



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Rich Stewart, Chair, District 1
Gary Miller, First Vice-Chair, District 2
Brian Shinault, Second Vice-Chair, District 5
Jeff Hansen, District 3
James Williams, District 4

Char Tim Clerk of the Planning Commission

MINUTES

Regular Meeting
April 28, 2016 – 8:30 A.M.

CALL TO ORDER

Meeting was called to order at 8:30 a.m. Present: Commissioners Stewart, Hansen, Williams, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

ADOPTION OF AGENDA

Motion: Commissioner Shinault moved, seconded by Commissioner Williams, and carried (4-0), to approve the agenda as presented.

AYES: Hansen, Williams, Shinault, Stewart
NOES: None
ABSENT: Miller

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

Motion: Commissioner Hansen moved, seconded by Commissioner Williams, and carried (3-0), to approve the Consent Calendar.

AYES: Williams, Hansen, Stewart
NOES: None
ABSENT: Miller
ABSTAIN: Shinault

1. **16-0400** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 24, 2016.

This was Approved on Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS – None
(Development Services, Transportation, County Counsel)

COMMISSIONERS' REPORTS

Commissioner Shinault said that the first week of May starts the construction season in the Tahoe area. He also mentioned that road and shoulder repair work had begun on Highway 50.

Chair Stewart stated that Wilson Estates appeared to be starting the grading phase of the development.

PUBLIC FORUM/PUBLIC COMMENT – None

AGENDA ITEMS

2. **15-0881** Hearing to consider the Swansboro Verizon Wireless Cellular Tower (Mono-Pine) project [Special Use Permit S15-0001]* to allow the construction of a wireless telecommunication facility on property identified by Assessor's Parcel Number 085-010-06, consisting of 39.75 acres, in the Mosquito/Swansboro area, submitted by Verizon Wireless; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Special Use Permit S15-0001 based on the Findings and subject to the Conditions of Approval as presented.(Supervisory District 4)

Lillian MacLeod spoke on some of the refinements and recommended changes proposed by the applicant's agent. A Staff Memo dated April 28, 2016 was distributed to the Commission identifying two recommended changes to the Staff Report and Initial Study.

Mark Lobaugh, applicant's agent, spoke on his email dated April 26, 2016 which provided additional information, including a new proposed site.

Loretta Webb made the following comments:

- Thanked Commissioner Williams for conducting a site visit;
- Spoke on comments made at last hearing;
- Described in detail the significant stress and anxiety that the project has caused her; and
- Requested denial of the project.

Marty Desmond made the following comments:

- Concerned that if there was a fire in an area that only had one road for entrance/exit and if the cell tower caught on fire and collapsed onto the road, it would become an obstacle which would trap the residents;
- Fires typically spread uphill, which would be going towards the homes;
- Fire Department is made up of part-time volunteers, with an ETA of 12 minutes to their area;
- 500 foot setback from any building for cell towers is recommended by the Los Alamos Scientific Laboratory; and
- Had three requests for their safety and peace of mind:
 - Move the tower north;
 - Include a water storage facility; and
 - Build an alternate evacuation route.

Rich Wanner made the following comments:

- Thanked Commissioner Williams for conducting a site visit;
- Spoke on Mr. Lobaugh's email that contained additional information;
- Flawed biological study;
- Non-disclosure of cultural resources;
- Project has had a negative impact on his sister, Loretta Webb; and
- Applicant is an emotionless, compassionless, and soulless entity.

Kaiva Dahrian made the following comments:

- Distributed photo of a bald eagle taken in the proposed location in 2013;
- Cell tower company is compassionless;
- Spoke on eagles, trees, and the game trail in the area;
- Plastic pine needles will fall out and cause pollution;
- Spoke on easement;
- Spoke on new Zoning Ordinance regarding cell tower setbacks;
- Referenced her written public comment letter; and
- Spoke on real estate values.

Don Wagner made the following comments:

- Zoning Ordinance states a 500 foot setback of residential zoning, so inquired why the project was being allowed; and
- Inquired if he would need to disclose the location of the cell tower if he put his house on the market and if the house was decreased in value due to the cell tower, who would cover that financial gap.

Anthony Webb made the following comments:

- Has been a resident of that area since 1995;
- Homeowner's insurance was cancelled due to being in a high fire danger area and when finally able to find a company that would insure their house, they now pay triple the amount they used to;
- Spoke on 100 foot clearance required to keep his homeowner's insurance;
- There is no evacuation route available;
- Distributed three photos to the Commission;
- Spoke on aesthetics;
- Cell tower is not allowed within 500 feet of a residential zone;
- Spoke on alternative sites;
- Cell tower would be located in the airport flight plan;
- Property values would decrease;
- Commission needs to also consider the comments made at the previous hearing by Mr. Lobaugh;
- New biological study is needed; and
- An asbestos study is needed.

Chair Stewart closed public comment.

Aaron Mount spoke on the section of the Zoning Ordinance regarding communication towers and stated that the cell tower is in compliance with the setbacks.

Commissioner Williams requested clarification on Findings 3.1 and 4.3.

Chair Stewart requested the Fire Marshal in the audience to respond to some inquiries he had on fire safety during construction. Marshall Cox, El Dorado Hills Fire Department, stated that although this project was out of his jurisdiction, they typically require the structure to be concrete, have a non-combustible fencing with clearance around the structure, and access would be required prior to the construction phase.

Mr. Mount stated that the Mosquito Fire Department had reviewed the plans and had no concerns. Chair Stewart stated his biggest concern was fire danger during the construction phase.

In response to Chair Stewart's inquiry on deeded access, County Counsel David Livingston stated that the County does not get involved in that and it isn't in the Commission's purview.

Commissioner Williams inquired that if a cell tower was within 500 feet of residences, what guidelines could they use to request the tower be relocated to another parcel. County Counsel Livingston stated that the Zoning Ordinance does not require a 500 foot setback for cell towers from residences and there are no higher standards placed on it except for the higher level of review by the Planning Commission.

Commissioner Williams spoke on his interpretation of the Telecommunications Act. Significant discussion ensued between the Commission and County Counsel on the Telecommunications Act.

Mr. Lobaugh made the following rebuttal comments:

- Fire Marshal did site visit with them;
- Access is not an issue;
- Communication in emergency situations has been a big concern for this area;
- Project consists of a pole, metal cabinets located on a base and since the generators have now been removed from the project, this will be non-combustible and low wattage;
- Located far back enough that if the tower fell over, it would not reach the road;
- Unlikely the tower would fall over since it would have 30 foot casings and the County's Building Services would be required to inspect it;
- Spoke on Federal law regarding nesting birds;
- Spoke on cultural resources;
- Has a vast array of colors to use for the needles and leaves and they are available for viewing by anyone;
- Area is completely underserved and tower would service a large geographical area;
- No specific construction mitigation is currently in place but they could require the contractors to have fire extinguishers and notify the Fire Department when they would be starting the construction; and
- Suggested that they work with the Mosquito Fire Department on getting recommendations for the construction phase.

Commissioner Shinault suggested adding a new condition to address the fire danger during construction. Chair Stewart recommended requiring a Fire Safe Plan.

Charlie Schwartz, Radio Engineer, explained that this was a terrain-challenged area and they were not just addressing the residences but also the mobile locations.

In response to Chair Stewart's inquiry on bald eagles in the area, Mrs. MacLeod referenced Condition #12, which would be a new Mitigation Measure, as recommended in the Staff Memo dated April 28, 2016.

Mrs. MacLeod explained that the request to move the location of the cell tower was not in the Staff Memo dated April 28, 2016, but in Mr. Lobaugh's email dated April 26, 2016. She also spoke on the removal of the generator and stated that if approved with the recommended changes, staff would review the amended Conditions of Approval to ensure consistency throughout the document.

Mr. Mount read into the record proposed language for the new Condition requiring a Fire Safe Plan.

In response to Commissioner Williams' concern on the cell tower being within 500 feet of residences, County Counsel Livingston stated that the interpretation of the Zoning Ordinance is

not safety-related, but is just a requirement for a higher level of review by a decision-making body.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Hansen, and carried (4-0), to take the following actions: 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures as presented; and 2) Approve Special Use Permit S15-0001 based on the Findings and subject to the Conditions of Approval as amended: (a) Include changes as identified in the Staff Memo dated April 28, 2016; (b) New condition requiring a Fire Safe Plan; and (c) Approve applicant's request to move the location of the cell tower as shown in email dated April 26, 2016.

AYES: Hansen, Williams, Shinault, Stewart
NOES: None
ABSENT: Miller

This action can be appealed within 10 working days.

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.

~~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 Through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.

~~1.2 No significant impacts to the environment as a result of this project were identified in the initial study.~~

1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description, conditions of approval, and mitigation measures with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.43 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, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 In Compliance with Policy 2.2.5.21, the wireless facility has been designed and conditioned in compliance with County regulations addressing incompatible siting and surrounding land uses, aesthetics, environmental issues, and health and safety concerns.

2.2 In compliance with Policy 5.1.2.1, the project will connect to existing electrical facilities, adequate utilities, and public services currently within the parcel.

2.3 In compliance with Policy 6.2.3.2, the project will develop a gravel driveway for access.

2.4 In compliance with Policy 6.5.1.7, the project will have noise levels anticipated to comply with the County's standards listed in Table 6-2 in the General Plan that limit non-transportation noise emission levels.

2.5 Site development would require the removal of one oak tree and has been evaluated for consistency with General Plan Policy 7.4.4.4 and the Interim Interpretive Guidelines for Oak Woodlands. According to the submitted *Biological Assessment for the Verizon Swansboro Site*, Foothill Associates, dated January 18, 2016, the project would remove less than 0.01 percent of oak tree canopy from a site that contains 26.8 acres of oak canopy. Impacts would be adequately mitigated through on-site replanting and implementation of all tree preservation and protection measures. The project is in compliance with General Plan Policy 7.4.4.4.

3.0 TITLE 120 SUBDIVISIONS ORDINANCE

3.1 The project parcel was a result of a division of land after March 4, 1972. Section 120.76.090.G authorizes issuance of a conditional certificate of compliance if the parcel was created without the benefit of a Parcel or Final Map that has not been specifically cited in Chapter 120.76 of the El Dorado County Subdivision Ordinance. Certificate of Compliance COC04-0048 was approved by the Zoning Administrator on March 16, 2005 and imposes conditions which must be satisfied before the property can be considered legally established. Implementation of the conditions to this project will ensure compliance with the Subdivision Ordinance requirement.

4.0 ZONING FINDINGS

4.1 The project is consistent with Title 130.

The parcel is located within the Rural Lands 40-Acre (RL-40) Zone District. The project has been analyzed in accordance with Zoning Ordinance Section 130.21.030 (Development Standards) for building setbacks.

The project, as proposed and conditioned, is consistent with the Zoning Ordinance because the project will comply with building setbacks and other applicable design standards for wireless telecommunication facilities within the RL-40 Zone District.

4.2 The project is consistent with Section 130.40.130.A.1.

To minimize the number of communication facilities through encouraging the joint use of towers, service providers are encouraged to employ all reasonable measures to site their antenna equipment on existing structures, to co-locate where feasible, and develop new sites that are multi-carrier.

The new monopine tower will allow for placement of new Verizon equipment. No existing towers are located in the project area. The applicant has also provided coverage maps identifying the existing and increased cellular service resulting from the proposed facility that justifies the need for this project site. The proposed cell tower will accommodate future co-locations consistent with this regulation.

4.3 The project is consistent with Section 130.40.130.B.6.b.

In all zone districts, other than industrial, commercial, and research and development zone districts, new towers or monopoles shall be subject to approval of a conditional use permit by the Planning Commission.

The applicant has submitted an application for a conditional use permit for the proposed cellular facility consistent with this regulation.

