

Z05-0016/PD05-0014/P05-0016 – As recommended by the Planning Commission January 11, 2007 modified by the Board of Supervisors on February 27, 2007.

Conditions

1. This zone change, planned development, and tentative parcel map approval is based upon and limited to compliance with the project description, dated ~~December 28, 2006~~ January 11, 2007 February 27, 2007, 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:

The “Project” is for a zone change (Z05-0016) from Estate Residential Ten-acre (RE-10) to Estate Residential Ten-acre with a Planned Development Combining Zone (PD). In addition, a Tentative Parcel Map P05-0016 has been requested to subdivide the property into four residential lots ranging in size from 4.03 to 11.47 acres, with a 12.59-acre lot for commonly held open space. Planned Development PD05-0014 is a request to create a planned development on the site, with clustered lots designed to reflect topography and allow for dedication and preservation of open space. ~~A design waiver request was submitted to allow the following: (1) Construct a 20 foot roadway in lieu of the 24 foot wide roadway required under Standard Plan 101B.~~

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

MITIGATION MEASURES

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

2. The applicant shall utilize vegetated areas and catch basins to ensure that no additional storm water volumes are added to the existing storm drainage system, based on pre-construction water levels.

MONITORING: The on-site drainage study shall be reviewed by the Department of Transportation prior to issuance of a grading permit to ensure that pre-construction storm water volumes are maintained.

ATTACHMENT 2

Department of Transportation

- ~~The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the 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 shall be substantially completed, to the approval of the Department of Transportation, prior to filing the parcel map.~~

Upon discretionary approval, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the 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 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 recordation of the parcel map.

- ~~The developer shall enter into an Improvement Agreement with the County, for the roadway improvements to Cherry Acres Road, and provide security to guarantee performance of the Improvement Agreement. The roadway improvements to Cherry Acres Road shall be substantially complete, as determined by the Department of Transportation, prior to filing the parcel map.~~

Upon discretionary approval, the developer shall enter into an Improvement Agreement with the County, for the roadway improvements to Cherry Acres Road, and provide security to guarantee performance of the Improvement Agreement for all required improvements, prior to the recordation of the parcel map.

- The developer shall construct or verify existence of half width improvements (12 feet from existing centerline) on Cherry Acres Road, along the project frontage, to the General Plan requirements for a Two Lane Regional Road standards (i.e. 50-foot right of way and 24-foot roadway) and Standard Plan 101C, including signage (i.e. stop signs, street name signs, etc.). The roadway improvements to Cherry Acres Road shall be substantially complete or the applicant shall obtain an approved improvement agreement with security, as determined by the Department of Transportation, prior to filing the parcel map.
- The developer shall construct the off-site portion of Cherry Acres Road ~~that is not County maintained,~~ to a minimum 18-foot width per Standard Plan 101C and Fire Safe Standards from the project to the County maintained portion of Cherry Acres Road, ~~prior to filing the map.~~ Overton Road to the northern project boundary along Cherry Acres road. The roadway improvements to Cherry Acres road shall be substantially complete or the

applicant shall obtain an approved improvement agreement with security as determined by the Department of Transportation prior to recordation of the parcel map.

7. The developer shall construct ~~or verify~~ onsite roads ~~to minimum fire safe standards, consistent with the requirements of the El Dorado County and the Fire District, including signage (i.e. stop signs, street name signs, "not a County maintained road", etc.) prior to filing the parcel map.~~ to Standard Plan 101C, with a 50 40-foot road and public utility easement and 24 18-foot roadway width, including signage (i.e. stop signs, street name signs, "Not a county Maintained Road, etc.) from Cherry Acres road to the driveway access for Lot 4. The roadway improvements for the on-site roads shall be substantially complete or the applicant shall obtain an approved improvement agreement with security as determined by the Department of Transportation prior to the recordation of the parcel map.
8. The developer shall irrevocably offer to dedicate, the right of way with a public utility as easement ~~with a public utilities easement (to be rejected)~~ on the parcel map for all on-site roadways prior to recordation of the parcel map ~~concurrently with the filing of the parcel map.~~
9. The applicant shall join, or verify membership in good standing, and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both on-site and for those roads (Cherry Acres Road) that are required for access to County or State maintained roads. If a Zone of Benefit, Home Owner Association or informal road maintenance association cannot be formed to maintain non-County maintained roads, the applicant should be aware that Civil Code 845 requires that the owner of any easement in the nature of a private right-of-way, or of any land to which any such easement is attached, shall maintain it in repair, and in the absence of an agreement, the cost shall be shared proportionately to the use made of the easement by each owner prior to the recordation of the parcel map.
10. The applicant shall pay the traffic impact fees in effect at the time when a building permit application is issued deemed complete. ~~Until such time as updated traffic impact fees are adopted pursuant to the General Plan, any subdivisions will be required to either (1) execute an agreement agreeing to pay the higher fees, even after building permits have been issued or (2) have a notice of restriction placed on the final map prohibiting the issuance of building permits until the updated traffic impact fees are adopted.~~
11. ~~If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.~~
16. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, 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.

