

TM97-1333 - As approved by the Board of Supervisors October 20, 1998

Conditions - Subdivision

1. Traffic Impact Mitigation Measures identified in the Promontory Environmental Impact Report and the Promontory Village 6 Traffic Study (Korve, Jan 98) shall be implemented as follows:
 - a. Intersection improvements, including traffic signals, shall be constructed at the intersection of El Dorado Hills Boulevard and Olson Drive concurrent with improvements required for the final map creating the 37 lot (currently Phase 2). (Note: Effectively implements mitigation measure 4.5.13.)
 - b. Intersection improvements, including traffic signals, shall be constructed at the intersection of El Dorado Hills Boulevard and Wilson Drive concurrent with improvements required for the final map creating the 126 Lot (currently Phase 3). (Note: Effectively implements mitigation measure 4.5.5.)
 - c. Intersection improvements, including traffic signals, shall be constructed at the intersection of El Dorado Hills Boulevard and Francisco Drive prior to creation of the 61 lot. If, at that time, the operational characteristics of said intersection have been modified to render this project's impacts less than significant, as determined by the County Engineer, this requirement may be waived or modified. Supplemental traffic engineering reports may be required to support such waivers or modifications. (Note: Effectively implements mitigation measure 4.5.4.)

The improvements specified in this condition are subject to the review and approval of the County Engineer, and may be eligible for reimbursements and/or credits from the El Dorado Hills/Salmon Falls Area Road Impact Fee (R.I.F.) account, subject to negotiations with the Department of Transportation at the time the improvements are constructed.

2. Turnarounds shall be constructed at the entry gates of this subdivision and are subject to the review and approval by the Department of Transportation at the improvement plan stage. CC&Rs shall include provisions for enforcing parking regulations on the private streets.
3. A vehicular access restriction shall be designated along the downhill side of all double frontage lots, as required by DOT.
4. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director.

Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.

As an alternative, downhill lots with fill in excess of six feet may have a Notice of Restriction filed on the lot which allows structural driveway access only. The CC&Rs shall include provisions for the following: construction of driveways shall be at the time of building permit for each individual lot. The Promontory Architectural Design Review Committee (PARC) shall review the placement of individual homes and driveways within the project. Site improvement plans for each lot shall be prepared by a Civil Engineer registered to practice in the State of California, based on the PARC approved site plans and shall include slope stabilization and erosion control methods acceptable to the El Dorado County Resource Conservation District. Provisions for the disposal of excess fill material shall be incorporated into the individual lot grading and/or building permit(s), filed with the Building Department.

Lots where the street at the access point is in excess of a six-foot cut or fill height shall be indicated on the final map. The developer shall demonstrate, in conjunction with the improvement plans, that each lot is accessible by County Standards, including the provisions of this condition.

For driveways in cut slopes, the County Engineer map require test pits to be excavated at the point of deepest excavation for the proposed driveway, utilizing a 19-to 21-foot class loader/backhoe or equivalent, to demonstrate the constructability of the proposed driveway. Driveways shall be constructed with the street improvements where said equipment is unable to perform excavation of the test pit.

5. Phase 1 of the project shall be modified to allow no more than twenty-four (24) lots to be finalized on "Q" Street north of the junction with Gillette Drive (or equivalent two-point access) prior to construction of the "Q" Street connection to Beatty Drive or other secondary access point. For the purposes of this condition, the 24 lots shall not include those lots accessing Gillette Drive, or "Q" Street east of the junction with Gillette Drive. A temporary turnaround shall be required at the northerly terminus of the Phase 1 improvements to "Q" Street or "Y" Street.
6. All roads shall be constructed in conformance with the Promontory Specific Plan and the Design and Improvements Standards Manual with the following widths:

