

Findings for Approval

1.0 CEQA Findings

- 1.1 El Dorado County has considered the negative declaration together with the comments received during the public review process. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department – Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

2.1 The project is consistent with the General Plan.

The project would allow for a range of uses consistent within Research and Development (R&D) land use designation.

The proposal is consistent with the intent of General Plan Policies 2.2.1.5, 2.2.3.1, 2.8.1.1, TC-Xf, TC-5b, 5.1.2.1, 7.3.5.1, 7.3.5.2, 7.4.4.2, 9.1.2.4, and 9.1.2.8 concerning the requirement for a Planned Development request, the floor/area ratio, lighting glare, traffic impacts, landscaping, and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design, and attention to architectural design features that fit within the context of the surrounding uses, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

3.1 The project is consistent with the El Dorado County Zoning Ordinance.

The project would allow for a range of uses consistent within the Research and Development Zone District.

The project would include the adoption of Development Plan and Design Guidelines which would allow deviation from the Development Standards of the R&D district. The requested deviation would not substantially vary from the intent of the R&D district would remain.

4.0 ADMINISTRATIVE FINDINGS

4.1 Planned Development Findings

4.1.2 The planned development zone request is consistent with the General Plan.

The Development Plan would allow land uses consistent within the R&D land use designation. Adequate vehicular access would be provided and no incompatibilities would result as part of the project. The project has been development to comply with applicable General Plan Policies as well as applicable policies of the Carson Creek Specific Plan.

4.1.3 The proposed development is so designed to provide a desirable environment within its own boundaries.

The project has been designed to provide adequate landscaping and parking for the site. Streetscape landscaping design criteria have been incorporated within the Design Guidelines to achieve a desirable environment within the project boundaries.

4.1.4 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

Adoption of the Development Plan would allow for incorporation of Design Guidelines as part of the project. The Design Guidelines would allow for a specific list of permitted uses which deviates from the Development Standards of the R&D Zone District. Flexibility has been incorporated to allow reduced lot sizes not allowed within the R&D Zone District.

To justify the exceptions to R&D regulations, the Design Guidelines would include strict criteria to ensure the objectives and goals of the R&D Zone District would be achieved. Specific landscaping, lighting, building siting, and construction criteria are included which would maintain a desirable environment within the project boundaries.

4.1.5 The site is physically suited for the proposed uses.

The 33-acre site is mildly sloped with no significant biological features on-site. The proposed project would not require the degradation of significant biological or riparian resources as a result of the project.

4.1.6 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.

The project is located within the El Dorado Hills Business Park which has adequate utilities and infrastructure to service the project.

4.1.7 The proposed uses do not significantly detract from the natural land and scenic values of the site.

The proposed uses do not significantly detract from the natural land and scenic values of the site since it is devoid of native trees and shrubs.

4.2 Parcel Map Findings

4.2.1 The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.

The proposed office and warehouse uses are consistent within the R&D land use designation. The proposed size of the development would be consistent with the Floor Area Ratio allowed within the R&D land use designation. The project has been designed to comply with applicable General Plan policies.

4.2.2 The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.

Through the application of the PD, the project is consistent with the minimum parcel size requirements of the R&D zone district and is consistent with the Development Standards of the zone district. Adequate parking and landscaping would be provided. All roads and encroachments would be consistent with the County Design Manual.

4.2.3 The site is physically suitable for the proposed type and density of development.

The site contains no natural features that would be impacted by the proposed type or density of development. The proposed land uses would not exceed the FAR of the R&D land use designation. The proposed office and warehouse uses would be suitable for the site.

4.2.4 The proposed parcel map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

The project site is devoid of natural features. No oak canopy or riparian areas are located onsite. The site has been previously disturbed under an approved grading permit.

4.2.5 The design of the parcel map is not likely to cause serious public health hazards.

The project has been designed to provide adequate circulation through the development. Encroachments onto the County roads are consistent with the Design and Improvement Standards Manual. The proposed office and warehouse land uses would not be likely to cause public hazards.

5.0 Design Waiver Findings

5.1 Design Waiver #2: To reduce the right-of-way width requirement from 60 feet to 50 feet except at the project entrances.

5.1.1 There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,

The project has been designed to meet the road width requirements of Standard Plan 101A. The designed improvements could be constructed within a 50 foot right-of-way; thus the 60-foot right-of-way would be unnecessary.

