Plan map for the Cameron Glen Estates, Phase 5 is approved.
52. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety red enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

53. **Access Roads:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department.
54. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
55. **Parking:** Parking will be allowed on one side of the street and no parking in the cul de sac for Jaoudi Court. On the fire hydrant side of the street and in the cul de sac the curb will be painted red and signed every 25 feet "No parking fire lane". This shall be white letters on a red background.
56. **Fire Safe Plan:** This development shall be conditioned to develop and implement a Wildland Fire Safe plan that is approved by the Fire Department, prior to final map approval.

County Surveyor's Office

57. **Survey Monuments:** All survey monuments must be set prior to filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
58. **Road Name:** The roads serving the development shall be named by submitting a completed Road Name Petition to the County Surveyors Office prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

Cameron Park Community Services District

59. **Park In-lieu Fee:** Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is responsible for parkland dedication which shall be satisfied through payment of park in-lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of the appraisal, the applicant shall pay the park fee to the Cameron Park Community Services District and shall submit a copy of the receipt to El Dorado County Development Services Division-Planning Services prior to filing the Final Map.

El Dorado County Cemetery Administration

60. **Maintenance Easement:** A buffer zone of five feet shall be set aside on the north and a portion of the west sides of the Skinner cemetery as shown on the cemetery preservation plan. This maintenance easement will separate the cemetery from any building or fence

defining a parcel property line. Cameron Glen Estates HOA shall keep this five foot buffer zone clear of weeds and debris allowing access for visitors and room for maintenance of the fence surrounding the cemetery.

61. **Cemetery Sign:** An information sign shall be installed at the cemetery entrance with relevant information regarding cemetery regulations and contact information.
62. **Historical Sign:** A sign shall be placed at the entry of the access easement near Green Valley Road with historical information regarding the cemetery.
63. **Access Walkway:** The access walkway from Green Valley Road to the Skinner family cemetery shall be constructed of concrete and the easement shall be kept clear of brush, grass, debris, and garbage by Cameron Glen Estates HOA.

CAO-Economic Development Division-Housing Services

64. Should the project be approved with a portion of the units to be set aside as affordable, HCED staff would work with the applicant to identify any potential funding opportunities to assist in the development of the affordable units. For example, should the applicant wish to set aside 20 percent of the units as affordable, the project may be eligible for the County's TIM Fee Offset Program, reducing the cost of TIM fees on the affordable units in addition to receiving priority fast track processing for the review process. A complete list of funding opportunities along with incentives for including affordable units is obtainable by contacting the Housing, Community and Economic Development Programs at 530-621-5159. An affordable housing plan and agreement is required should affordable units become a condition of the project.

El Dorado Irrigation District (EID)

65. Construction fencing shall be placed along the EID public utility easement (PUE) boundary for the Gold Hill Intertie to ensure no work occurs within the PUE and no equipment drives over the waterline. No grading shall occur over the pipeline without EID's approval.
66. There shall be an absolute minimum 3-foot separation between the outer edge of the existing EID waterline and the outer edge of proposed sound wall and sound wall footing. This may require special designs of the footings. EID shall be allowed the opportunity to review and approve the footing designed. The footings structural loading impacts on the waterline shall be evaluated and designed not to load the pipeline.
67. As the site improvement plans are developed, the outer edge of the EID pipeline shall be potholed to verify clearance. EID would like to be present during the potholing and shall be notified by the applicant prior to the activity. The project shall alter the fence line/footing as required to provide the 3-foot clearance.

68. Project exhibits show some sewer laterals located within driveways. Where space allows, sewer laterals and associated cleanouts shall not be placed in driveways. The exact location will be determined during review of the improvement plans.

ADJOURNMENT

Meeting adjourned at 10:08 a.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

Rich Stewart, Chair

DRAFT