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ROAD NAME	Promontory reference	ROAD WIDTH	EXCEPTIONS/NOTES
Beatty Drive	Community Collector	40 ft. (50 ft. R/W - plus utility/slope easements)	Type 2 Vertical Curb & Gutter w/o lot frontage; Type 1 rolled curb & gutter w/lot frontage; 4' sidewalks on both sides.
"Q" Street: Station 78+00 to Station 83+72	Upland Two-Way	28 ft. (38 ft. R/W, plus utility/slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT<350.
Q" Street: Station 62+50 to Station 78+00 (approx: from "Y" Street near Lot 12 to Gillette Dr.)	Upland Two-Way	36 ft. (46 ft. R/W plus utility/slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT<350.
"Q" Street: Station 58+50 to Station 62+50 (approx: between lots: 12, 112, and 113)	Upland Two-Way	28 ft. (38 ft. R/W, plus utility/slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT<350.
"Q" Street: Station 36+50 to Station 58+50 (approx: from "Y" Street near Lot 65 to AA Street near Lot 82)	Upland Two-Way	28 ft. (38 36 ft. R/W, plus utility/slope easements)	Hillside Development Area; Type 1 Rolled Curb & Gutter-Lot Side; Type 2 vertical curb and gutter-non-vehicular access side; 4 ft. sidewalk on downhill, lot side only; parking bays not required ADT<350.
Gillette Drive Extension	Upland Two-Way	36 ft. (46 ft. R/W, plus parking, utility, slope easements)	Type 1 rolled curb & gutter; 4' sidewalk on both sides.
"Y" Street: Station 57+00 to "Q" Street Intersection (approx: from "AA" Street to "Q" Street)	Upland Two Way	36 ft. (46 ft. R/W, plus parking, utility, slope easements)	Type 1 rolled curb & gutter; 4 ft. sidewalk on both sides; parking bays not required.
"Y" Street: Station 44+50 to Station 57+00 (approx: from between Lots 45 and 92 to "AA" Street)	Upland Two Way	28 ft. (38 ft. R/W, plus parking, utility, slope easements)	Type 1 rolled curb & gutter; 4 ft. sidewalk on both sides; parking bays not required.
"Y" Street: Q Street Intersection to Station 44+50 (approx: from between Lots 65 and 73 to between Lots 45 and 92)	Upland Two Way	28 ft. (36 ft. R/W, plus parking, utility, slope easements)	Hillside Development Area; Type 1 rolled curb & gutter-lot side; Type 2 vertical curb and gutter-non-vehicular access side; 4 ft. sidewalk on downhill, lot side only; parking bays not required ADT<350

ROAD NAME	Promontory reference	ROAD WIDTH	EXCEPTIONS/NOTES
<u>"A-A" Street</u>	Upland One Way	20 ft. (28 ft. R/W, plus parking, utility, slope easements)	Hillside Development Area; Type 1 rolled curb & gutter-lot side; Type 2 vertical curb and gutter-non-vehicular access side; 4 ft. sidewalk on downhill, lot side only; parking bays not required ADT<350
<u>"Z" Street</u>	Upland One Way	20 ft. (28 ft. R/W, plus parking, utility, slope easements)	Hillside Development Area; Type 1 rolled curb & gutter-lot side; Type 2 vertical curb and gutter-non-vehicular access side; 4 ft. sidewalk on downhill, lot side only; parking bays not required ADT<350
<u>"BB", "DD", "W", "X" Courts (Project Cul-de-sacs)</u>	Upland Two-Way	28 ft. (38 ft R/W), plus utility, slope easements	Type 1 rolled curb & gutter; 4 ft. sidewalks on both sides; parking bays not required.

Notes for Condition 6 table:

Road widths in the preceding table are measured from curb face to curb face.

Where constrained by topography, sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to filing the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements to be provided where necessary.

If the subdivision is not gated, "Q" street shall be 36 feet in a 46 feet right-of-way throughout the development. As an alternative, "Q" Street from Beatty Drive to Gillette Drive may be constructed to a road width of 28' with additional width at specific locations for on-street parking spaces in accordance with the Specific Plan and the Hillside Ordinance.

7. A notice of restriction shall be recorded on all lots where off-street parking is required in lieu of the additional on-street parking spaces or bays. As an alternative, the Promontory Master (or Village) CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally required on-street.
8. An irrevocable offer of dedication for rights-of-way (R/W) shall be made, in fee, of the widths shown in the preceding table for the proposed roads, with slope, pedestrian, and parking easements where necessary. Said offer may be rejected at the time of the final map, in which

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case, a County Service Area Zone of Benefit or Homeowners' Association shall be established in order to provide for the long-term maintenance of the roads.