4.4 The project is consistent with Section 130.40.130.C-H.

Section 130.40.130.C-H of the Zoning Ordinance requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards:

C. Visual simulations of the wireless communications facility (including all support facilities) shall be submitted. A visual simulation can consist of either a physical mock-up of the facility, balloon simulation, computer simulation or other means.

Photo-simulations of the facility are provided in Exhibit F-7 of the Staff Report. These photos demonstrate how the facility will blend with the surrounding area thereby minimizing its visual impacts.

D. Development Standards: The following provisions shall apply in all zone districts. All facilities shall be conditioned, where applicable, to meet the following criteria:

1. Screening. All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area (trees, barns, etc.) The facility shall be painted to blend with the prevalent architecture, natural features or vegetation of the site.

The project has been designed to blend in with the natural features and vegetation as directed by Section 130.40.130.D.1 of the Zoning Ordinance. The facility's outdoor equipment will be painted non-reflective natural colors. The monopine tower would be designed to resemble a pine tree with the tower pole painted flat brown to match the bark color of a pine tree, antennas located in man-made branches resembling pine tree limbs, and antennas and mounting equipment painted to match the branch color with pine needle socks installed around them to reduce visual impact. The monopine is designed to camouflage the facility and blend in with the surrounding vegetation as illustrated in the photo simulations, site plan, and elevations (Staff Report Exhibits F-1 to F-5 and E-1 to E-8). Additional conditions of approval have been added requiring more realistic branch patterns as a visual buffer.

2. Setbacks. As set forth in each applicable zoning district, except where locating the facility inside those setbacks is the most practical and unobtrusive location possible on the proposed site. Setback waivers shall be approved through the minor use permit process.

The RL-40 Zone requires a 30-foot front, side, and rear setback from property lines for all structures. Setbacks would be greater than 30 feet from all property lines. Therefore, the project is consistent with setback standards of the RL-40 Zone and Section 130.21.030 of the County Zoning Ordinance. (Staff Report Exhibit E-4).

3. Maintenance. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of towers and other improvements shall be maintained to ensure the appearance remains consistent with approved conditions relating to color.

Maintenance personnel would visit the site approximately one to two times per month, at which time the facility would be inspected to ensure proper operation. Conditions are recommended to ensure that the colors and materials of the tower and ground support equipment will be maintained at all times and will be consistent with the features depicted in the visual simulations and elevations.

- E. Radio Frequency (RF) Requirements: Section 130.40.130.E of the County Code requires that the applicant submit a report or summary of the estimates of non-ionizing radiation generated by the facility and maximum electric and magnetic field strengths at the edge of the facility site, as regulated by the Federal Communication Commission (FCC).*

A submitted RF analysis report (Exhibit H) confirms compliance with the applicable FCC Regulations regarding maximum permissible exposure limits.

- F. Availability. Section 130.40.130.H requires that all communication facilities be available to other carriers as long as structural or technological obstacles do not exist.*

The monopine would be constructed with the ability to accommodate the proposed Verizon equipment and future potential collocation of additional carriers. However, the specific location or quantities of future antennae have not been identified. Any separate future co-location would require consistency to this conditional use permit, subject to review by the County.

- G. Section 130.40.130.I of the Zoning Ordinance requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned.*

The project has been conditioned to comply with this requirement.

- H. Section 130.40.130.H of the Zoning Ordinance states certain notification requirements for projects located within 1,000 feet of a school or on residentially zoned lands governed by CC&Rs.*

The project parcel is not within 1,000 feet of a school or located on residentially zoned land governed by CC&Rs. Therefore, these notification requirements do not apply to this project.

As proposed and conditioned, the project is consistent with the criteria in Section 130.40.130.C-H of the Zoning Ordinance.

5.0 SPECIAL USE PERMIT FINDINGS

5.1 The issuance of the permit is consistent with the General Plan.

As discussed above in Section 2.0 General Plan Findings, the special use permit is consistent with the applicable policies and requirements in the El Dorado County General Plan.

5.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

At 0.24 percent or less of the public safety standard established by the FCC, the risk of RF emissions to the surrounding public is remote. The use will not significantly conflict with surrounding uses. The facility will be visible from certain vantage points. However, the tower antennas will be concealed by monopine branches and additional landscaping. As discussed in Section 2.0 and 4.0 above, the project is consistent with applicable General Plan Policies and conforms to the requirements of the County Zoning Ordinance. An additional condition of approval has been added requiring more realistic branch patterns. As designed and conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding residents.

5.3 The proposed use is specifically permitted by Special Use Permit.

As discussed in Section 4.3 above, the proposed use is specifically permitted in accordance with Zoning Ordinance Section 130.40.130.B.6.b subject to approval of a conditional use permit by the Planning Commission. The applicant has submitted an application for a conditional use permit to be reviewed by and subject to the approval of the Planning Commission.

Conditions of Approval

Planning Services

1. This Special Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit E-1	Title Sheet, Sheet A-0; December 23, 2015
Exhibit E-2 (<u>Revised</u>)	Plot Plan/Site Topography, Sheet C-1; December 23, 2015 April 26, 2016
Exhibit E-3 (<u>Revised</u>)	Plot Plan/Site Topography, Sheet C-2; December 23, 2015 April 26, 2016
Exhibit E-4	Overall Site Plan, Sheet A-1; December 23, 2015
Exhibit E-5	Enlarged Site Plan, Sheet A-2; December 23, 2015
Exhibit E-6	Equipment/Antenna Layouts, Sheet A-3; December 23, 2015

Exhibit E-7Elevation, Sheet A-4.1; December 23, 2015
Exhibit E-8Elevation, Sheet A-4.2; December 23, 2015
~~Exhibit E-9Generator Specs, Sheet A-5; December 23, 2015~~
~~Exhibit F-1Photo Simulations~~
~~Exhibit F-2Photo Simulations~~
~~Exhibit F-3Photo Simulations~~
~~Exhibit F-4Photo Simulations~~
~~Exhibit F-5Photo Simulations~~
~~Exhibit F-6Photo Simulations Shot Point Map~~
Exhibit F-1 (Revised).....Photo Simulation; April 19, 2016

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.

Approval of the Special Use Permit allows the construction and operation of a new multi-user wireless communications facility to support cellular transmission within the existing 39.75-acre parcel identified by Assessor's Parcel Number 085-010-06, and consisting of the following:

- a. One 109-foot tall monopine with three sectors with two antennas per sector and two remote radio units (RRU) per sector for a total of six antennas that measure 6x12x7 inches each attached at the 100 foot pole height;
- b. Two four-foot diameter microwave dishes;
- c. One 15-foot by 16-foot 5-inch raised steel platform within a 22-foot by 38-foot Verizon Wireless lease area to house equipment cabinets and associated equipment;
- ~~d. One 15 kVA standby diesel generator with a 132 gallon fuel tank partially surrounded by a sound wall;~~
- e. One 836-square-foot equipment compound surrounded by beige or tan, slatted and wire-topped chain link fencing; and
- f. A 120-foot long gravel driveway to provide access to the wireless facility.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Development Services Division (Planning)

- 2. The following conditions of approval, as amended from COC04-0048, shall be completed prior to issuance of any development permits for the parcel:

- a. An irrevocable offer of dedication, 25 feet from the centerline of One Eye Creek Road, for road and public utility purposes, including all slope easements, shall be offered to the County across the frontage of the subject parcel. The offer of dedication shall be made on a form approved by the ~~Department of~~ Transportation Division.
 - b. A STOP sign per Standard Plan 105A shall be placed at the intersection of One Eye Creek Road and Mosquito Road.
 - c. A "Not a County Maintained Road" sign, 24x30-inches, black on white, shall be placed on One Eye Creek Road at the intersection with Mosquito Road.
 - d. A street sign in conformance with Standard Plan 105 (B-1) shall be installed at the intersection of One Eye Creek Road and Mosquito Road.
 - e. The property owner shall have the parcel evaluated by a septic system design consultant and the findings submitted to the El Dorado County Environmental Management ~~Department~~ Division to determine if the parcel can support an on-site septic disposal system prior to application for a building permit.
 - f. The applicant shall improve that portion of One Eye Creek Road fronting the subject property to Standard Plan 101-C providing for a minimum unrestricted roadway width of 18 feet with 2-foot shoulders. The roadway improvements and surfacing shall be subject to the review and approval of the ~~Department of~~ Transportation Division and the Mosquito Fire Protection District. Letters evidencing satisfaction with this condition shall be provided to the Planning ~~Department~~ Division.
3. Pursuant to County Code Section 130.54.060, implementation of the project must occur within 24 months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
 4. The applicant shall assume full responsibility for resolving television reception interference or other electrical interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
 5. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color to comply with the screening requirements of Section 130.40.130.D.1 of the Zoning Ordinance. The pole shall have simulated bark, and the RF antennas shall be painted with non-reflective paint and maintained to match the color of the branch needles. All antennas shall be covered with antenna socks that shall match the color and texture of the branch leaves. The branches shall be installed with random lengths that create an asymmetrical appearance conforming to the shape of a natural Pine tree. No antenna shall project out past the branch tips. Planning Services shall verify the painting of all structures prior to final inspection and approval of the facility.
 6. All improvements associated with the communication facility, including equipment

shelters, antennae, and fencing shall be properly maintained at all times. Colors of the panels, equipment enclosure, and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.

- ~~7. Any routine maintenance that requires running the generator or automatic recycling of the generator shall be performed between the hours of 9:00 a.m. to 3:00 p.m. Monday through Friday.~~
8. Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall make the actual and full payment of Planning and Building Division processing fees for the Special Use Permit and Building Permits prior to issuance of a Building Permit. The applicant shall also schedule an inspection by the Planning Division prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
9. All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
10. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment to include dated photos of the tower and equipment. Development Services shall review the status and determine whether to:
 - a. Allow the facility to continue to operate under all applicable conditions; or
 - b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

11. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

12. BIO-1: Pre-construction Survey Required: The following shall be incorporated as a note on the grading/improvement plans:
- If construction takes place between May and June, the applicant will be required to conduct surveys for the presence of four special status plant species (*Clarkia biloba ssp. brandegeae*, *Clarkia virgata*, *Horkelia parryi*, and *Chlorogalum grandiflorum*); and
 - If construction is to take place during nesting season of raptors (February 1 to September 1) the applicant will be required to conduct a survey for active nests on and around the project site, and
 - Within 14 days prior to construction the applicant will be required to conduct a survey for roosting silver haired and Yuma myotis bats.

If any of the species are found, the applicant shall take necessary measures to protect the species in coordination with the state Department of Fish and Wildlife or the California Native Plant Society. Grading and construction activities may begin after appropriate measures are taken.

~~The Planning Division shall verify the inclusion of this notation on the grading plans prior to issuance of a grading permit.~~

Monitoring Responsibility: Planning Services.

Monitoring Requirement: This requirement shall be placed on all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or ground disturbance within the entire project parcel.

13. The project will remove less than 0.01 percent of oak canopy. The applicant shall plant, maintain and monitor the required replacement of oak canopy as described in the *Biological Assessment for the Verizon Swansboro Site, Foothill Associates (dated January 18, 2016)* and in accordance with General Plan Policy 7.4.4.4 Option A and Interim Interpretive Guideline to General Plan Policy 7.4.4.4 (Option A). The applicant shall submit an updated canopy assessment for review by the County with submittal of grading/building permits. The applicant shall supply Planning Services with proof that the planting has occurred prior to building permit final. Prior to issuance of final occupancy permit, an oak tree maintenance and monitoring agreement shall be secured for the long-term maintenance and preservation of these replanted trees, in accordance with the Interim Interpretive Guideline.
14. The applicant shall incorporate into the grading permit plan and implement all tree preservation and protection measures detailed in the *Biological Assessment for the Verizon Swansboro Site, Foothill Associates (dated January 18, 2016)*.
15. The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archaeological resource", contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a unique archeological resource, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a nonunique archeological resource.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

16. The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

17. 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.

