

TM07-1450-E/Cambridge Townhomes – As approved by the Planning Commission on February 22, 2018.

Conditions of Approval

Project Description

1. This Planned Development, Tentative Subdivision Map and Special Use Permit are based upon and limited to compliance with the Project Description, the Planning Commission hearing exhibits marked Exhibits A-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 description is as follows:

- A) Tentative Subdivision Map creating a Class I subdivision consisting of 14 lots comprise of 12 residential lots range from 1,705 square feet to 2,407 square feet in size, one common private driveway lot, and one open space lot;
- B) Planned Development Permit for the construction of 12 attached single-family townhome units, ranging from 1,971 to 2,304 square feet in floor area size. The units would be clustered in four separate buildings complexes. The Planned Development would allow for modifications in the Limited Family-Residential (R-2) Development Standards including lot sizes, building coverage, and yard setbacks;
- C) Special Use Permit for proposed retaining wall and fencing within the rear and side yard of the subdivision in excess of 10 feet, in accordance with El Dorado County Zoning Ordinance Chapter 17.14.155.B.3;

The proposed lots, square footages, and buildings would correspond to the tables:

Cambridge Road Townhomes- Lot and Floor Area

Lot Number	Unit Number	Gross Area Lot (S.F.)	Living Area (in sf) (First/Second Floor)	Garage Area (in sf)	Total Floor Area (in sf)
1	1	2,407	580/895	496	1,971
2	2	2,407			
3	3	1,898			
4	4	1,898			
5	5	2,117			
6	6	1,898			
7	7	1,898			
8	8	1,944			

Lot Number	Unit Number	Gross Area Lot (S.F.)	Living Area (in sf) (First/Second Floor)	Garage Area (in sf)	Total Floor Area (in sf)
9	9	1,785	658/950	493	1,971
10	10	1,761			
11	11	1,730			
12	12	1,705			
A	N/A	19,602	NA	NA	NA
B	N/A	9,583			

Modified Limited Multifamily Residential-Planned Development (R2-PD) Standards

Development Standard	Required	Proposed Modifications
Minimum Lot Size (in square feet)	2,000 square feet	1,705 square feet
Maximum Building Coverage	50% of the lot (.60 acres)	26% (0.32 acres)
Minimum Lot Width	20 feet	26 feet
Minimum Yard - Front - Side - Interior Yard -Between Buildings - Rear	- 20 feet - 5 feet - 5 feet - 10 feet - 15 feet	- 1 foot ^A - 0 feet - 0 feet - 0 feet - 15 feet
Maximum Building Height	40 feet	20 feet 7 inches

Note: A. Affects Lots 9-12 only

Construction Material and Color

Portion of Building	Construction Material	Color
Roof	Elk Barkwood 40-year Asphalt Shingle	NA
Body	Stucco and Composite Concrete Siding	Dried Basil (1510) Pining For You (1512)
Eaves	Stucco and Composite Concrete Siding	Abingdon Putty
Universal Accent	Stucco and Composite Concrete Siding	Georgian Brick
Accent		Jalapeno Pepper Gold Rush Golden Meadow (One for each unit)
Front Entry Door	Standard Entry Door	Georgian Brick

The grading, development, use and maintenance of the property, the size, shape, arrangement and location of structures, parking areas, landscape areas, and 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 approved and shall be implemented as approved by the County.

MITIGATION MEASURES FROM THE MITIGATED NEGATIVE DECLARATION:

The following mitigation measures are required as means to reduce potential significant environmental effects to a level of insignificance:

2. Prior to any construction activities during the nesting season (February 1- August 31), a pre-construction survey shall be required to determine if active nests are present onsite. The survey shall be completed no more than 30 days prior to the commencement of construction activities. If nests are found and considered active, construction activities shall not occur within 500 feet of the active nest until the young have fledged or until a biologist determines that the nest is no longer active. The survey shall be submitted to the California Department of Fish and Game and Planning Services prior to issuance of a grading permit (MM BIO-1).

MONITORING: Planning Services shall verify that the survey results have been received and all recommendations by the biologist have been implemented prior to issuance of a grading permit. Planning Services shall coordinate with the applicant and/or biologist to verify conformance with this measure.

CONDITIONS OF APPROVAL

Planning Services

3. All healthy oak canopy removed from the site shall be replaced as specified General Plan Policy 7.4.4.4 and the Interim Interpretative Guidelines for General Plan Policy 7.4.4.4. Replacement of the removed canopy shall be at a density of 200 tree saplings per acre, or 600 acorns per acre. A tree planting and preservation plan shall be required prior to issuance of a grading permit. A maintenance and monitoring plan shall be required for a minimum of 15 years after replanting to ensure a survival rate of at least 90%. The arborist report, planting and maintenance plan and all necessary documents to demonstrate compliance shall be provided to Planning Services prior to issuance of a grading permit. The applicant shall have the option to pay the in-lieu fee for all oak canopy removed as part of road and infrastructure improvements. The fee shall be paid at a 2:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors. The applicant shall provide to