9. An irrevocable offer of dedication, in fee, shall be made of 50 feet in radius for the cul-de-sacs, with slope, pedestrian, and parking easements where necessary. Said offer may be rejected at the time of the final map, in which case, a County Service Area Zone of Benefit or Homeowners' Association shall be established in order to provide for the long-term maintenance of the roads.
10. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district, subject to review and approval by DOT.
11. Off-street parking shall be provided at the proposed park site. If the project is approved as a gated subdivision, the off-street parking shall be accessible from outside the gated area.
12. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, Cooper, Thorne & Associates) and the Willow - Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the above referenced documents.
13. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements. 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.
14. The subdivider shall be required to form a County Service Area Zone of Benefit or Homeowners' Association to fund drainage facilities maintenance and improvement services. The funding mechanism for these services must be established prior to approval of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.
15. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
16. The 3.75-acre park shall be dedicated to the El Dorado Hills CSD concurrently with or prior to the filing the final map for Phase 1 of the project as shown on the tentative map. If the project is

not gated, the park site shall be dedicated with Phase 2 of the project and located approximately where "DD Court" is located.

17. A letter from Pacific Bell shall verify easements for Pacific Bell utilities are accurately shown on the final map.
18. Verification that a joint trenching agreement has been established with the cable television provider.
19. The County reserves the right to impose additional reasonable conditions relating to the filing of multiple final map and phasing on the tentative map. Reasonable conditions, at a minimum, will include a letter of approval from the El Dorado Hills Fire Department and a finding of substantial compliance with the approved tentative map from the Planning Director.
20. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map, the subdivider shall submit to the Planning Director for approval:
 - a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

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

Specific Plan Requirements

21. Prior to recordation of the final map, an approved "Open Space Management Plan" shall be prepared addressing, at a minimum, the management and maintenance of private open space within the subdivision.
22. The final map shall identify the following for each Hillside Standard Lot: Development area, Building Envelopes and Open Space Conservation Easements.
23. The recordation of the final map will fix the Specific Plan zone boundaries to the lot lines finally established.
24. The subdivision shall annex into the El Dorado Irrigation District service boundary for water and sewer service. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution No. 118-92.
25. The applicant may be reimbursed for improvements in accordance with Chapter 16.16.080 of the County Code.

Conditions from Environmental Reports

26. The final tree mitigation plan required in mitigation measure 4.8.1 shall be submitted to the Planning Department. All applicable implementation protocols shall be incorporated into project improvement plans, subdivision Design Notebook and/or project CC&Rs.
27. In order to minimize impacts to nesting raptors, a focused survey of the site for active nests between February and July within 30 days of the beginning of construction is required. If active nests are found, no construction activities shall take place within 250 feet of the nest until the young have fledged. Trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the non-breeding season (August to January). If no active nests are found during the survey no further surveys are required, unless construction is proposed during the raptor breeding season in subsequent years.
28. The Promontory Village 6 - Phases 1 and 2, State Responsibility Area Wildfire Safety Plan March 1998" fire hazard reduction measures shall be implemented during construction of the subdivision and further implemented by the homeowners and incorporated into the homeowners association, subdivision CC&Rs or equivalent enforcement entity.

Standard Conditions of Approval

Note: Conditions 29 through 41 represent standard conditions which have been traditionally included as subdivision conditions of approval. Although these conditions are required by the County Code or Design and Improvement Standards Manual, they are attached here for informational purposes.

29. The developer shall obtain approval of project improvement plans and cost estimate consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.
30. 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.
31. The final map shall show all utility, road and drainage easements pursuant to the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
32. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
33. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
34. The location of fire hydrants and systems for fire flows are to meet the requirements of the El Dorado Hills Fire Department. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
35. Pursuant to Resolution No. 175-96, as amended by Resolution No. 33-98, this project is subject to the *El Dorado Hills Area Road Impact Fee*. Said fee shall be due upon the issuance of a building permit.
36. Pursuant to Resolution No. 202-96, as amended by Resolution No. 31-98, this project is subject to the *El Dorado Hills Area Transportation Impact Mitigation Fee for State System Capacity and Interchanges*. Said fee shall be due upon the issuance of a building permit.

