

FROM THE MINUTES OF DECEMBER 14, 2006

9. REZONE/PLANNED DEVELOPMENT (Public Hearing)

a. **Z06-0021/PD06-0017** submitted by BURNETT PARK, LLC (Agent: Jim Losch) to rezone property from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA), and a development plan for a six-unit multifamily residential development consisting of a four-plex and a duplex. The property, identified by Assessor's Parcel Number 082-531-20, consisting of 0.59 acre, is located on the east side of Estepa Drive, 700 feet north of the intersection with Cambridge Road, in the **Cameron Park area**. (Negative declaration prepared)

Staff: Jonathan Fong recommended conditional approval.

Chair Knight walked the site and met with the applicant during the appeal on the design review application. He has had one telephone conversation with the applicant on this application.

Jim Losch was present and is completely satisfied with the compromise made with the Department of Transportation. No further input was received.

Commissioner Machado is concerned about the number of parking spaces. It seems to be an under-parked facility. There was no further input.

MOTION: COMMISSIONER CHALOUPKA, SECONDED BY COMMISSIONER TOLHURST AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, CHALOUPKA, TOLHURST, AND KNIGHT; NOES – COMMISSIONER MACHADO, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED, APPROVE Z06-0021/PD06-0017 AND ADOPT THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.

Findings

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.

- 1.3 The project will not affect wetland, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

- 2.1 The proposed rezone and development plan conform to the General Plan because the proposed multifamily development is consistent within the multifamily (MFR) land use designation. The rezone will create the Planned Development overlay which is required by the General Plan.
- 2.2 The proposed rezone and development plan conform to the County Zoning Ordinance which permits the proposed development within the Limited Multifamily Residential (R2) zoning district.

3.0 PLANNED DEVELOPMENT FINDINGS

- 3.1 The proposed development is so designed to provide a desirable environment within its own boundaries because adequate parking and landscaping has been provided on site.
- 3.2 No exceptions to the R2 zone district development standards have been proposed.
- 3.3 The site is physically suited for the proposed use. Existing topography will not require excessive alteration and no trees currently exist on site.
- 3.4 Adequate services are available for the proposed use.
- 3.5 The proposed uses do not significantly detract from the natural land and scenic values of the site because the site has already been graded and developed under previous approvals.

Conditions

Planning Services

1. The project, as approved, shall allow the following:

A rezone from Limited Multifamily Residential-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA) and a proposed Development Plan for a six-unit multifamily

complex. The development plan proposes a four-plex unit which was previously approved under DR05-0010S and an additional duplex.

2. Building design and colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein (Exhibits E, F and G). Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require Planning Services review and approval.
3. No lighting is proposed at the time of application. All future outdoor lighting shall require Planning Services approval of a minor revision to this design review application. All lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.
4. No signage is proposed at the time of application. All future signage shall require Planning Services approval of a minor revision to this design review application. All signage shall conform to Chapter 17.16 and Chapter 17.28 of the County Code.
5. Landscaping is required to meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.4.5.2 and 7.4.4.4. before a final building permit can be issued. The final revised Landscape Plan shall meet the 50 percent requirement for native plants. A Water Conservation Landscape form shall be filled out and approved by Planning Services before the final permit can be issued. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
6. Prior to building permit issuance an Avigation and Noise Easement must be completed and recorded.
7. Parking shall be provided as shown on the approved site plan, Exhibit E. The parking requirements contained in Section 17.18.070 and in Section 17.18.080 shall be met.
8. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.
9. Grading and construction activities on the site shall be limited to daylight hours from 8:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday. No construction or grading activities shall take place on Sundays or on Holidays

Department of Transportation

10. The applicant shall provide a drainage report at the time of grading permit application identifying appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
11. The applicant shall be subject to encroachment permit, Standard Plan 103C for multi unit residential on a local road. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans, and construction shall be complete prior to occupancy of the project.
12. The applicant shall construct the ~~widening of the~~ roadway fronting the project, to a half width of ~~20~~ 15 feet (from centerline to face or curb) with vertical curb and gutter or rolled curb if the drainage can be contained in gutter section, according to the approved drainage report, required for this project. In addition, ~~and~~ a ~~six~~ four (4) foot wide concrete sidewalk along the project frontage extending to the driveway to the southeast, Assessor's Parcel Number 082-770-45, on Estepa Drive. The plans and encroachment permit for this work shall be approved by the County prior to commencement of the onsite grading. This work must be substantially complete, as determined by the Department of Transportation prior to occupancy of the site.
13. The applicant shall submit plans and an encroachment permit application for the driveway prior to, or concurrent with, the application for the grading permit for the site work. The plans and encroachment permit shall be approved by the County prior to commencement of the on-site grading. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.
14. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the county of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California *Handicapped Accessibility Standards*.
15. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
16. The applicant shall provide a soils report at the time of grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water and pavement section based on T1 and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited within El Dorado County shall require an additional grading permit.
17. The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage manual and the Storm Water Management Plan, which

addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

Cameron Park Community Services District (CPCSD)

18. Park impact fees and fire development fees shall be paid to the Cameron Park Community Services District (CPCSD) prior to the issuing of a building permit and occupancy of the buildings.
19. Prior to the issuing of a building permit, the applicant shall submit plans to the CPCSD Architectural Review for review and approval.
20. CC& R's must be recorded and adhered to prior to final building permit approval.

El Dorado County Environmental Health Division

21. Prior to approval of any building permits, the applicant shall provide an adequate number of solid waste enclosures to meet the needs of the project Pursuant to the El Dorado County Solid Waste Management Ordinance, Chapter 8.42. The applicant shall demonstrate compliance with this ordinance by showing the location and size of approved solid waste enclosures and containers on the site plans. The applicant should contact Waste Management, the solid waste franchisee, for direction regarding the aforementioned enclosure needs for this project.

El Dorado County Air Quality Management District

22. The project shall address air quality issues as discussed in District comments. These comments are attached as Exhibit I.