The developer and land owner 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 special use permit.

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

18. The applicant shall repair all damage to the access roads caused by installation of the cell tower facility (One Eye Creek Road and the access to the cell tower facility site).

Air Quality Management District

19. Fugitive Dust: The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
20. Paving: Project construction may involve road development and shall adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials (Rule 224).
21. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
22. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (Section 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

23. New Point Source: Prior to construction/installation of any new point source emissions units (i.e., emergency standby engine greater than 50hp, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors (Rule 501 and 523).
24. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Mosquito Fire Protection District

25. A fire prevention plan, consistent with Chapter 7A of the Building Code, shall be reviewed and approved by the Mosquito Fire Protection District prior to issuance of grading or building permits.

Chair Stewart announced that the next items (Items #3, #4, and #5) would be heard together with one public comment period but separate actions for each item as was the same process taken at the last hearing when these three items were considered by the Planning Commission.

[Clerk's Note: Items #3, #4, and #5 were heard together with one public comment period but separate actions for each item. Presentations and public comment for all three items are under Item #3 in this document.]

3. 16-0195 Hearing to consider a request for the Hawk View project [Tentative Map Revision TM00-1371-R/Time Extension TM00-1371-E] for a revision and one-year time extension of the approved 114-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 115-040-16, consisting of 40.10 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Approve a one-year time extension to Tentative Map TM00-1371; and
 - 4) Approve Tentative Map Revision TM00-1371-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 1) (cont. 03/24/16, Item #5)

Commissioner Shinault announced that although he was not present at the last hearing, he had read all of the materials related to the three projects, listened to the meeting's audio recording, visited the sites, and met with the applicant.

Tiffany Schmid summarized the projects and the events from the last hearing. She spoke on the El Dorado Hills APAC meeting and that they had received several public comment letters since the last hearing, including a letter from the El Dorado Hills APAC. Ms. Schmid referenced the request from the last hearing to modify Condition #69 for the Bell Woods project. She also indicated that staff still supported their recommendations as presented at the last hearing.

Dave Speigelberg, Transportation Division, distributed a handout to the Commission.

George Carpenter, applicant, made the following comments:

- Thanked the El Dorado Hills APAC for facilitating the meeting;
- Appreciated the El Dorado Hills APAC's conditional support and agreed with staff to keep their recommended actions as previously stated;
- Additional community outreach meeting had a great robust discussion and Supervisor Frentzen's Town Hall meeting held the previous night showed no opposition to the proposed road improvements with these three projects; and
- Spoke on the road improvements of Bass Lake Road and Country Club Drive.

Chair Stewart spoke on the November 12, 2013 Board of Supervisors action on the Bass Lake Hills Specific Plan item and inquired as to how they got here today. Mr. Carpenter responded with a summary of events. Roger Trout, Development Services Division Director, concurred with Mr. Carpenter's assessment of events and stated that they were now on a different path from the previous process and there was complete agreement on what needed to be done and the proposed revisions were consistent with the Specific Plan.

Significant discussion ensued between Chair Stewart and the applicant on the Traffic Study.

Pat McClain, 20 year El Dorado Hills resident, made the following comments:

- Saw this as a safety issue;
- Over 3,000 families are connected with the church, with approximately 300 children that attend the school; and
- Intersection needs to be fixed and we now have a solution.

Gary Jarecki made the following comments:

- Referenced his written public comment;
- Attended both meetings and the El Dorado Hills APAC meeting and has seen an overwhelming public support for this; and
- Safety issue with current intersection.

Ken Marquis made the following comments:

- Strongly supported the road improvements; and
- Spoke on his family's traffic accident.

John Chance supported the projects and to realign Country Club Drive.

Dena Nkadi strongly encouraged that the road improvements occur soon due to safety issues and the dumping of unwanted items on City Lights Drive. She stated that this would solve many issues and not just one.

Loretta Sykes supported the projects and spoke on her traffic accident.

Lauren Raistrick supported the changes and the realignment of Country Club Drive due to safety concerns. She has heard no opposition to the proposed road improvements.

Arvin Chaudhary made the following comments:

- Family owns three lots in that area; and
- Supported the projects but had an issue with the Hawk View nexus regarding Hollow Oak and Country Club Drive.

Karen West would like to see the projects move forward and urged that this get done now instead of later.

John Hidal read into the record the comments from the El Dorado Hills APAC.

Chris Nelson, Principal of Holy Trinity School, supported the projects due to the safety issues. He also spoke on behalf of two mothers who supported the projects but they had to leave the meeting due to childcare issues.

Kathy Prevost made the following comments:

- Disagreed with staff's recommended changes and spoke on the Bass Lake Hills Specific Plan and the PFFP;
- Concerned the proposed plan is not in compliance with the Specific Plan and the PFFP;
- After realignment of Country Club Drive, Hollow Oak may be impacted;
- There should be a better regional traffic analysis; and
- New CEQA documents should be drawn.

Doug Hus made the following comments:

- This is a safety issue and had donated a section of his land to developer at no cost in order to make this happen;
- Spoke on traffic accidents that occur near his property;
- Accidents happen everywhere but occur more often in the areas where the road improvement are proposed;
- Is an elected member on his local Fire Board and safety is a very big concern; and
- El Dorado Hills APAC consists of self-appointed members, not elected, and their group shouldn't be given any extra weight.

Steve Ferry has spoken to numerous local residents and many want this to happen.

Chair Stewart closed public comment.

Mr. Trout stated that there have been three meetings on these projects, one with El Dorado Hills APAC and two with the Planning Commission. Staff's recommendations are more technical-based and not centered on the safety issues that the public has commented on. He spoke on the intent of the Specific Plan in regards to road improvements.

Significant discussion ensued between Chair Stewart and staff on road improvements to surrounding roads.

Mr. Spiegelberg recommended amending Condition #15 for Bell Ranch to change the road width from 28 feet to 30 feet. He had already spoken to the applicant and the Fire Department on the recommended change road width change.

Mr. Trout responded to Chair Stewart's inquiry regarding the PFFP and the original intent.

Chair Stewart stated that he didn't want to add the same issues that were occurring on Green Valley Road to Bass Lake Road by today's actions. He did see the need for the realignment of Country Club Drive. Mr. Trout disagreed with Chair Stewart's statement as the realignment of Country Club Drive would also benefit those outside of the area.

Chair Stewart stated that he was originally concerned about taking actions against the Board of Supervisors' wishes but was now more comfortable and understood that the actions could be appealed to the Board of Supervisors. He inquired if a member of the Board had the ability to have the items forwarded to the Board for action. County Counsel Livingston spoke on the appeal process and stated that a member of the Board of Supervisor could appeal the Planning Commission's decision.

Chair Stewart requested clarification on Condition #58 for Hawk View on whether there was a reason why there was not an "and" in between the words "Specific Plan" and "PFFP". Ms. Schmid indicated that there had been a reason for that.

There was no further discussion.

Motion: Commissioner Hansen moved, seconded by Commissioner Shinault, and carried (4-0), to take the following actions: 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report; 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented; 3) Approve a one-year time extension to Tentative Map TM00-1371; and 4) Approve Tentative Map Revision TM00-1371-R based on the Findings and subject to the Conditions of Approval as presented.

AYES: Williams, Shinault, Hansen, Stewart
NOES: None

ABSENT: Miller

This item can be appealed to the Board of Supervisors within 10 working days.

Findings

1.0 CEQA FINDINGS

- 1.1 Based on the evaluation included in the Initial Study dated February 2016, the County has determined that the criteria identified in the California Environmental Quality Act (CEQA) Guidelines §15162 requiring the preparation of a Supplemental or Subsequent Environmental Impact Report (EIR) have not been met. Accordingly, the County has prepared an Addendum to the 1992 Bass Lake Road Study Area (BLRSA) Final Program EIR pursuant to State CEQA Guidelines §15164 to address the proposed changes and additions to the Conditions of Approval and time extension of the previously approved Tentative Map.
- 1.2 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Community Development Agency-Development Services Division-Planning Services 2850 Fairlane Court Placerville, CA 95667.
- 1.3 Public Resources Code §21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The project description, Conditions of Approval, and Mitigation Monitoring and Reporting Plan, are hereby adopted as the monitoring program for this project.

2.0 GENERAL PLAN FINDINGS

- 2.1 The 2004 El Dorado County General Plan designates the project site as Adopted Plan (AP), a description in reference to areas where Specific Plans, in this case, the Bass Lake Hills Specific Plan (BLHSP), have been designated and adopted within and by the County. The proposed changes to the Conditions of Approval and request for a one-year time extension of the previously approved Tentative Map remain consistent with the policies, land use designations, and maximum allowable density identified in the BLHSP; therefore, the project remains consistent with the General Plan.

3.0 BASS LAKE HILLS SPECIFIC PLAN FINDINGS

- 3.1 The residential lots within the previously approved Tentative Map are Zoned Single-Family Residential/Planned Development (R1/PD). The R1 Zone District typically permits minimum parcel sizes of 6,000 square feet when the lot is served by public water and sewer. It is a requirement of the BLHSP that all lots are served by public water and sewer. Each lot within the proposed subdivision meets or exceeds the minimum requirement for the R1 Zone District as well as the provisions outlined within the

BLHSP. The proposed changes to the Conditions of Approval and request for a one-year time extension of the previously approved Tentative Map remain consistent with the zoning and the approved Development Plan.

4.0 SUBDIVISION ORDINANCE FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan and Specific Plan policies.

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map remain consistent with the AP-BLHSP land use designation and with General Plan policies relating to public utilities, traffic, noise, air quality, riparian impacts, and oak woodland habitat. Further, the Tentative Map includes a Planned Development, which was designed to minimize impacts to the natural resources on the project site. The Conditions of Approval and Mitigation Measures included as part of the project would further minimize environmental impacts associated with the project.

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

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map is substantially consistent with the previously approved Tentative Map. Slopes exceeding 30 percent have been avoided and the project will minimize the impacts to the existing wetlands. All oak woodland habitat impacts will be consistent with the policies in the Specific Plan.

4.3 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats. The project includes a Planned Development application that will allow the units to be clustered on the project site. The project has been designed to minimize impacts to the natural resources on the site. The Conditions of Approval and Mitigation Measures included as part of the project would further minimize environmental impacts associated with the project.

4.4 That the design of the subdivision or the type of improvements is not likely to cause serious public health hazards.

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map are not likely to cause serious public health hazards. The project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone, and all new structures to be built in accordance with the California Building

Code to ensure public safety. The project has been conditioned to submit, as determined by the El Dorado County Air Quality Management District, a Fugitive Dust Plan application and/or an Asbestos Dust Mitigation Plan application for approval by the District prior to beginning project construction. The project, as mitigated and conditioned, will be required to control diesel particulate matter emissions during construction. With implementation of traffic mitigation measures and Transportation Division conditions, the project would neither introduce dangerous road design features, nor generate traffic that is incompatible with existing traffic patterns.

- 4.5 **The design of the subdivision or the improvements is suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishing criteria for fire and fuel breaks around buildings).**

The design of the previously approved Tentative Map conforms to the requirements of Section 4291 of the Public Resources Code. The public water system serving the project will provide adequate fire flow for the project. Further, as conditioned, the proposed project is required to comply with all El Dorado Hills Fire Department fire standards, including, but not limited to: location of and specifications for fire hydrants; emergency vehicle access including roadway widths and turning radii; fire flow and sprinkler requirements; and defensible space and wildland fire-safe plans.