37. Grading 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. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.
38. 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 Soil Conservation Service 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.
39. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oaktree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
40. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
41. As specified in 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 possessing of the property.

Mitigation Measures:

Note: The following are the applicable adopted mitigation measures from the Promontory Final EIR certified on November 4, 1997. The reference numbers are from the EIR. The staff report includes discussion (in Attachment 5) on those mitigation measures not considered applicable. Within or following the mitigation measure in italics are notes or abbreviations added to clarify implementation of the mitigation measure. The following legend defines the abbreviations used:

Stage in Process in Which Condition Must be Satisfied	Abbreviations
Tentative Map	T.M.
Shown on Improvement Plans	I.P.
Final Map	F.M.
Building Permit (Fees paid with building permit issuance or design criteria in CC&Rs or Design Notebook)	B.P.

4.2.1a. Prior to final approval of any project site improvement plans and the commencement of construction activities, the project applicant shall locate construction staging areas as far as feasibly possible from existing residential areas. Construction staging areas shall be identified on project site improvement plans and approved by the El Dorado County Department of Transportation. *(I.P.)*

4.2.1b. During construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging construction equipment and vehicles on the project site at the end of each work day rather than removing them. *(I.P.)*

4.2.1c. Prior to any construction activities requiring complete or partial closure of existing roadways surrounding the project site, the project applicant shall perform the following tasks to the satisfaction of the El Dorado County Department of Transportation:

Provide written notice to property owners along affected roadways one week prior to roadway closures.

To ensure public safety, clearly mark and secure roadway construction areas.

Steel plates shall be placed over open trenches at the end of each work day to restore vehicle access to all residents.

Roadway closure shall not occur during the a.m. or p.m. peak-hour traffic periods. *(I.P.)*

4.3.1a. Prior to County approval of project site grading plans, the following item shall be included in the grading plans:

Project site grading shall avoid disturbing and/or removing rock outcroppings and oak trees to the maximum extent feasible. *(I.P.)*

4.3.1b. Landscaping plans for the project shall be developed and designed to preserve existing natural features, as feasible. The landscaping plans shall include the use of native species within the project site and along project roadways and frontages to blend with the natural features of the project site. Landscaping plans shall be in conformance with County and El Dorado Hills Community Services District standards. *(I.P.)*

4.3.1c. Project Design Guidelines shall include the following design standards that are identified within highly visible areas (see Figure 4.3-5 of the EIR):

All residential structures shall be restricted to earth tone colors and designed to blend with the natural features of the project site. Such earth tone colors may include, but are not limited to, dark ochers, browns, and grays *(B.P.)*

Structures and facilities within the Neighborhood Park and Elementary School site shall be restricted to earth tone colors (e.g., dark ochers, browns, and grays) and designed to blend with the natural features of the project site. Landscaping for both sites shall consist of native plant species and will blend with the existing vegetation on the project site. *(B.P.)*

Proposed lift stations shall be architecturally designed to blend with the surrounding natural features and/or screened with native landscaping in a manner acceptable to the El Dorado Irrigation District. *(I.P.)*

4.3.1d. Streetscape features, such as street lights and project entry signage, shall be incorporated into the streetscape landscaping and blend with the natural features of the site. *(I.P.)*

4.3.1e. Project-wide solid fences and walls shall be avoided to the maximum extent feasible (except within individual residential building envelopes). If solid fences and walls are used, the color and material used will blend with the natural features of the project site. Continuous fences and walls shall be softened with landscaping. *(I.P.)*

4.3.1f. Project Design Guidelines shall include standards on the placement, height, and general visibility of outdoor antennas and satellite dishes throughout the project site. *(F.M.)*

4.3.3a. Prior to final water and sewer system approval, sewer and water improvement plans shall include details for screening sewer lift stations and the two million gallon water storage tank in a manner acceptable to the El Dorado Irrigation District. These screening details shall also be submitted to the El Dorado Hills Design Review Committee for review. Methods of screening may include, but are not limited to, the following:

Architectural design of facilities to blend with the surrounding natural features.

Screen facilities with native landscaping.

Place facilities partially or completely underground. (I.P.)

