

CONDITIONS OF APPROVAL

Tentative Map Time Extension TM95-1298E-4 and Tentative Map Time Extension TM95-1299E-4/Marble Valley Planning Commission/February 13, 2014

Conditions

1. This time extension is based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E 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 would constitute a violation of permit approval.

Time extension to approved Tentative Maps for four years from February 10, 2014 to February 10, 2018 pursuant to the Marble Valley Development Agreement and Subdivision Map Act Section 66452.6(a)

The following are the original conditions of approval for the Marble Valley Tentative Map.

Standard Conditions of Approval

2. The developer shall obtain approval of construction drawings consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public streets and service facilities. All improvements shall be consistent with the approved tentative map, as may be modified in the adopted mitigation measures or the following conditions of approval.
3. 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.
4. The final map shall show all utility, road and drainage easements in accordance with 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.
5. 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.

6. 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.
7. This project shall be subject to the El Dorado Hills/Salmon Falls Road Impact Fee, pursuant to Resolution No. 175-96. Said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
8. This project shall be subject to the State System Capacity and Interchange TIM fees, pursuant to Resolution No. 202-96. Said fees shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
9. All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following widths:

ROAD NAME	STANDARD PLAN	ROAD WIDTH, EDGE OF PAVEMENT TO EDGE OF PAVEMENT (RIGHT-OF-WAY)	EXCEPTIONS/SPECIAL NOTES
Marble Valley Road	101 B	40 ft. [60 ft. ROW]	3 inches AC over 8 inches AB minimum with 8-foot wide paved bike trail
Marble Lake Drive (Marble Valley Road to Marble Creek Drive)	101 C	32 ft. [50 ft. ROW]	3 inches AC over 8 inches AB minimum
Marble Lake Drive (Marble Creek Drive to End), Marble Creek Drive, Marble View Drive, Marble Point Drive, Marble Way, and Lima between Marble Point Drive and Marble Way	101 C	28 ft. [50 ft. ROW]	2.5 inches AC over 6 inches AB minimum
All Cul-de-sacs	101 C and 114	24 ft. [50 ft. ROW]	2 foot minimum shoulders
Emergency Vehicle Access Roads	Fire Safe Regulations	20 ft.	Double chip seal over 6 inches AB

10. The eastern portion of Marble Valley Road as it passes through Cambridge 120 shall be constructed to Department of Transportation standards specified in Condition 8 connecting to Cambridge Road concurrently with Phase 2 of this project. Furthermore, the Marble Valley Road connection to Cambridge Road shall

- be constructed in a continuous alignment. The Crazy Horse Road and Flying C Road (Road #1021) intersections shall be reconstructed to the geometrics and minimum spacing between intersections as required by the Department of Transportation.
11. All emergency vehicle accesses shall be constructed to meet minimum fire safe regulations and shall extend off-site to a County-maintained road or private road that meets minimum fire safe regulations.
 12. Direct access, via a residential driveway, to a roadway exceeding 2,000 Average Daily Trips shall be prohibited. Where applicable, all lots that front on two roads shall take access on the minor roadway. A vehicular access restriction shall be designated along the frontage of all associated major roadways.
 13. 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.
 14. An irrevocable offer of dedication, in fee, shall be made of 60 feet in the width, as approved by DOT, for the entire on-site portion of Marble Valley Road, from the western boundary line of this project to Cambridge Road, with slope easements where necessary.
 15. An irrevocable offer of dedication shall be made for all other roads in the width as described in the conditions for the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowners agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
 16. An irrevocable offer of dedication shall be made of 60 feet in radius for the cul-de-sacs, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowners agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
 17. A final drainage plan shall be submitted to and approved by the Department of Transportation. All drainage facilities shall be designed in compliance with the County Drainage Manual. The developer shall install all drainage facilities shown on the plan with the respective phase of construction.
 18. 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.
19. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund the maintenance of drainage facilities.
 20. All grading plans shall be prepared and submitted to the Soil Conservation Service and the Department of Transportation. The Soil Conservation Service shall review and make appropriate recommendations to the County. Upon receipt of the review report by the Soil Conservation Service, 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.
 21. The timing of construction and method of re-vegetation shall be coordinated by the El Dorado County Resource Conservation District. 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.
 22. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
 23. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oaktree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
 24. An additional emergency road constructed as required by Condition 8 shall connect Marble View Drive to the boundary of the Valley View Project (current APN 108-020-01; current owner: El Dorado Hills Investors).

County Surveyor

25. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

26. All roads shall be named by filing a completed road naming petition for each road with the County Surveyor's Office prior to filing the final map.

Planning Services

27. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and 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. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.
28. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, pursuant to Board of Supervisors Resolution No. 118-92.
29. A letter of agreement from the cable television franchisee, pursuant to Section 16.16.010 (I) of the County Code, shall be submitted to Planning Services prior to approval of the final map.
30. Prior to the recording of the final map, the developer shall provide evidence of agreement with the elementary and high school districts for payment of such fees as may be established by said school district(s) in accordance with Government Code Sections 65995-65997. The developer shall produce evidence of an agreement with said school district(s) to pay, for each building permit issued thereafter, the amount of \$7,198 per residential unit pursuant to Resolution No. 220-91, or such other fee amount established by the Board of Supervisors pursuant thereto or pursuant to any successor thereto.
31. 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.

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 or parcel 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 an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

32. Prior to finaling each phase, it shall be demonstrated that the Fire District Boundaries do not split residential lots. (Responding to Comment 5-1).
33. In accordance with Section 3.N.5 of the Marble Valley Development Agreement, relevant “revised engineering standards” shall apply in processing of Final Maps and Improvement Plans.

Mitigation Measures

34. All Mitigation Measures contained in the Final EIR that are adopted by the Board of Supervisors are incorporated as conditions of approval of the tentative map.
35. No grading permit shall be issued for the project, or any portion thereof, unless and until landowner has reached final agreement with the El Dorado Irrigation District regarding a fully vested right to water service to the portion of the project site affected by the grading permit.
36. In the event the Buckeye Union School District (District) reasonable determines that the elementary school site depicted within the marble Valley master Plan and on the approved tentative map is unsuitable for District’s intended use an elementary school, District will notify Developer in writing, setting forth the basis for such determination. In such event, Developer, based upon consultations with

the District, shall establish an alternative site of equivalent acreage, in a location appropriate to the intended use, as mutually agreed upon by Developer, District, and the County. District shall be entitled to acquire the alternative site upon the same terms and conditions under which it is entitled to acquire the current site. The costs associated with obtaining County approval of the school site relocation, including County environmental review necessary thereto, shall be borne by the Developer. The agreed upon location of the new site shall be determined within 180 days of Developer's receipt of the notice of unsuitability, or as soon thereafter as possible, and the existing option agreement shall be amended and recorded against the agreed upon site.