5.1.2 Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property,

The ~~70~~60-foot right-of-way is a requirement of the General Plan. As discussed above, the required road improvements could be developed within the reduced 50 foot right-of-way. The additional 10 feet of right-of-way would be unnecessary and would restrict future development potential of the proposed lots.

5.1.3 The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,

All required road improvements would be constructed within the reduced right-of-way. The reduction in the right-of-way width would not result in any hazards or would be injurious to the health, safety, and welfare of the public.

5.1.4 The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The required road improvements would be constructed consistent with the Design and Improvement Standards Manual and the Fire Safe Regulation. The reduced right-of-way would not conflict with any applicable County ordinances or policies.

Findings for Denial

1.0 Design Waiver Findings

1.1 Design Waiver #1: To omit the sidewalks along the proposed 'Road A' and 'Road B';

1.1.1 There are no special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,

The project site does not contain unique topographical constraints or biological resources that would prohibit the construction of the required sidewalk. The site is undeveloped and would allow for construction of the sidewalks and would not impair the development potential of the project site.

1.1.2 Strict application of the design or improvement requirements of this chapter would Not cause extraordinary and unnecessary hardship in developing the property,

The sidewalk requirements would not be a hardship on the project. The development would be required to construct a new looped roadway system providing a 40 foot wide travel lane throughout the development. The Department of Transportation has allowed a reduction of the sidewalk requirement limiting the improvements to one side of the road only.

1.1.3 The waiver would be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,

The sidewalk improvements would be a benefit to the pedestrians utilizing the sidewalk. The absence of non-motorized transportation means would result in a hazardous environment between vehicular traffic and pedestrians within the development.

1.1.4 The waiver would have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The sidewalks are required by General Plan Policy TC-5b. Approval of this Design Waiver would be inconsistent with the General Plan and would result in a detriment to the health, safety and welfare of the general public in the area.

Conditions of Approval

1. This rezone, parcel map and planned development is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits E-J, February 26, 2009, 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 rezone, planned development, and parcel map to allow for ~~an office and warehouse development.~~ A range for uses as enumerated in the Planned Development Design Guidelines.

Rezone to add the Planned Development overlay to change the parcel zoning from Research and Development (R&D) to Research and Development- Planned Development (R&D- PD).

The Development Plan allows the construction of 25 buildings totaling 211,660 square feet of improvements. The individual buildings would range in size from 5,700 square feet to 12,375 square feet. The Development Plan includes the adoption of Design Guidelines for the project site which supersede the Development Standards of the R&D Zone District listed in Chapter 17.35 of the Zoning Ordinance.

A phased Parcel Map creating 25 parcels each approximately one-acre in size. Each of the proposed buildings would be sited on a separate parcel. The parcel map is proposed to be filed in four phases.

One Design Waiver would be approved to allow the following:

The right-of-way width requirement is reduced from 60 feet to 50 feet except at the project entrances.

2. All development within the project shall comply with the Development Plan and Design Guidelines approved as part of the Development Plan. Planning Services staff shall verify compliance with the Design Guidelines prior to issuance of any permit.
3. Unless stated in the Development Plan and Design Guidelines all development within the project shall comply with applicable ordinances or Development Standards of the County Code.
4. The applicant shall prepare a Public Facilities and Services Financing Plan as required by General Plan Policy 10.2.1.5. The Plan shall be submitted to Planning Services and shall be reviewed and approved by the County prior to the issuance of any permits for the project.
5. All Development Services fees shall be paid prior to clearance by Development Services of the parcel map.
6. 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 California Government Code.

The applicant 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 applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado Hills Fire Department

7. The potable water system for the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for a two hour duration. This fire flow shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval.
8. This development shall install Mueller Dry Barrel Fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department.
9. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
10. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by the El Dorado Hills Fire Department Standard 103.
11. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
12. Each building shall be addressed in accordance with the Fire Department requirements.
13. The applicant shall provide the Fire Department with a CD that contains all the CAD files for the project.
- ~~14~~14. The fire access roadways servicing all buildings shall be designed to accommodate a 40-foot inside and a 56-foot outside turn radius.
- ~~15~~15. All buildings shall be fire sprinklered in accordance with NFPA-13, 2007 edition, and the Fire Department requirements.