- 4.3.6. The use of polished or reflecting building materials shall be minimized on the project site. These materials would include, but are not limited to, reflective glass and polished metal exterior materials and facilities on buildings. (B.P.)
- 4.3.7a. Outdoor light fixtures for non-residential areas shall be low-intensity, shielded and/or directed away from residential areas, and only used where necessary for safety and security purposes. (I.P.) (B.P.)
- 4.3.7b. Street light fixtures shall not exceed 30 feet in height and limited to the Village Center and major project roadway intersections. (I.P.)
- 4.3.7c. Native landscaping, such as shrubs and trees, shall be planted in such a manner to shield motor vehicle lights and street lights from adjacent areas. (I.P.)
- 4.3.7.d. Lighted park sports fields shall be restricted to the community park in the village center. Light fixtures for the neighborhood park shall be limited to that required for safety purposes. (I.P.) (B.P.)
- 4.5.2a. Widen Green Valley road from two lanes to four lanes from El Dorado Hills Boulevard to the El Dorado county line. *Since the road improvements are included in the El Dorado Hills RIF, the project will be subject to the RIF concurrently with the issuance of building permits.* (B.P.)
- 4.5.3. The project applicant shall be responsible for their fair-share cost of the following improvements:
- Widen the northbound Francisco Drive approach to include dual left-turn lanes, one exclusive through lane, and one exclusive right-turn lane;
- Widen the westbound Green Valley Road approach to include one exclusive left-turn lane, two exclusive through lanes, and one exclusive right-turn lane;
- Widen the eastbound Green Valley Road approach to include dual left-turn lanes, two exclusive through lanes, and one exclusive right-turn lane; and

Modify the existing traffic signal equipment as necessary to accommodate the intersection widening. *Since the road improvements are included in the El Dorado Hills RIF, the project will be subject to the RIF concurrently with the issuance of building permits. (B.P.)*

- 4.5.6 Install a traffic signal at the Latrobe Road/U.S. Highway 50 Eastbound Ramps intersection. Since signalization of the intersection is included in the El Dorado Hills RIF, the project will be subject to the RIF concurrently with the issuance of building permits. *(B.P.)*
- 4.5.8 The project applicant shall be responsible for contributing their fair-share of the cost to reconstruct the El Dorado Hills Boulevard/Latrobe Road interchange with U.S. Highway 50. Since reconstruction of the interchange is included in the El Dorado Hills RIF and the County's State System Capacity and Interchange Traffic Impact Mitigation program, the project will be subject to the RIF and State System Capacity TTM fee concurrently with the issuance of building permits. *(B.P.)*
- 4.5.9 The project developer shall be responsible for their fair-share cost of bus turnouts and transit shelters located within the project site. Bus turnouts and transit shelters will be placed along the proposed Russell Ranch Boulevard, community and village center collectors, as well as the village center. The specific location *and design* of these facilities shall be determined jointly by the El Dorado County DOT and El Dorado Transit Authority. The project applicants fair-share cost shall be determined by the El Dorado County DOT. Construction of these improvements should occur when transit service is extended to the project. *(FM)*
- 4.6.1 Prior to approval of improvement plans for subsequent development, project applicants shall demonstrate to the County and District their compliance with Rule 223 of the El Dorado Air Pollution Control District's Rules and Regulations handbook in written report form. This fugitive dust prevention and control plan shall briefly list all Best Management Practices (BMP) to be implemented for the control of fugitive dust emissions throughout the construction phase. *(I.P.)*
- 4.6.2a. The County shall encourage subsequent site development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The EDCAPCD shall be consulted to determine the appropriate BACT measures available (regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment). *(I.P.) (B.P.)*
- 4.6.2b. Prior to future final map approvals, the project applicant shall consult the County and the EDCAPCD concerning feasible transportation alternatives in order to reduce construction worker vehicle trips and associated vehicle exhaust emissions. *(F.M.)*