- Development-Planning Services proof of payment of the in-lieu fee prior to issuance of a grading permit.
4. 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 parcels created, shall be submitted to Development Services-Planning Division at the time of filing the Final Map.
 5. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading permit.
 6. Prior to filing of the Final Map, Development Services- Planning Division shall verify that all Development Services Department fees have been paid.
 7. The applicant shall submit to Planning Services the Department of Fish and Game filing fee and noticing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or final map filed until said fees are paid.
 8. Prior to approval of Final Map, the subdivider shall pay a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
 9. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. Planning Services shall verify that the fees have been paid at the time of filing the Final Map.
 10. The applicant shall pay the Rare Plant Mitigation Fee of \$663.75 for multifamily development within Mitigation Area 1. The applicant shall pay the fee prior to issuance of a building permit.
 11. The applicant shall comply with the requirements of the Federal Aviation Administration Part 77. The applicant shall submit a completed Form 7460 to Planning Services prior to issuance of a building permit.
 12. Prior to any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

The applicant shall schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.

13. The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
14. 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.

Planned Development Conditions

15. In accordance with the Planned Development, the following development standards shall apply:

Criteria	Development Standard
Minimum Lot Size (in square feet)	1,705 square feet
Maximum Building Coverage	26% (0.32 acres)
Minimum Lot Width	26 feet
Minimum Yard - <i>Front</i> - <i>Side</i> - <i>Interior Yard</i> - <i>Between Buildings</i> - <i>Rear</i>	- <i>1 foot^A</i> - <i>0 feet</i> - <i>0 feet</i> - <i>0 feet</i> - <i>15 feet</i>
Maximum Building Height	20 feet 7 inches

Note: A. Affects Lots 9-12 only

16. The Planned Development Permit shall expire within three (3) years from the approval the Planning Commission. Minor changes in the adopted Planned Development Permit may be approved by the Planning Services provided that the changes:
- a) Do not change the boundaries of the subject project property;
 - b) Do not change any use as shown on the official development plan; and
 - c) Do not change the intent of the official development plan

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B)(3) of the County Code.

Department of Transportation

Project Specific Conditions

17. The applicant shall widen the frontage along Cambridge Road to 16 foot wide from the existing centerline, to the provisions of the Design and Improvement Standards Manual (DISM), Standard Plan 101B. In addition, as required in General Plan Policy TC-5a, the applicant shall construct a Type 2 curb and gutter and a 4 foot wide sidewalk along the frontage of Cambridge Road, per DISM, Standard Plan 104 & 101B with an approved design waiver for the sidewalk reduction from 6 feet to 4 feet. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
18. The developer shall construct a modified Std. Plan 103G driveway onto Cambridge Road. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.
19. As required in General Plan Policy TC-4i, the applicant shall construct a Type 2 curb and gutter and a 4 foot wide sidewalk along the off-site portion of Cambridge Road from Calido Court to the northern boundary of APN 082-531-14. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
20. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
21. The applicant shall provide for adequate turn around areas for each parking stall and

- garage as required by the Department of Transportation.
22. The applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads and drainages not maintained by the County, prior to the filing of the map.
 23. A commercial grading permit is required for on-site improvements. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services Department 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. The improvements and grading shall be substantially completed, to the approval of the Development Services Department, prior to occupancy.
 24. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
 25. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider’s expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of county counsel.

Standard DOT Conditions

26. At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. 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.
27. Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
28. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
29. 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).
30. Cross lot drainage shall be avoided. When cross lot drainage does occur, 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. 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.

31. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
32. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
33. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
34. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
35. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
36. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
37. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
38. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

Cameron Park Fire Protection District:

39. The project shall meet the fire flow of 1,500 gallons per minute with 20psi residual pressure for a two hour period. The District shall verify that the fire flow can be obtained prior to issuance of a grading permit.
40. The applicant shall relocate the existing fire hydrant and install one additional fire hydrant. The locations of the fire hydrant shall be determined by the District. The District shall review and approve the hydrant location and design prior to issuance of a grading permit.

41. Each building shall install NFPA 13 fire sprinkler systems built to Type V-1 HR construction specifications. The system shall be monitored by a UL listed central station. The District shall review and approve the sprinkler systems prior to issuance of any building permit.

Air Quality Management District

42. The applicant shall submit and pay appropriate fees for an Asbestos Dust Mitigation Plan. The District shall review and approve the plan prior to issuance of a grading permit.
43. The applicant shall adhere to all District rules during project construction.

Cameron Park Community Services District

44. The applicant shall pay the park in-lieu dedication fees to the Cameron Park Community Services District. The fees shall be paid at the time of the filing of the final map.
45. All CC&R's shall be reviewed and approved by the District. The District shall review and approve the CC&R's prior to filing of the final map.

County Surveyor

46. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval, or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set monuments, or amount of bond or deposit to be coordinated with the Surveyors Office.
47. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

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