- 1716. This development shall provide a minimum of two unobstructed access roadways during the construction of any building.
- 1817. All trash enclosures shall be located a minimum of 5 feet from a building wall.
- 1918. The minimum ingress and egress width for emergency response vehicles shall be 20 feet.
- 2019. A KNOX box shall be installed on each building to contain the master key to open all exterior doors.

El Dorado County Department of Transportation

2120. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map: (the requirements outlined in Table 1 are minimums)

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*	RIGHT OF WAY**	DESIGN SPEED	EXCEPTIONS/ NOTES
Road A	Std Plan 101A	40ft	50ft <i>IOD required</i>	25 mph	Type 2 vertical curb and gutter, <u>and 5 ft sidewalk on one side only along the frontage of lots 10, 11, 12, 13, and 16</u>
Road B	Std Plan 101A	40ft	50ft <i>IOD required</i>	25 mph	Type 2 vertical curb and gutter, <u>and 5 ft sidewalk on one side only along the frontage of lots 10, 13, 14, 15, and 16</u>

- Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.
 ** Non-exclusive road and public utility easements included

2221. **Offer of Dedication:** Prior to filing of map, the applicant shall irrevocable offer to dedicate in fee 60 50 of right of way along Road 'A' and Road 'B'. This offer shall be ~~rejected~~ accepted by the County.

2322. **Dead End Roads:** Pursuant to Article 2, Section 1273.09 of the SRA Fire Safe Regulations, the maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

- parcels zoned for less than one acre-----800 feet

- parcels zoned for 1 acre to 4.99 acres-----1320 feet
- parcels zoned for 5 acres to 19.99 acres -----2640 feet
- parcels zoned for 20 acres or larger -----5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection beginning the road to the end of the road at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. The lengths of all dead-end roads shall be graphically depicted and identified on the site and improvements plans prior to the filing of the map.

2423. **Turnaround:** The applicant shall provide a turn around *at the end of the roadways* used for phasing to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

FRONTAGE AND OFFSITE IMPROVEMENTS

2524. The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachments from Proposed Street A, onto Suncast Lane and Sandstone Road to the provisions of County Design Standard ~~103G~~ 103F excluding taper. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

IRREVOCABLE OFFERS OF DEDICATION/EASEMENTS

2625. **Cut Slopes:** Per the El Dorado County Grading Design Manual, the top of cut slopes shall not be made nearer a permit area boundary line than one fifth the vertical height of cut with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may need to be increased for required interceptor drains. 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 final map.

2726. **Fill Slopes:** Per the El Dorado County Grading Design Manual, the toe of the fill slope shall not be made nearer to the permit area boundary line than one half the height of the slope with a minimum of two (2) feet and a maximum of twenty (20) feet. Where a fill slope is to be located near the permit area boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the building official deems necessary to protect the adjoining property from damage as a result of such grading. 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 final map.

2827. **Offsite Easements:** Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

DOT STANDARD CONDITIONS

2928. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

3029. **Road & Public Utility Easements:** The applicant shall provide a ~~40~~ 50 foot wide ~~and 30 foot wide non-exclusive~~ road and public utility easements for the on-site access roadways as indicated in Table 1 above prior to the filing of the map.

3130. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or “not a county maintained road” road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

3231. **Sidewalks:** 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 issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.

3332. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

3433. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map.

3534. **Common Fence/Wall Maintenance:** 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).

3635. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

3736. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
3837. **DISM Consistency:** 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.
3938. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.
4039. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
4140. **Grading Permit / Plan:** The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.
4241. **Grading Plan Review:** 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.
4342. **RCD Coordination:** 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.

4443. Soils Report: 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.

4544. Drainage Study / SWMP Compliance: 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.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

4645. Drainage, Cross-Lot: 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. Any variations shall be approved by the County Engineer. 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. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.

4746. Drainage Easements: Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

4847. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

~~49. **Off-site Improvements (Security):** Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.~~

~~50. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off site improvements. If it is determined that the applicant 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 applicant'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, the applicant 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 applicant 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.~~

5148. **Electronic Documentation:** 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.
5249. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

El Dorado County Surveyor

5350. All survey monuments shall be set prior to filing and recording the parcel map.
5451. Prior to filing the Parcel Map, a letter to the County Surveyor shall be required from all agencies that have conditions place on the map. The letter shall state that all conditions placed on the map by that agency have been met.