- 4.6.3. Prior to future final map approvals, the project applicant shall demonstrate to the County and the EDCAPCD their compliance with Rules 215 and 224 of the EDCAPCD's Rules and Regulations handbook for the control of ROG emissions from architectural and asphalt coatings. *(F.M.)*
- 4.6.4. Prior to future final map approvals, the project applicant shall demonstrate complete compliance with the El Dorado Air Pollution Control District's open burning rules contained in Regulation III. *(F.M.)*
- 4.6.5. Prior to future final map approvals, the project applicant shall demonstrate that only EPA certified wood stoves and fireplaces inserts are installed in homes. Standard masonry fireplaces, uncertifiable by the EPA, shall not be constructed. EPA certified stoves and fireplace inserts have a 70 to 90 percent lower particulate emission rate than conventional stoves and fireplaces. *(B.P.)*
- 4.6.8. As a part of the improvement plans review and approval process, the County shall require project applicants to consult with the El Dorado County Air Pollution Control District and the El Dorado County Irrigation District (EID) regarding sewage pump/lift station odor control technologies. In the event that odor impacts occur, odor control measures shall be required by the County, District, and EID. *(I.P.)*
- 4.7.1a. Construction activities shall be limited to the hours of 7:00 a.m. to 6 p.m. on weekdays and the hours of 8:00 a.m. to 5 p.m. on Saturday and Sunday. *(I.P.)*
- 4.7.1b. Locate fixed construction equipment such as compressors and generators as far as feasibly possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment. *(I.P.)*
- 4.8.1. Mitigation for project impacts to trees shall include measures for tree protection, revegetation and compensation, and monitoring. All aspects of the following measures must be implemented to ensure mitigation/compensation for the impact. The project applicant shall develop and implement a Tree Protection Plan to minimize direct and indirect impacts to oak woodland on the project site during construction and operation phases of the proposed project. The Plan shall require the use of buffers to prevent or reduce the effects of disruption in the hydrologic or edaphic (growing) environment of heritage trees. Canopy cover retention within oak woodlands shall meet the requirements of General Plan Policy 7.4.4.4. The elements of the Tree Protection Plan shall appear as standards in the tentative subdivision maps, improvement plans, and subdivision CC&Rs. The Plan shall be implemented prior to and during ground clearing, grading, or other construction activities that may impact oak trees. Unless stated otherwise, all measures shall be the sole responsibility of the project applicant.

The County or project applicant (with County approval) shall engage a qualified project biologist or equivalent professional to oversee all aspects of construction monitoring that pertain to oak tree protection. The County would be responsible for reviewing the monitoring program. The project applicant shall be responsible for reimbursing the County for all costs related to the compliance monitoring of the project.

The project biologist shall be responsible for contractor education and shall monitor all construction activities in areas supporting sensitive biological resources. The project biologist shall be responsible for scheduling and/or implementing pre-construction tree surveys, and shall inform the County, the project engineer and the project general contractor if there are construction activities that threaten protected oak trees for which no mitigation measures have been identified in this EIR.

The project biologist shall clearly mark on project maps all oak trees and oak woodlands to be avoided and provide these maps to the contractor. These areas shall be designated as "no construction" or "limited construction" zones. These areas shall be flagged by the project biologist prior to construction activities. In some cases, trees may need to be fenced or otherwise protected from direct or indirect impacts, as determined by the project biologist.

The Tree Revegetation Plan shall consist of an implementation and a monitoring component. Because the exact extent of tree loss can only be determined after final grading plans and building envelopes are defined, a detailed analysis of 1) the precise number and species of trees to be removed, and 2) the specific mitigation areas to be planted, shall be developed and identified as part of the tentative and final map processes, in compliance with General Plan Policy 7.4.5.1. Lost tree canopy must be replaced at the percentage required under Policy 7.4.4.4 of the County General Plan.

The Monitoring and Management Plan shall identify monitoring and management techniques for a recommended time period (as determined during development of the Plan) following implementation. The plan shall establish success criteria (performance standards) and shall describe steps to be taken to replace vegetation not meeting the success criteria (contingency plans). Performance standards could relate to the number of trees, species and size of trees, area of canopy, or a combination. Appropriate data sampling and statistical treatment of data shall be developed and utilized.