- ~~12. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.~~
- ~~13. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District.~~
- ~~14. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible Fire Protection District. The Department of Transportation will require plans to meet Fire Safe Standards, but only the responsible Fire Protection District may waive or relax those Fire Safe Standards.~~
- ~~15. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Deputy Director of Planning Services or designee.~~
16. Now Condition 11.
12. 47. Any import or export to be borrowed or deposited within El Dorado County shall require an additional grading permit for that offsite grading.
13. 48. 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.
14. 49. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
15. 20. Improvement plan centerline stationing shall conform to as-built plans. If there is any question about the stationing, the Department of Transportation will be the sole authority in setting the stationing.

El Dorado County Fire Protection District

16. ~~21.~~ The applicant shall submit review fee of \$120.00
17. ~~22.~~ The required fire flow for this project is 1,000 gallons per minute at 20 psi for two hours.
18. ~~23.~~ An additional hydrant on Cherry Acres Road at the property line between Lot 2 and 4 will be required for this map.
19. ~~24.~~ The applicant shall provide documentation from GDPUD and the Fire District to show that the system will meet required fire flow for this project.
20. ~~25.~~ The private roadway access for Lots 2-4 is required to be ~~20'~~ 24 feet wide (Standard Plan 101C) and, if paved, can be a maximum ~~20~~ 18 percent grade.
21. ~~26.~~ ~~Common Driveway #2 is only required to be 12 feet wide.~~
22. ~~27.~~ Where the private road and common driveway #2 meet, the inside turning radius must be increased to 25 feet or provide a 50 foot inside radius cul-de-sac.
23. ~~28.~~ A Fire Safe Plan is required prior to construction.
24. ~~29.~~ Any gates constructed on site will require fire district approval.

Planning Services

25. ~~30.~~ Prior to occupancy/issuance of a building permit or commencement of 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 also schedule an inspection by Planning Services prior to occupancy/issuance of a building permit for verification of compliance with applicable conditions of approval.
26. ~~31.~~ 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. The fees shall be paid at the time of filing the final map.
27. ~~32.~~ The subdivider shall be subject to a \$150.⁰⁰ appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

Georgetown Divide Recreation District

28. ~~33.~~ Applicant shall pay all fees to the District required by County Ordinance.

29. ~~34.~~ A fifteen foot dedicated easement shall be required to comply with the El Dorado County and the Georgetown Divide Recreation District Trails Master Plan. The easement shall run adjacent to Cherry Acres Road. In absence of this easement, the applicant could provide evidence that the public easements for equestrian and other trails are already dedicated on the area to provide point-to-point access sought by this easement dedication.

Surveyor's Office

30. ~~35.~~ All survey monuments must be set prior to filing of the parcel map.
31. ~~36.~~ The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the parcel map.
32. ~~37.~~ Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

Georgetown Divide Resource Conservation District

33. ~~38.~~ The applicant shall submit a detailed, site-specific soils report, prepared by a Registered Civil Engineer or Certified Engineering Geologist, identifying existing soil and groundwater conditions in the project area and, if necessary, identifying potential mitigation measures.
34. ~~39.~~ In order to comply with the District's Erosion Control Requirements and Specifications, the applicant will need to implement erosion control measures, including runoff control measures and soil stabilization measures, and sediment control measures, including straw rolls, sediment fence, and sediment basins, as necessary. The applicant is encouraged to contact the District to identify suitable measure to include in the final construction documents.
35. ~~40.~~ The applicant shall mimic existing drainage patters to the extent practicable, accounting for runoff flowing onto the site from adjacent development, and ensure that the post-construction storm-water volumes and peak discharges from the site approximate existing conditions. The applicant should maximize vegetated area to reduce runoff volume and peak flow and use basins as a secondary practice. A description of the proposed storm water management system design shall be included with applications for building permits.

El Dorado County Air Quality Management District

36. ~~41.~~ If the project includes the disturbance of 20 cubic yards or more of earth, the applicant shall comply with AQMD Rule 223-2 Fugitive Dust Asbestos Hazard Mitigation, which includes an asbestos Dust Mitigation Plan submittal, fugitive dust prevention, speed limits, warning signs, trackout prevention, excavated soil management and post-construction mitigation. This must be submitted to the AQMD along with the \$315 application fee plus \$20/disturbed acre, prior to issuance of a permit.