- 4.6 **The design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.**

Necessary utility easements are depicted on the previously approved Tentative Map and shall be further verified by the County Surveyor's Office at the time of filing final maps. All existing easements across the property for utilities and infrastructure would remain or be relocated in a manner acceptable to the affected agency. Therefore, no conflicts with easements acquired by the public at large are anticipated.

Conditions of Approval

1. ~~This~~The amendments to these conditions of approval and this tentative subdivision map time extension isare based upon and limited to compliance with the project description, the ~~Planning Commission~~ hearing exhibits marked Exhibits A-FA-O, dated ~~April 24, 2008~~March 24, 2016, 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:

Five Amendments to the conditions of approval as listed below and one one-year time extensions to approved tentative subdivision map (TM00-1371 Hawk View) in accordance with Section 16120.74.030 of the El Dorado County Subdivision Ordinance and Bass Lake Hills Specific Plan.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. 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 Government Code.

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

Development Plan

3. Development Plan PD00-0007 for Hawk View shall consist of the following: 114 single family lots ranging in size from 6,476 to 29,789 square feet, with 5 landscape lots and 2 open space lots on 40.10 acres.
4. Development Plan PD00-0007 for Hawk View (Exhibit ~~BK~~) shall be in substantial compliance with the Hawk View tentative map and shall conform to the development standards of the R1-PD zoning district with the exception of a 45 percent coverage limitation and the following revised setbacks: Side – 5 feet minimum (not height dependent), Street Side – 15 feet minimum fronting street.

Improvement Plans and General Conditions for the Development Plan and the Tentative Map

5. Pursuant to Item 9.3.1 of the Bass Lake Hills Specific Plan, the applicant shall agree to reimbursement of El Dorado County for the preparation, adoption, administration, and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to the recordation of the final map and must be paid in full prior to issuance of the first building permit.

6. Consistency with County Codes and Standards: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Department of Transportation Division, and pay all applicable fees prior to filing of the final map commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

Curb Returns: All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

7. 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.
8. The final map shall show all utility, road, and drainage easements per 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.
9. 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.
10. 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.
11. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The emergency vehicle circulation and the location of hydrants shall be shown on the improvement plans, which shall be subject to the approval of the Fire Protection District.
12. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an

archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Development Services Director.

Roads

13. This project is subject to El Dorado County fee programs. 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.

14. Encroachment Permit(s): The applicant shall obtain an encroachment permit from the County and shall construct the project roadway encroachments to the following Standards:

“B-Road” access to Bass Lake Road – Construct to Standard Plan 103D.

“A-Road” access to Silver Dove Way – Construct to Standard Plan 103C.

“E-Road” access to Silver Dove Way – Construct to Standard Plan 103C.

~~The encroachment onto realigned Bass Lake Road shall be constructed to El Dorado County Standard Plan 103F, or an alternative design approved by the County Engineer~~

15. Off-site Improvements (Acquisition): As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

~~The encroachment onto Silver Dove Way shall be constructed to El Dorado County Standard Plan 103E, or an alternative design approved by the County Engineer.~~

16. Vehicular Access Restriction: A vehicular access restriction shall be designated along Bass Lake Road and Silver Dove Way for the frontage of the project ~~except at for the project proposed roadway access points encroachments onto Bass Lake Road and Silver Dove Way.~~
17. All Road Design Standards: The applicant shall construct all roads ~~shall be constructed in~~ conformance with the County Design and Improvements Standards Manual with (DISM) and the following widths: Bass Lake Hills Specific Plan (BLHSP), modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums):

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
<u>Bass Lake Road (project frontage)</u>	<u>Specific Plan and approved TM</u>	<u>18' in each direction with 8' nominal median</u>	<u>Typical section as shown on Tentative Map, with Landscape Berm, meandering PCC walk and privacy fence.</u> <u>Section may be modified at the discretion of the County Engineer.</u>
<u>Silver Dove Way (Hawk View Road)</u>	<u>Spee. Specific Plan and Std. Plan 101B Approved Tentative Map, Modified per this condition.</u>	<u>36 ft. (56'30 feet (55-foot R/W - 30 feet on project frontage, 25 feet on opposite side of centerline), plus utility/ slope easements</u>	<u>Construct ½ width improvements (18 feet from centerline to face of curb on project side (westbound)) - Type 2 vertical curb and gutter, with 6 ft. meandering sidewalks.</u> <u>Construct eastbound side to 12 foot lane plus 2 foot AB shoulder.</u>
<u>Project Secondary Local Roads (A, B, D, and E Roads)</u>	<u>Spee. Specific Plan and Std. Plan 101B Approved Tentative Map, Modified per this condition.</u>	<u>32 ft. (50' feet (50 foot R/W), plus utility/ slope easements</u>	<u>Type 1 rolled curb and gutter with 4 ft. foot sidewalks</u>
<u>Project Cul-de-sacs (A, B, C, and E Courts)</u>	<u>Spee. Specific Plan and Std. Plans 1018 and H4101B</u>	<u>28 ft. (50' feet (50 foot R/W), plus utility/ slope easements</u>	<u>Type 1 rolled curb and gutter with 4 ft. foot sidewalks (see note R-1 below)</u>

~~*Type 2 vertical curb & gutter adjacent to Lot A detention basin.~~

~~*Road widths in the preceding table are measured from curb face to curb face. Sidewalks may be located outside the right- or edge of-way pavement to edge of pavement if no curb.~~

~~Curb face for rolled curb 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 gutter is 6" from the back of Transportation prior to filing the final map. Sidewalks shall be connected to any walk/trail systems in the project curb. Curbs adjacent to open space areas. Pedestrian easements to be provided where necessary. lots shall be Type 2 Vertical curb and gutter.~~

Note R-1: ~~The following Design Waivers have been requested~~were included in the prior approved Tentative Map:

1. ~~All sidewalks on the local roads reduced from 6 feet to 4 feet and meander as shown. This 4-wide sidewalk is required in the Bass Lake Hills Specific Plan. This Department recommends approval of the above requested design waiver.~~
2. ~~The proposed centerline radii for A and B Court and F Drive are to be modified to 120-foot, 185-foot and 63-foot respectively. This Department recommends approval of the above requested design waiver.~~

18. Offer of Dedication: The project shall offer to dedicate, in fee, for the required rights of way shown in Table 1 with the final map. Said offer shall include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be accepted by the County, provided that a County Service Area Zone of Benefit has been created and funded to provide for maintenance of the roadways. At the option of the Subdivider, the Internal Roadways may be maintained privately by a Homeowner's Association or other entity acceptable to County and may be gated. In which case, the above listed offers of dedication will be rejected by the County. Bass Lake Road is an existing County maintained road, shown on General Plan Exhibit TC-1, and will be accepted by County without a maintenance entity.

Rights of way for off-site improvements on Silver Dove Way may be obtained as an easement for road, drainage, pedestrian and public utility services in lieu of fee, if approved by the County Engineer (land south of centerline on adjacent parcel).

~~An irrevocable offer of dedication, in fee, for the required rights of way (R/W) as indicated in the above table shall be made for all the proposed roads, with slope easements where necessary. Said offer may be accepted by the County at the time of the final map subject to improvements and subject to inclusion in a Zone of Benefit for road maintenance purposes. Said offer may be rejected at the time of the final map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.~~

19. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

20. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the El Dorado Hills Fire District.

21. Bass Lake Specific Plan Primary Local Roads: Silver Dove Way shall be constructed from "E-Road" to Bass Lake Road adjacent to the project. Silver Dove Way is identified in the BLHSP as a Primary Local Road, and is subject to the provisions of the PFFP.

~~The applicant shall construct Silver Dove Way adjacent to the project and extending southwesterly approximately 300 linear feet to conform to an existing private roadway. All improvements shall be designed and constructed to the applicable County standards and requirements and meet with the approval of the Department of Transportation. The applicant may enter into a reimbursement agreement with the County providing for reimbursements of the funds provided by the applicant and used for the construction, or for construction related activities, of these improvements to the extent they are included in the Bass Lake Hills Specific Plan Fee Account.~~

22. The Project shall construct a left turn pocket on Bass Lake Road at the "B-Road" access, subject to review and approval of the Transportation Division. At the option of the developer, this access may be constructed as a right-in, right-out only access, in which case no left turn pocket shall be required.

~~A left turn pocket shall be constructed on Bass Lake Road, at the entrance to the project and is subject to the review and approval by the Department of Transportation at the improvement plan stage.~~

23. Maintenance Entity: The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Bass Lake Road and Country Club Drive are existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

Common Fence/Wall Maintenance: The responsibility 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).

~~This project shall comply with the Bass Lake Hills Specific Plan, the related Bass Lake Hills Development Agreement, and the Bass Lake Hills Public Facilities Financing Plan (PFFP). In addition, excepting for model homes, certificates of occupancy will not be issued for any residential structures until the PFFP Phase 1 improvement requirements~~

~~(anticipated to be accomplished through the requirements of the Hollow Oak Subdivision) are substantially complete, as determined by the Department of Transportation.~~

24. Off-Site Improvements - Specific Plan Urban Collectors and Major Transportation Facilities:

A. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive). This segment is identified as "B" to "H" on the BLHSP Area Public Facilities Financing Plan (PFFP) Exhibits, and includes the following assumptions:

- i. Is a portion of the 2015 County Capital Improvement Program (CIP) Project #66109;
- ii. Is a BLHSP Urban Collector;
- iii. Grading will be consistent with the ultimate 4-lane facility;
- iv. Construct a divided two lane highway with median, 18 Feet of pavement in each direction. Typical section as shown on approved Tentative Map.
- v. It is recognized that Bass Lake Road will require improvements for some distance north of the realigned Country Club Drive Intersection to achieve conformance of the revised profile with the existing roadway. The exact distance is to be determined with the final Improvement Plans.
- vi. The reconstruction shall generally be consistent with the alignment and profile shown on the improvement plans entitled, Bass Lake Road Reconstruction From Highway 50 to Hollow Oak Road, Project #66109, approved by the County Engineer on June 20, 2007, and modified to accomplish the anticipated work required at this time.
- vii. The project plans shall include conduits for future landscape irrigation and electrical lines.

B. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the new Country Club Drive (aka Tierra De Dios) on an alignment substantially consistent with the BLHSP, and includes the following assumptions:

- i. Is identified in the 2015 County CIP as Project #GP126;
- ii. Is a BLHSP Urban Collector;
- iii. Is a two-lane road, 36 feet in width (plus left turn pockets);
- iv. Has a 35-40 mph design speed, and;
- v. Includes conversion of the existing segment of Country Club Drive into a Class I bike path / Multi-use trail: Approximately 100 feet of pavement will be removed at either end; A new paved trail eight (8) feet in width shall be placed at each end to provide connectivity to adjacent facilities; Bollards shall be installed to prevent motor vehicle access; striping and signing shall be provided subject to review and approval by TD.