A preliminary mitigation plan (based on the elements presented in this EIR) shall be submitted for review prior to approval of subsequent tentative subdivision maps. A draft mitigation plan (including draft versions of the Tree Protection Plan, Revegetation Plan, and Monitoring and

Management Plan) shall be submitted with the applications for tentative subdivision maps and other subsequent approvals. The final mitigation plan shall be submitted as part of the final subdivision map process or prior to approval of a grading permit for improvement plans, whichever occurs first. Prior to implementation, the final plan shall be approved by the County. The project applicant shall identify and secure sources of funding and personnel to carry out all identified measures outlined above before any tree removal or grading permits are issued by the County. *(T.M., I.P., F.M.)*

4.8.4. Project landscaping shall conform to County and California Native Plant Society guidelines within and adjacent to public and private open space areas. Table 4.8-3 of the *Promontory EIR* presents a list of species that should not be used for project landscaping. *(I.P.)*

4.9.1 a. Prior to approval of the improvement plans for site development, the project applicants shall hire an engineering geologist or equivalent professional to prepare a site specific geotechnical report that will include the following:

Identification of areas of potential slope hazards and measures to minimize the project's impacts to slope stability.

Identification of areas susceptible to soil erosion and measures to minimize the project's impact on soil erosion.

Determination of the suitability of excavated material as engineering fill, topsoil, or other type of reuse on site. *(I.P.)*

4.9.1 b. To the maximum extent practicable, project site development shall avoid areas determined by the site specific geotechnical report to have unstable ground conditions. *(I.P.)*

4.9.1 c. Prior to approval of the improvement plans for site development, the project applicant will submit an erosion control plan to the County. Erosion control measures will include techniques such as physical and vegetative stabilization measures and runoff diversion measures. Additionally the plan will specify measures for reuse or disposal of excavated material. If excavated material is suitable for use at the project site, the plan should minimize elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan will include specific information regarding the eventual reuse or disposal site, transportation methods, disposal reuse management, and schedule. The plan will be consistent

with the El Dorado County Grading, Erosion, and Sediment Control Ordinance and the El Dorado County Resource Conservation District's Erosion Sediment Control Guidelines. *(I.P.)*

4.9.1d. Stabilize grading areas left unprotected during the rainy season, as specified by the County Grading, Erosion, and Sediment Control Ordinance. Stabilization measures may include National Pollutant Discharge Elimination System (NPDES) Construction Activity best management practices such as hydroseeding, geotextiles and mats, and straw bale or sand bag barriers. *(I.P.)*

4.9.1e. Implement water quality mitigation measures, including retention of vegetation and avoidance of grading activities near water channels to the maximum extent feasible. Water quality mitigation measures are described in detail in Section 4.10, Hydrology and Water Quality. *(I.P.)*

4.9.2a. Prior to approval of the improvement plans for site development, a seismicity report will be completed by an engineering geologist or equivalent professional regarding possible damage from seismic shaking and secondary hazards such as landsliding, liquefaction and lateral spreading. This report will include:

An analysis of seismic hazards anticipated at the project site from regional faults.

A discussion and recommendations for seismic mitigation at the project site.

Recommendations may include use of reinforced concrete foundations and avoidance of potentially unstable foundation materials. *(I.P.)*

4.9.2b. The project applicant will incorporate the recommendations of the seismicity report into the design for all structures proposed at the project site. All structures will be designed for Seismic Zone 3 and will be designed to withstand the anticipated seismic hazards determined in the seismicity report. Plans for all structures shall be reviewed by the County prior to approval of the improvement plans and building permits. *(I.P., B.P.)*

4.10.1. Prior to approval of improvement plans for site development, the project applicant shall submit erosion control plans and hazardous materials control program to the County consistent with El Dorado County's Grading, Erosion, and Sediment Control Ordinance and El Dorado Resource Conservation District's Erosion Sediment Control Guidelines. The plan should include Best Management Practices to minimize and control pollutants in storm water runoff. Suggested water quality control practices should include the following:

Construction Measures

Native vegetation will be retained where possible. Grading and excavation activities will be limited to the immediate area required for construction.

Stockpiled topsoil shall be placed in disturbed areas outside of natural drainageways. Stockpile areas shall be designated on project grading plans.

No construction equipment or vehicles will disturb natural drainageways without temporary or permanent culverts in place. Construction equipment and vehicle staging areas will be placed on disturbed areas and will be identified on project grading plans.

If construction activities are conducted during the winter or spring months, storm runoff will be regulated by temporary on-site detention basins.

Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) will be employed for disturbed slopes until permanent revegetation is established.

No disturbed surfaces will be left without erosion control measures during the winter and spring months.

Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures.

Immediately after the completion of grading activities, erosion protection will be provided for finished slopes. This may include revegetation with native plants (deep-rooted species for steep slopes), mulching, hydroseeding, or other appropriate methods.

Energy dissipaters will be employed where drainage outlets discharge into areas of erodible soils or natural drainageways. Temporary dissipaters may be used for temporary storm runoff outlets during the construction phase.

A spill prevention and countermeasure plan will be developed identifying proper storage, collection, and disposal measures for pollutants used on-site. No-fueling zones shall be indicated on grading plans and shall be situated at least 100 feet from natural drainageways.

Operation Measures

All storm drain inlets will be equipped with silt and grease traps to remove oil, debris, and other pollutants, which will be routinely cleaned and maintained. Storm drain inlets will also be labeled "No Dumping - Drains to Streams and Lakes".

Parking lots will be designed to allow as much runoff as feasible to be directed toward vegetative filter strips to help control sediment and improve water quality.

Storm runoff from service stations or other similar uses will be treated with an oil/water separator.

Permanent energy dissipaters will be included for permanent outlets.

The detention/retention basin system on the site will be designed to provide effective water quality control measures. Design and operation features of detention/retention basins will include:

1. Construct basins with a total storage volume that permits adequate detention time for settling of fine particles even during high flow conditions.
2. Maximize the distance between basin inlets and outlets to reduce velocities, perhaps by using an elongate basin shape.
3. Incorporate some below grade area within the main detention basin for sediment settling.
4. Allow vegetation to reduce velocities and naturally filter water by encouraging vegetation establishment and ensuring adequate water supply to maintain vegetation cover.
5. Establish basin maintenance responsibility and schedules to periodically remove basin sedimentation, excessive vegetation growth, and debris that may clog basin inlets and outlets. *(I.P.)*

4.10.5b. Prior to approval of improvement plans for site development, the project applicant shall prepare a hydrologic study in conformance with the El Dorado County Drainage Manual which would support the project drainage plans. The project applicant shall submit both the hydrologic study and drainage plans to the County for review and approval. The drainage plans shall clearly demonstrate that build-out peak storm runoff flows from the project site will remain at or below existing peak storm runoff flows. The

drainage plan will provide details on ultimate location and design of retention/detention basins and other drainage facilities, as well as a maintenance program for all drainage facilities. The drainage plan shall also identify the 100-year floodplain on the project site, or verify that no 100-year flood zones will exist on the site. The drainage plan shall be in conformance with the El Dorado County Drainage Manual, as well as any additional requirements set forth the City of Folsom/El Dorado County drainage agreement described in Mitigation Measure 4.10.5a. (I.P.)

4.11.2b. In the event that any prehistoric or historic subsurface cultural resources are discovered during construction-related earthmoving activities, all work within 20 meters of the resources shall be halted and the project applicant shall consult with a qualified archaeologist to assess the significance of the find. If any find were determined to be significant by the qualified archaeologist, then representatives of the project applicant, El Dorado County, and the qualified archaeologist would meet to determine the appropriate course of action. If the discovery includes human remains, Section VIII of CEQA Guidelines Appendix K would be followed, requiring coordination with the Native American Heritage Commission if the human remains are of Native American origin. All significant cultural materials recovered would be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards. (I.P.) (B.P.);

4.11.3. If the County establishes a program to provide fencing or other physical barriers around existing cemeteries to prohibit unlawful entry, *prior to the issuance of building permits for Village 6*, the project applicant would contribute a pro-rata share to construct a fence or physical barrier around the existing Mormon Island Relocated Cemetery. (B.P.)

4.13.1a. In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. (I.P.)

4.13.1b. In accordance with General Plan Objective 4.5.1, water-efficient housing features, such as low-volume and low-flow plumbing fixtures, shall be installed to reduce water consumption. (B.P.)

4.13.1c. Efficient irrigation systems shall be installed in common landscaped areas to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all common landscaped areas. Drought resistant and native vegetation shall be used in common landscape areas. (I.P.)