

# **FINDINGS**

## **Tentative Map TM14-1514/Planned Development PD14-0002/ Cameron Glen Estates Phase 5 Planning Commission/July 23, 2015**

### **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.