- C. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the realignment of Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP, and includes the following assumptions:
- i. Is a BLHSP Urban Collector;
 - ii. Is a two-lane road, 36 feet in width, and;
 - iii. Has a 35-40 mph design speed.
- D. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of intersection improvements at the intersection of Bass Lake Road and the realigned Country Club Drive Intersection, and includes the following assumptions:
- i. Northbound approach to include one through lane and a 200 foot right turn lane;
 - ii. Southbound approach to include one through lane and a 300 foot left turn lane;
 - iii. Westbound approach to include one through lane and a 300 foot left turn lane, and;
 - iv. Signalization of the intersection of Bass Lake Road and the realigned Country Club Drive.
- E. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of improvements at the intersection of Bass Lake Road and the US50 at Bass Lake Road interchange ramps. and includes the following assumptions:
- i. Eastbound ramp / Bass Lake Road intersection
 - a. Widen / restripe eastbound off-ramp to provide two approach lanes for a distance of 240 feet;
 - b. Widen / restripe Bass Lake Road to provide two lanes northbound, and one lane southbound from eastbound ramp to westbound ramp, and;
 - c. Signalize eastbound off-ramp terminus intersection with Bass Lake Road.
 - ii. Westbound ramp / Bass Lake Road intersection
 - a. Provide two northbound approach lanes (see item 3.E.i.b above);
 - b. Provide free-right lane from westbound off-ramp to northbound Bass Lake Road (existing configuration);
 - c. Provide departure merge lane northbound Bass Lake Road (merging two lanes into one);
 - d. Provide one southbound approach lane, and one 300-foot right-turn lane to westbound on-ramp, and;
 - e. Side Street Stop Control (existing).
 - iii. Timing of US50 at Bass Lake Road interchange ramp Improvements

- a. In order to ensure proper timing of the construction of the improvements identified for the US50 at Bass Lake Road interchange ramps, the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) of the interchange and ramps, to include existing traffic plus traffic generated by each final map.
- b. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that final map, the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.
- c. If the County's LOS policies are not exceeded upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of proposed roadway improvements. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.
- d. If the necessary improvements are constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact.

F. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items A through E, to the extent such improvements are included in the County's Traffic Impact Mitigation (TIM) Fee Program, in accordance with the County's TIM Fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIM Fees that would otherwise be paid at issuance of building permits.
- iii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.
- iv. If any improvements are included in the BLHSP PFFP, such improvements may be credited to the project or eligible for reimbursement from the PFFP funds.

G. With respect to the improvements to the public roadways required in this condition, either one of the following shall be done prior to issuance of a building permit: (a) the subdivider shall be under contract for construction of the required improvements with proper sureties in place, or (b) the subdivider shall have submitted to the County a bid-ready package (PS&E) and adequate funding for construction.

H. The following requirements apply to all traffic signals identified in this condition.

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each final map at

intersections identified for potential signalization in D and E above, in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.

If traffic signal warrants are not met upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.

If the traffic signal control at an intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees and PFFP Fees is considered to be the projects proportionate fair share towards mitigation of this impact.

~~Off-site road improvements consistent with Phase IA requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan (BLHSP), the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP), and the related development agreement, including but not limited to the following:~~

- ~~A. Reconstruct Bass Lake Road with full improvements as required in the BLHSP from Hollow Oak Road to Highway 50. Provide underground utilities as required (see following Note 1).~~
- ~~B. Construct bike lane and sidewalks along Bass Lake Road from Hollow Oak Road to Highway 50 (see following Note 1).~~
- ~~C. Finish median and other improvements on Bass Lake Road from Hollow Oak Road to Serrano Parkway as required by the BLHSP. Provide underground utilities as required (see following Note 1).~~
- ~~D. Construct Country Club Drive (G-H) with frontage improvements (see following Note 2).~~
- ~~E. Construct Silver Dove Way to school site (Q-G) with frontage improvements (see following Note 2).~~
- ~~F. Construct Silver Dove Way (C-D) if Hawk View is included in the critical mass projects (see following Note 5).~~
- ~~G. Construct school infrastructure (water and sewer) (see following Note 2).~~
- ~~H. Construct Morrison Road (J-I) without off-site frontage improvements if Bell Ranch is in the critical mass projects (see following Note 5).~~

- ~~I. Construct traffic signals on Bass Lake Road if required by traffic warrants. If signals are not yet warranted, the initial design will incorporate underground facilities (such as conduits) to minimize disturbance of new pavement.~~
- ~~J. Construct or complete funding for Hwy 50/Bass Lake Road Interchange ramp improvements and ramp metering (see following Note 3 and Note 1).~~
- ~~K. Acquire approximately two acres for the park and ride lot (see following Note 4). Construct a portion of the lot, the number of parking spaces shall be proportionate to the number of lots developed. The proposed construction shall be shown appropriately in the improvement plans.~~
- ~~L. Acquire land for an 8.7-acre sports park (see following Note 4).~~
- ~~M. Planning and design of Sports Park~~

~~Note 1: Funding and a bid ready package for items A, B, and C above (Bass Lake Road improvements), together with a road improvement agreement, shall be submitted to the County Department of Transportation at a time sufficient to allow award of public construction contract prior to issuance of the first residential building permit.~~

~~Funding and a bid ready package for item J. above (interchange ramp improvements), together with a road improvement agreement, shall be submitted to the County Department of Transportation at a time sufficient to allow award of public construction contract prior to issuance of the first residential building permit. The Department of Transportation may, at its sole discretion, alter the timing of the bid award for this project if the Department determines the alteration is in the public interest.~~

~~The County will only assure award of the public contract between March 1 and September 1 and the Department of Transportation will schedule the bidding process for a bid opening date to occur within 70 days of receipt of the funding and bid ready package if the package is received between January 1 and July 1. The term bid ready presumes that the improvement plans and all other documents and processes have been thoroughly reviewed and approved by Department of Transportation staff prior to the submittal of the bid ready package. The County Engineer, County Counsel, and the County Board of Supervisors are the final authority regarding the completeness of any bid ready package.~~

~~Excepting for model homes, certificates of occupancy will not be issued for any residential building permit in excess of 19 for the subdivision project that submits the funding and bid ready package to the County, until the improvements in items A, C, and J above are substantially complete as determined by the Department of Transportation. For the remaining projects in the Phase IA portion of the PFFP, excepting for model homes, certificates of occupancy will not be issued for any residential building permit until the improvements in items A, C, and J above are substantially complete as determined by the Department of Transportation.~~

~~A complete bid ready package shall include plans, specifications, right of way acquisition (if necessary), utility agreements executed with all impacted utility relocation work completed/scheduled, environmental clearance for both on-site and off-site work complete, all necessary regulatory/encroachment permits secured, and all documents for bidding the contract signed and sealed by a registered civil engineer. If the funding and the complete bid ready package for the improvements are provided to the County by the applicant prior to final map processing, the final maps can record without need for additional security for these improvements. The County will award and administer public contract(s) for this work.~~

~~The road improvement agreement or subdivision improvement agreement shall include provisions that the applicant provides supplemental funds to the County as necessary to pay for any change orders generated through the construction phase, that the developer's engineer be available to provide engineering services in support of the project during construction, and that said designer will indemnify the County per the County's standard indemnification language.~~

~~Bass Lake Road shall be improved with 2, 18-foot widths of pavement to accommodate the north-bound and south-bound traffic together with a nominal 8-foot wide median area that varies to 16-foot wide to accommodate turn lanes at appropriate intersections. The design shall include reconstruction of a portion Bass Lake Road with full improvements consistent with Phase IA requirements of the adopted PFFP, including but not limited to underground utilities, bike lane, sidewalks, the finished median with landscaping and irrigation and other improvements as outlined in the PFFP. This requirement is made pursuant to the Bass Lake Hills Specific Plan and related Development Agreement and Public Facilities Financing Plan. Landscaping and irrigation plans shall be reviewed by the El Dorado Hills Community Services District (EDH CSD) and shall be reviewed and approved by the Department of Transportation.~~

~~The applicant may enter into a reimbursement agreement with the County for providing for reimbursement of the funds provided by the applicant and used for the construction, or for construction related activities, of the improvements in items A, B, C, and J above to the extent they are included as eligible in the applicable County and Specific Plan fee programs. Reimbursement shall be consistent with the PFFP and the EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION GUIDELINES FOR TRAFFIC FEE PROGRAM REIMBURSEMENT PROJECTS, including the requirement that the project is bid consistent with the State of California Public Contract Code.~~

~~In the event that the eminent domain process must be implemented to acquire right-of-way, this right-of-way requirement shall be deemed satisfied by developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel or alternative arrangement to the satisfaction of the Department of Transportation.~~

~~Note 2: (Items D, E, and G above) — The applicant shall secure approved plans, must enter into a road improvement agreement, or subdivision improvement agreement, with the County, and all necessary right of way shall be acquired prior to approval of the first final map. In the event that the eminent domain process must be implemented to acquire right of way, this right of way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Department of Transportation. The road improvements must be determined to be substantially complete by the County Department of Transportation prior to issuance of a certificate of occupancy for any number of units greater than one half of the project units.~~

~~Note 3: (Item J above) — An executed contract to perform the Project Study Report (PSR) for the Highway 50/Bass Lake Road Interchange shall be submitted to the Department of Transportation prior to approval of the first final map. The contract will be between the applicant and a consultant acceptable to the County and will include a scope of work that is satisfactory to the County Department of Transportation. In addition, the applicant shall enter into an agreement with the County to guarantee the completion of this PSR and shall provide security equal to the estimated cost of the PSR. At the sole discretion of the Department of Transportation, the Department of Transportation may decide to prepare this Project Study Report directly through either a consultant contract or the use of staff, in which case the Developer would be required to fund the cost of PSR preparation and processing.~~

~~Note 4: (Items K and L above) — All necessary land shall be acquired prior to approval of the first final map. In the event that the eminent domain process must be implemented to acquire said land, this condition shall be deemed satisfied by Developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or make other arrangements to the satisfaction of the Department of Transportation.~~

~~The Phase IA projects, collectively, shall be responsible for design of the total park and ride lot, and the construction of no less than 35 spaces together with related onsite travel ways, facilities and standard encroachment into the County roadway. These improvements must be substantially complete, as determined by the Department of Transportation, prior to issuance of a certificate of occupancy for any number of units greater than one half of the units for the subdivision project advancing the construction, unless alternative arrangements have the agreement of the El Dorado County Transit Authority and the Department of Transportation. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California~~

~~Note 5: (Items F and H above) — These improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any residential structures in the respective, named subdivision. The improvement plans must be~~

~~approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California.~~

25. ~~Onsite landscape~~Landscape and irrigation plans shall be included in the project improvement plans and cost estimates, and shall be reviewed by the El Dorado Hills Community Services District and be subject to review and approval by the El Dorado County ~~Planning Department Development Services Division~~; the ~~Department of Transportation Division~~ will review the plans for matters concerning roadway safety and sight distance.

Drainage~~RAINAGE~~

26. Drainage Study / NPDES Compliance: The project drainage facilities and system shall conform to the BLHSP, County Drainage Manual and County Storm Water Management Plan (SWMP)(2003). At the option of the subdivider, construction and/ or implementation of Site Design Measures, Source Control Measures, and/or Low Impact Development (LID) Design Standards consistent with the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order) may be implemented in lieu of measures identified in the SWMP.
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.
~~A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan, the Bass Lake Hills Specific Plan, and the County's Storm Water management Plan. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.~~
27. Drainage (Cross-Lot): Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or ~~v-ditch~~open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system ~~within the public roadway~~. The Grading and Improvement plans shall show drainage easement for all on-site facilities where required.
28. The edge condition and grading along the Bass Lake Road frontage shall be completed in substantial conformance with the proposed tentative map revisions as shown on the Hawk View Bass Lake Road Frontage Modification exhibit dated January 2015. The subdivider shall be required to form a County Service Area Zone of Benefit (ZOB) to fund the drainage facility 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.~~

29. 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.
30. The subdivider shall obtain irrevocable Offers of Dedication and/or drainage easements to the County for public drainage purposes, and shall process same through the County, for offsite easement rights across properties subject to the Specific Plan Development Agreement, to the Satisfaction of the ~~Department of Transportation Division~~, to accommodate any offsite storm water facilities needed to convey concentrated storm water from the project boundary downgradient to an existing established waterway. Subdivider shall design and install said offsite storm water facilities as necessary to the satisfaction of the ~~Department of Transportation Division~~.

Grading

31. ~~[Deleted.] This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed 15 calendar days to respond, before the grading permit is issued.~~
32. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Hawk View and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation Division~~. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation Division~~ shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the ~~Department of Transportation Division~~ approves the final grading and erosion control plans and the grading is completed.

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 Transportation Division. 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.

33. 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~~ Division. The ~~Department of Transportation~~ Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

34. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
35. 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.
36. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, Section 8.44 of the County of El Dorado County Asbestos and Dust Protection Ordinance (Ord. 4548 adopted 1/4/2000, Amended by Ord. 4360 adopted 5/ 13/2003) shall apply.

Fire Department

37. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gpm with a minimum residential pressure of 20 psi for two-hour duration. This requirement is based upon a ~~side lot setback of 10 feet or greater~~ greater single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption for this 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.
38. This development shall install Mueller Dry Barrel fire hydrants ~~conforming to or any hydrant approved by~~ 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 500 feet. The exact location of each fire hydrant shall be determined by the Fire Department prior to the approval of the improvement plans.
39. To enhance 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 which shall be included on the improvement plans.
40. 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 El Dorado Hills Fire Department Standard ~~103B-003~~.

41. All streets within this project shall be constructed in accordance with El Dorado County and Fire Department requirements.
42. During each phase of this project, a minimum of two independent access roadways shall be provided for each phase of the project, where required by the Fire Department.
43. The applicant shall have a wildland fire safety plan developed for this project.
44. If phasing of development creates any dead-end access roadways in excess of 150 feet, the roadway shall be provided with a turnaround in accordance with Fire Department specifications.
45. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
46. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

Resource Conservation

- ~~45.47.~~ The project will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g., straw rolls, sediment fence, sediment basins). The types of practices chosen are site-specific and dependent on the time of year construction activities occur.
- 46.48. The applicant shall prepare a Stormwater Pollution Plan (SWPPP) that incorporates Best Management Practices (BMPs) to contain pollutants on the project site and prevent pollutants from entering stormwater runoff. BMPs shall be incorporated into the construction contract documents. The SWPPP shall be prepared prior to approval of the improvement plans. The applicant will need to control non-storm water discharges (e.g., wash water), potentially hazardous materials such as hydraulic fluid from construction vehicles and paint materials, and all potential pollutants on the construction site.

Environmental Management - Air Pollution Control District

- 47.49. Project emissions of ROG, NOX, and PM-10 need to be quantified using either the URBEMIS 7G for windows 5.1.0 or similar model that is acceptable to the District. In addition, District Rule 223 addresses the regulation and mitigation measures for fugitive dust emissions - Rule 223 shall be adhered to during the construction process. In addition, prior to issuance of any grading or construction permits for the project, the applicant shall submit, as determined by the El Dorado County Air Quality Management District (AQMD), a Fugitive Dust Plan (FDP) application and/or an Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan (ADMP) application may be required for submittal to and approval by the District prior to beginning project

~~construction shall be submitted to and approved by the District prior to beginning project construction.~~

~~48.50.~~ It is the understanding of the District that this area is known to have soil bearing asbestos. Therefore compliance with Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations of the California Code of Regulations will be mandatory prior to approval of the improvement plans.

~~49.51.~~ Project construction involves road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust prior to the approval of the improvement plans.

~~50.52.~~ A health risk assessment shall be prepared when the project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the project must be identified. In addition, it must be determined if a project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist the District in preparing a public notice in which the proposed project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health prior to approval of the improvement plans.

~~51.53.~~ Burning of wastes that result from "Land Development Clearing" must be permitted through the Air Pollution Control District. Only vegetative waste materials may be disposed of using an open outdoor fire prior to approval of the improvement plans.

~~52.54.~~ The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings prior to approval of the improvement plans.

~~53.55.~~ Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors prior to approval of the improvement plans.

~~County Surveyor~~ **County Surveyor**

~~54.56.~~ The interior roads of the project will be named ~~thoroughthrough~~ the Road Naming Process established by the County Surveyor.

~~Community Services District~~ **Community Services District**

~~55.57.~~ The project is subject to the Quimby Act and dedication requirements for parkland based on El Dorado Hills standards of 5 acres per 1,000 residents population. Population

density is based on 3.3 persons per home, which works out to 1.9-acres of parkland to be dedicated to the District before the filing of the final map. ~~As no park site is indicated on this tentative map, nor indicated in the Bass Lake Hills Specific Plan, the District will negotiate in-lieu fees with the developer.~~ The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. The required in-lieu fees, payable to El Dorado County, shall be remitted prior to Final Map recordation. A proof of payment shall be submitted to Planning Services.

- ~~56.58.~~ The project is subject to the El Dorado Hills CSD Park Impact Fee in place at the time the building permits are issued. Additionally, the project will be subject to the Bass Lake Hills Specific Plan (BLHSP) Public Facilities Financing Plan (PFFP).
- ~~57.59.~~ The El Dorado Hills CSD requires that all utilities be underground. Underground drainage is also recommended to avoid the safety hazards and maintenance problems of open ditches.
- ~~58.60.~~ A Homeowner's Association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management, or if no HOA is formed, then a Landscape and Lighting Assessment District (LLAD) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the project as a back-up funding mechanism to a Homeowner's Association, in the event the Homeowner's Association should fail to maintain the improvements to the District's standards.
- ~~59.61.~~ Sidewalks and pedestrian/bicycle paths shall comply with the BLHSP which calls for a Class II Bikeway along the proposed Silver Dove Way and a Class I bikeway along Bass Lake Road (realigned). The proper shoulder widths, bikeway widths, striping and signage will be required and should be noted on the plans.
- ~~60.62.~~ Cable television access should be made available to all homes and the development should allow for joint trenching.
- ~~61.63.~~ The El Dorado Hills CSD will provide mandatory waste management services for the residences, including recycling services.
- ~~62.64.~~ Prior to final map approval, a streetscape plan for projects which front Bass Lake Road and all primary local roads shall be submitted for review and approval by the El Dorado Hills CSD.
- ~~63.65.~~ The streetscape is a component of the future Landscape and Lighting Assessment District and would need to be detailed, approved, and have a related maintenance budget prior to the final map.

- 64.66. The home builders will install the front yard landscaping.
- 65.67. The El Dorado Hills CSD will review and approve the following items prior to final maps being recorded :
- a. Open Space and Tree Preservation Management Plan;
 - b. CC&Rs need to be reviewed and approved by the El Dorado Hills CSD Board of Directors prior to recording the final map and include any conditions that are specific to any lots or areas, such as oak tree preservation and vegetation management.
68. The applicant shall acquire approximately two acres for the park-and-ride lot. The land shall be acquired prior to approval of the first final map. In the event that the eminent domain process must be implemented to acquire said land, this condition shall be deemed satisfied by applicant entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or make other arrangements to the satisfaction of the Transportation Division.

Other

69. Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.
70. 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 the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
71. Prior to issuance of the first building permit, the developer shall submit to the County a proposed update to the Bass Lake Hills Public Facilities Financing Plan, including an update to the plan area fee program.
72. Prior to recordation of a final map, a valid facility improvement letter (FIL) shall be issued by the El Dorado Irrigation District (EID) for the subdivision, a new Facility Plan Report (FPR) shall be reviewed and approved by the EID, and improvement plans shall be reviewed and approved by EID. Previously approved and expired plans and reports may be used as templates for new submittals to EID.

Mitigation Monitoring and Reporting Program

73. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as a condition of project approval. Implementation of the MMRP shall be enacted as set forth by Table 3.0-1 of the MMRP prepared for the project and attached hereto.

Subdivision Requirements Of Law

NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws - which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County ~~Department of Transportation~~ Division approval.
2. The final map shall show all utility, road and drainage easements per 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.
3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County ~~Department of Transportation~~ Division 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.
4. The construction of all required improvements shall be completed with the presentation of the final map to the Planning-Development Services Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County ~~Department of Transportation~~ Division.
5. 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~~ Division and shall meet standard County driveway requirements.
6. All grading plans shall be prepared and submitted to the EL Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation~~ Division 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~~ Division and the grading is completed.

7. The timing of construction and method of revegetation shall be coordinated by 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~~ Division. The ~~Department of Transportation~~ Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
8. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.
10. All roads shall be named by, filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the final map.
11. 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.
12. 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.
13. 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.
14. Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

15. 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.
16. 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 Section 15064.5 of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Development Services Division 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~~ Development Services Director.

4. **16-0198** Hearing to consider a request for the Bell Ranch project [Tentative Map Revision TM96-1321-R-3/Time Extension TM96-1321-E-2] for a revision and one-year time extension of the approved 113-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 119-020-52, consisting of 112.14 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Approve a one-year time extension to Tentative Map TM96-1321; and
 - 4) Approve Tentative Map Revision TM96-1321-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2) (cont. 03/24/16, Item #6)

[Clerk's Note: Items #3, #4, and #5 were heard together with one public comment period but separate actions for each item. Presentations and public comment for all three items are under Item #3 in this document.]

Motion: Commissioner Hansen moved, seconded by Commissioner Williams, and carried (4-0), to take the following actions: 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report; 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented; 3) Approve a one-year time extension to Tentative Map TM96-1321; and 4) Approve Tentative Map Revision TM96-1321-R based on the Findings and subject to the Conditions of Approval as amended: (a) Modify Condition #15 changing the road width for "A Drive" from 28 feet to 30 feet; and (b) Modify Condition #25 to change the 79th lot to the 25th lot for the off-site Morrison Road.

AYES: Shinault, Williams, Hansen, Stewart
NOES: None
ABSENT: Miller

This item can be appealed to the Board of Supervisors within 10 working days.

Findings

1.0 CEQA FINDINGS

- 1.1 Based on the evaluation included in the Initial Study dated February 2016, the County has determined that the criteria identified in the California Environmental Quality Act (CEQA) Guidelines §15162 requiring the preparation of a Supplemental or Subsequent Environmental Impact Report (EIR) have not been met. Accordingly, the County has prepared an Addendum to the 1992 Bass Lake Road Study Area (BLRSA) Final Program EIR pursuant to State CEQA Guidelines §15164 to address the proposed changes and additions to the Conditions of Approval and time extension of the previously approved Tentative Map.
- 1.2 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Community Development Agency-Development Services Division-Planning Services 2850 Fairlane Court Placerville, CA 95667.
- 1.3 Public Resources Code §21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The project description, Conditions of Approval, and Mitigation Monitoring and Reporting Plan, are hereby adopted as the monitoring program for this project.

2.0 GENERAL PLAN FINDINGS

- 2.1 The 2004 El Dorado County General Plan designates the project site as Adopted Plan (AP), a description in reference to areas where Specific Plans, in this case, the Bass Lake Hills Specific Plan (BLHSP), have been designated and adopted within and by the County. The proposed changes to the Conditions of Approval and request for a one-year time extension of the previously approved Tentative Map remain consistent with the policies, land use designations, and maximum allowable density identified in the BLHSP; therefore, the project remains consistent with the General Plan.

3.0 BASS LAKE HILLS SPECIFIC PLAN FINDINGS

- 3.1 The residential lots within the previously approved Tentative Map are Zoned Single-Family Residential/Planned Development (R1/PD). The R1 Zone District typically permits minimum parcel sizes of 6,000 square feet when the lot is served by public water

and sewer. It is a requirement of the BLHSP that all lots are served by public water and sewer. Each lot within the proposed subdivision meets or exceeds the minimum requirement for the R1 Zone District as well as the provisions outlined within the BLHSP. The proposed changes to the Conditions of Approval and request for a one-year time extension of the previously approved Tentative Map remain consistent with the zoning and the approved Development Plan.

4.0 SUBDIVISION ORDINANCE FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan and Specific Plan policies.

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map remain consistent with the AP-BLHSP land use designation and with General Plan policies relating to public utilities, traffic, noise, air quality, riparian impacts, and oak woodland habitat. Further, the Tentative Map includes a Planned Development, which was designed to minimize impacts to the natural resources on the project site. The Conditions of Approval and Mitigation Measures included as part of the project would further minimize environmental impacts associated with the project.

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

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map is substantially consistent with the previously approved Tentative Map. Slopes exceeding 30 percent have been avoided and the project will minimize the impacts to the existing wetlands. All oak woodland habitat impacts will be consistent with the policies in the Specific Plan.

4.3 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats. The project includes a Planned Development application that will allow the units to be clustered on the project site. The project has been designed to minimize impacts to the natural resources on the site. The Conditions of Approval and Mitigation Measures included as part of the project would further minimize environmental impacts associated with the project.

4.4 That the design of the subdivision or the type of improvements is not likely to cause serious public health hazards;

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map are not likely to cause serious public health hazards. The project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone, and all new structures to be built in accordance with the California Building Code to ensure public safety. The project has been conditioned to submit, as determined by the El Dorado County Air Quality Management District, a Fugitive Dust Plan application and/or an Asbestos Dust Mitigation Plan application for approval by the District prior to beginning project construction. The project, as mitigated and conditioned, will be required to control diesel particulate matter emissions during construction. With implementation of traffic mitigation measures and Transportation Division conditions, the project would neither introduce dangerous road design features, nor generate traffic that is incompatible with existing traffic patterns.

- 4.5 **The design of the subdivision or the improvements is suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishing criteria for fire and fuel breaks around buildings).**

The design of the previously approved Tentative Map conforms to the requirements of Section 4291 of the Public Resources Code. The public water system serving the project will provide adequate fire flow for the project. Further, as conditioned, the proposed project is required to comply with all El Dorado Hills Fire Department fire standards, including, but not limited to: location of and specifications for fire hydrants; emergency vehicle access including roadway widths and turning radii; fire flow and sprinkler requirements; and defensible space and wildland fire-safe plans.

- 4.6 **The design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.**

Necessary utility easements are depicted on the previously approved and revised Tentative Map and shall be further verified by the County Surveyor's Office at the time of filing final maps. All existing easements across the property for utilities and infrastructure would remain or be relocated in a manner acceptable to the affected agency. Therefore, no conflicts with easements acquired by the public at large are anticipated.

Conditions of Approval

Conditions of Approval for the Development Plan

1. ~~This~~The amendments to these conditions of approval and ~~this~~ Tentative Subdivision Map Time Extension Request ~~is~~are based upon and limited to compliance with the project description, the ~~Planning Commission~~ hearing exhibits marked Exhibits ~~A-FA-O~~, dated ~~April 24, 2008~~March 24, 2016, 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:

~~Five~~ One-Year Time Extensions to approved Tentative Subdivision Map (TM96-1321 Bell Ranch) in accordance with Section ~~16120~~.74.030 of the El Dorado County Subdivision Ordinance and Bass Lake Hills Specific Plan.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and revised conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. 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 Government Code.

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

3. The development plan (PD96-0006) for Bell Ranch shall consist of the following: ~~122~~123 total lots consisting of 113 single family lots ranging in size from 13,500 to ~~126,930~~91,649 square feet, with 76 landscape lots, ~~12~~ open space lots, 1 play field lot, and 1 park site on 112.14 acres.
4. The development plan (PD96-0006) for Bell Ranch (~~Exhibit E~~) shall be in substantial compliance with the Bell Ranch tentative map and the uses described in the revised Development Plan (Exhibit K).
5. The development plan (PD96-06) for Bell Ranch shall conform to the development standards of the One-family Residential-Planned Development (R1-PD) Zone District

with the exceptions of a coverage limitation of 45 percent and the following revised setbacks:

Lots 1 - 11

- i. Front - 30 feet minimum
- ii. Rear - 30 feet minimum
- iii. Side - 10 feet minimum

Lots 12 - 113

- i. Front - 20 feet minimum
- ii. Rear - 15 feet minimum
- iii. Side - 5 feet minimum (not height dependent)
- iv. Street Side - 15 feet minimum fronting street

Lot J (if not park)

- ~~i. Front - 30 feet minimum~~
- ~~Rear - 30 feet minimum~~
- ~~Side - 20 feet minimum~~

Improvement Plans and General Conditions - Development Plan/Tentative Map

6. Pursuant to Item 9.3.1 of the Bass Lake Hills Specific Plan, the applicant shall agree to reimbursement of El Dorado County for the preparation, adoption, administration, and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to the recordation of the final map and must be paid in full prior to issuance of the first building permit.
7. Consistency with County Codes and Standards: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by the Conditions of Approval or by approved Design Waivers) from the County Department of Transportation Division, and pay all applicable fees prior to commencement of any improvements on the project facilities. ~~All improvements shall be consistent with the approved tentative filing of the final map.~~

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

Curb Returns: All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

8. 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.
9. The final map shall show all utility, road, and drainage easements per the recommendation of the utility purveyors and the County Engineer. The County Engineer shall make the final determination of the location of said easements. Said easements shall be irrevocably offered to the County.
10. 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.
11. 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.
12. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The emergency vehicle circulation and the location of hydrants shall be shown on the improvement plans, which shall be subject to the approval of the Fire Protection District.
13. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Director.

Roads

14. This project is subject to El Dorado County traffic fee programs. 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.
15. Vehicular Access Restriction: A vehicular access restriction shall be designated along ~~L Way frontage of Morrison Road affecting lot 12 and lots 2533 through 5128, along M Way frontage of lots 29 through 32, along R Way frontage of lots 111 through 113, along Tierra DE Dios frontage of comer lot 1, and also along all landscape lots, except for the driveway easements crossing landscape lots, which shall also be clearly designated at locations approved by the Department of Transportation; the maintenance of driveways should be clearly assigned to the homeowner.~~

Road Design Standards: The applicant shall All-construct all roads shall be constructed in conformance with the County Design and Improvements Standards Manual (DISM) and the Bass Lake Hills Specific Plan with the following widths:(BLHSP), modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS / NOTES
Tierra De Dios Drive (Country Club Drive) <u>on-site</u>	Specific Plan Fig. 4-2, <u>Tentative Map</u> , and Standard Plan 101B	36 foot pavement width (80-foot R/W), plus utility/slope easements	Type 2 vertical curb and gutter and 6 foot sidewalk on both north side and adjacent to park site 6-foot sidewalk on one side (See Note R-2 below)
Morrison Road -on-site, through the project (<u>Subject to Phasing Plan</u>).	Specific Plan Fig. 4-3 and Standard Plan 101B <u>approved Tentative Map</u>	36 foot curb face to curb face width, (60-foot R/W), plus utility/slope easements	30 MPH Design Speed Type 2 vertical curb and gutter, with 6 foot sidewalk on east side, and 6 foot sidewalk on west side from the most southerly "A" Drive entrance to Tierra De Dios Drive, only
Morrison Road – offsite (<u>Subject to Phasing Plan</u>)	Specific Plan Fig. 4-3 and Standard Plan 101B <u>approved Tentative Map</u> .	32 foot pavement width (60-foot R/W), plus utility/slope easements	30 MPH Design Speed. No curb, and gutter or With 6 foot sidewalk on northeast side.
Tierra De Dios Drive (Country Club Drive)	Specific Plan Fig. 4-2 and Standard Plan 101B	36-foot pavement width (80-foot R/W), plus utility/slope easements	Type 2 vertical curb and gutter and 6 foot sidewalk on both north side and adjacent to park site (See Note R-2 below)
Morrison Road on-site, through the project.	Specific Plan Fig. 4-3 and Standard Plan 101B	36 foot curb face to curb face width, (60-foot R/W), plus utility/ slope easements	Type 2 vertical curb and gutter, with 6 foot sidewalk on east side, and 6 foot sidewalk on west side from the most southerly "A" Drive entrance to Tierra De Dios Drive.
Morrison Road – offsite	Specific Plan Fig. 4-3 and Standard Plan 101B	32-foot pavement width (60-foot R/W), plus utility/ slope easements	No curb and gutter. With 6 foot sidewalk on northeast side.

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS / NOTES
A Drive	Specific Plan Fig. 4-4 (less than or equal to one acre minimum density) Standard Plan 101B and approved Tentative Map.	38 30 foot back of curb to back of curb (50-foot R/W), plus utility/slope easements	25 MPH Design Speed. Caltrans Type 1 rolled curb and gutter*E HMA Dike with 4 foot no sidewalks on both sides (See Note R-1 below)
B Drive, H Circle, M, L and R Way	Specific Plan Fig. 4-4 and Standard Plan 101B Approved Tentative Map	29 ft. back of curb to back of curb**28 feet minimum (50-foot R/W), plus utility/slope easements	25 MPH Design Speed. Caltrans Type 1 rolled curb and gutter*E HMA Dike** with 4 foot no sidewalks on both sides (See Note R-1 below)
Project Cul-de-sacs (C, D, E, G and K Courts)	Specific Plan Fig. 4-4 and Standard Plans 101B and 114 Approved Tentative Map	29 foot back of curb to back of curb**28 feet minimum (50-foot R/W), plus utility/ slope easements	25 MPH Design Speed Caltrans Type 1 rolled curb and gutter*E HMA Dike** with 4 foot sidewalks (See Note R-1 below)
Temporary EVA at G Court	Standard Plan 101C	20' wide all weather surface	With 30' wide EVA easement

* Road widths are measured from curb face to curb face or edge of pavement to edge of payment if no curb. Where HMA Dike is used, road width is measured from flowline to flowline.

**Caltrans Type A HMA Dike or Type 2 vertical curb and gutter (as appropriate) shall be installed adjacent to back-up lots, landscape lots, open space, and park site.

**Explanation: Specific Plan Figure 4-4 shows pavement width varies from 24 to 36 foot wide. Figure 4.4 also shows a 3' width for the Type 1 rolled curb and gutter; since the County Standard Plan 104 for Type 1 rolled curb and gutter is actually 2.5 foot wide, the condition reflects a 24-foot pavement width with a 2.5 foot wide rolled curb and gutter on each side resulting in a 29-foot width from back of curb to back of curb as the minimum width for secondary local roads.

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 Division 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.

Note R-1: The following Design Waivers have been requested:

- a. ~~[Deleted.] All sidewalks on secondary local roads i.e. A and B Drive, C, D, E, and G Court, H Circle, M, L, and R Way reduced from 6 to 4 feet and meander as shown on the map. This 4 wide sidewalk is required in the Bass Lake Hills Specific Plan.~~
- b. A 40-foot roadway right of way (Lot R) for B and C, D, ~~E~~K, and G Court, H Circle, ~~M, L~~L and R Way. This requested design waiver includes the requirement that the roadways are fully contained within the road right-of-way and that any sidewalk areas not in the road right-of-way are contained within public pedestrian easements.
- c. Place Caltrans Type E and El Dorado County Type A mountable dike (where applicable) in lieu of El Dorado County Type 1 rolled curb and gutter. This requested design waiver includes the requirement that the back of the mountable dike is at the same location as the back of rolled curb and gutter as shown on Figure 4-4 of the Bass Lake Hills Specific Plan.
- d. Install a short transitional 'neck' down of the secondary local roads as shown on the tentative map. This requested design waiver includes the requirement that the roadway geometry will adequately accommodate the turning movements based on the standard El Dorado Hills Fire Department turning radius requirements (56-foot outside radius and 40-foot inside radius); any modifications to this requirement must be approved by the El Dorado Hills Fire Department. The requested neck down cannot result in less roadway width than is required in Figure 4-4 of the Bass Lake Hills Specific Plan.
- e. ~~Allow~~At the option of the developer, allow enhanced raised, landscape medians in Morrison Road at the two A Drive entrances. The request for generous landscaped medians in Morrison Road, at the entrances to the project, is acceptable to the ~~Department of Transportation Division~~ subject to acceptable maintenance provisions and appropriate design and review and approval by the ~~Department of Transportation Division~~ Division at the plan review and permitting phase. Traffic lanes of Morrison Road next to raised medians must be a minimum of 14 feet in order to allow room for striping and separation for the vehicle wheels. The Islands must be landscaped (landscaping and irrigation plans must be submitted with the improvement plans), and the El Dorado Hills Community Services District must establish the mechanism to assume the responsibility for maintenance prior to acceptance of roadway improvements. The design of Morrison Road and related intersections, during the plan review and permitting phase, must demonstrate that, as a minimum, the geometry will adequately accommodate both the turning movements based on the standard El Dorado Hills Fire Department turning radius requirements (56-foot outside radius and 40-foot inside radius) and based on the Caltrans Bus Design Vehicle, to the satisfaction of the ~~Department of Transportation Division~~ Division.

Note R-2: The design of Tierra De Dios must provide a left turn lane for eastbound traffic turning north on Morrison Road or present a traffic report that must be approved by the ~~Department of Transportation Division~~ demonstrating why a turn lane is not necessary within the General Plan horizon. An allowance must be provided in the roadway width for 14-foot

traffic lanes next to any raised medians on Tierra De Dios Drive. In addition, any roadway area dedicated to turn lanes and medians must be in addition to the 36-foot pavement width indicated in the Specific Plan; this basic pavement width will assure adequate roadway area to accommodate bicycle traffic. Sidewalk may meander or be parallel to roadway – final design to be determined at the time the improvement plans are prepared.

16. ~~[Deleted.]An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated in the above table shall be made for all the proposed roads, with slope easements where necessary. Said offer will be rejected for internal subdivision roadways at the time of the final map, in which case, a homeowner's agreement and association, or other entity acceptable to the Department of Transportation, shall be established in order to provide for the long-term maintenance of the roads and roadway landscaping.~~
17. Offer of Dedication: The project shall offer to dedicate, in fee, the rights of way for roadways, shown in Table 1 with the final map. Said offer shall include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. The offers will be accepted by the County, provided that a County Service Area Zone of Benefit has been created and funded to provide for maintenance of the roadways.

At the option of the Subdivider, the Internal Roadways may be maintained privately by a Homeowner's Association or other entity acceptable to County. In which case, the above listed offers of dedication will be rejected by the County. This option does not apply to Morrison Road.

~~Developer shall submit complete applications for Irrevocable Offers of Dedication (IOD) for the portions of Morrison Road outside of the subdivision boundary to the Right of Way unit of the Department of Transportation. The applications will thereafter be processed and forwarded to the Board of Supervisors for action.~~

18. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
19. No freestanding walls, fences, or retaining walls are allowed in the road right-of-way, except at the discretion of the Transportation Division.
20. Primary and emergency vehicle~~secondary roadway~~ access to the road network shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes which shall be unoccupied. Primary access shall be to either Bass Lake Road or Country Club Drive. A secondary access must be to a primary or secondary roadway in the designated alignment defined in the Specific Plan or by emergency vehicle access and to the satisfaction of the ~~Department of Transportation Division~~ and the Fire District.
21. Off-site Improvements (Acquisition): As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant

does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

~~This project shall comply with the Bass Lake Hills Specific Plan, the related Bass Lake Hills Development Agreement, and the Bass Lake Hills Public Facilities Financing Plan (PFFP). In addition, excepting for model homes, certificates of occupancy will not be issued for any residential structures until the PFFP Phase I improvement requirements (anticipated to be accomplished through the requirements of the Hollow Oak Subdivision) are substantially complete, as determined by the Department of Transportation.~~

22. ~~Off-site improvements consistent with Phase 1A requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan (BLHSP), the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP), and the related development agreement, including but not limited to the following. If one of the other two projects included in Phase 1A constructs the improvements, this project shall pay its fair share based on the PFFP leveling methodology. The following are the required improvements:~~

~~The applicant may enter into a reimbursement agreement with the County for providing for reimbursement of the funds provided by the applicant and used for the construction, or for construction related activities, of the improvements in items a., b., c., and j. above to the extent they are included as eligible in the applicable County and Specific Plan fee programs. Reimbursement shall be consistent with the PFFP and the *El Dorado County Department of Transportation Guidelines for Traffic Fee Program Reimbursement Projects*, including the requirement that the project is bid consistent with the State of California Public Contract Code.~~

Off-Site Improvements - Specific Plan Urban Collectors and Major Transportation Facilities:

A. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive). This segment is identified as "B" to "H" on the BLHSP Area Public Facilities Financing Plan (PFFP) Exhibits, and includes the following assumptions:

- i. Is a portion of the 2015 County Capital Improvement Program (CIP) Project #66109;
- ii. Is a BLHSP Urban Collector;
- iii. Grading will be consistent with the ultimate 4-lane facility;
- iv. Construct a divided two lane highway with median, 18 Feet of pavement in each direction. Typical section as shown on approved Tentative Map for Hawk View Ridge Subdivision TM 00-1371R.
- v. It is recognized that Bass Lake Road will require improvements for some distance north of the realigned Country Club Drive Intersection to achieve conformance of the revised profile with the existing roadway. The exact distance is to be determined with the final Improvement Plans.
- vi. The reconstruction shall generally be consistent with the alignment and profile shown on the improvement plans entitled, Bass Lake Road Reconstruction From Highway 50 to Hollow Oak Road, Project #66109, approved by the County Engineer on June 20, 2007, and modified to accomplish the anticipated work required at this time.
- vii. The project plans shall include conduits for future landscape irrigation and electrical lines.

B. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the new Country Club Drive (aka Tierra De Dios) on an alignment substantially consistent with the BLHSP, and includes the following assumptions:

- i. Is identified in the 2015 County CIP as Project #GP126;
- ii. Is a BLHSP Urban Collector;
- iii. Is a two-lane road, 36 feet in width (plus left turn pockets);
- iv. Has a 35-40 mph design speed, and;
- v. Includes conversion of the existing segment of Country Club Drive into a Class I bike path / Multi-use trail: Approximately 100 feet of pavement will be removed at either end; A new paved trail eight (8) feet in width shall be placed at each end to provide connectivity to adjacent facilities; Bollards shall be installed to prevent motor vehicle access; striping and signing shall be provided subject to review and approval by TD.

- C. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the realignment of Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP, and includes the following assumptions:
- i. Is a BLHSP Urban Collector;
 - ii. Is a two-lane road, 36 feet in width, and;
 - iii. Has a 35-40 mph design speed.
- D. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of intersection improvements at the intersection of Bass Lake Road and the realigned Country Club Drive Intersection, and includes the following assumptions:
- i. Northbound approach to include one through lane and a 200 foot right turn lane;
 - ii. Southbound approach to include one through lane and a 300 foot left turn lane;
 - iii. Westbound approach to include one through lane and a 300 foot left turn lane, and;
 - iv. Signalization of the intersection of Bass Lake Road and the realigned Country Club Drive.
- E. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of improvements at the intersection of Bass Lake Road and the US50 at Bass Lake Road interchange ramps and includes the following assumptions:
- i. Eastbound ramp / Bass Lake Road intersection
 - a. Widen / restripe eastbound off-ramp to provide two approach lanes for a distance of 240 feet;
 - b. Widen / restripe Bass Lake Road to provide two lanes northbound, and one lane southbound from eastbound ramp to westbound ramp, and;
 - c. Signalize eastbound off-ramp terminus intersection with Bass Lake Road.
 - ii. Westbound ramp / Bass Lake Road intersection
 - a. Provide two northbound approach lanes (see item 3.E.i.b above);
 - b. Provide free-right lane from westbound off-ramp to northbound Bass Lake Road (existing configuration);
 - c. Provide departure merge lane northbound Bass Lake Road (merging two lanes into one);
 - d. Provide one southbound approach lane, and one 300-foot right-turn lane to westbound on-ramp, and;
 - e. Side Street Stop Control (existing).
 - iii. Timing of US50 at Bass Lake Road interchange ramp Improvements
 - a. In order to ensure proper timing of the construction of the improvements identified for the US50 at Bass Lake Road interchange ramps, the subdivider

shall perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) of the interchange and ramps, to include existing traffic plus traffic generated by each final map.

- b. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that final map, the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.
- c. If the County's LOS policies are not exceeded upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the proposed roadway improvements. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.
- d. If the necessary improvements are constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact.

F. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items A through E, to the extent such improvements are included in the County's Traffic Impact Mitigation (TIM) Fee Program, in accordance with the County's TIM Fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIM Fees that would otherwise be paid at issuance of building permits.
- iii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.
- iv. If any improvements are included in the BLHSP PFFP, such improvements may be credited to the project or eligible for reimbursement from the PFFP funds.

G. With respect to the improvements to the public roadways required in this condition, either one of the following shall be done prior to issuance of a building permit: (a) the subdivider shall be under contract for construction of the required improvements with proper sureties in place, or (b) the subdivider shall have submitted to the County a bid-ready package (PS&E) and adequate funding for construction.

H. The following requirements apply to all traffic signals identified in this condition.

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each final map, in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.

If traffic signal warrants are not met upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.

If the traffic signal control at an intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees and PFFP Fees is considered to be the projects proportionate fair share towards mitigation of this impact

23. ~~The applicant shall secure approved plans, must enter into a Road Improvement Agreement, or Subdivision Improvement Agreement, with the County, and all necessary right-of-way shall be acquired prior to approval of the first final map for the following PFFP requirements: construct Country Club Drive (G-H) with frontage improvements, and construct school infrastructure (water and sewer).~~

The applicant shall provide the County with improvement plans and all necessary right-of-way prior to the first certificate of occupancy for the school site infrastructure (water and sewer).

In the event that the eminent domain process must be implemented to acquire right-of-way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Department of Transportation Division. The road improvements must be determined to be substantially complete by the County Department of Transportation prior to issuance of a certificate of occupancy for any number of units greater than one half of the project units.

24. ~~[Deleted.] All necessary land shall be acquired prior to approval of the first final map. In the event that the eminent domain process must be implemented to acquire said land, this condition shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel or make other arrangements to the satisfaction of the Department of Transportation.~~

~~The Phase IA projects, collectively, shall be responsible for design of the total park and ride lot, and the construction of no less than 35 spaces together with related facilities and standard encroachment into the County Roadway. These improvements must be substantially complete, as determined by the Department of Transportation, prior to the issuance of a certificate of occupancy for any number of units greater than one half of the units for the subdivision project advancing the construction, unless alternative~~

~~arrangements have the agreement of the El Dorado County Transit Authority. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California.~~

25. Bass Lake Specific Plan Primary Local Roads: Morrison Road is in the BLHSP as a Primary Local Road and is subject to the provisions of the PFFP. At the option of the subdivider, on-site Morrison Road may be constructed in phases concurrently with each phased final map, or constructed at one time with the first final map. The first final map recorded shall provide a connection from Country Club Drive to the subdivision.

Morrison Road shall be constructed to minimum fire safe standards and connecting to Hollow Oak Road concurrently with the final map creating the 25th lot, ~~unless other access arrangements are acceptable to the County Transportation Division and Fire District.~~

Off-site Morrison Road shall be constructed fully from Country Club Drive to Hollow Oak Road concurrently with the final map creating the ~~79~~25th lot, ~~unless other access arrangements are acceptable to the County Transportation Division and Fire District.~~

~~Construct Morrison Road (J-1) without off site frontage improvements. These improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any residential structures in the subdivision. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California.~~

26. Encroachment Permit(s): The applicant shall obtain an encroachment permit from County for work connecting to existing Tierra De Dios Drive and Hollow Oak Road. The 'A' Drive connections to Morrison Road shall be constructed to County Standard Plan 103C, modified as shown on the approved Tentative Map.

~~Off site improvements consistent with Phase IA requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan, the Bass Lake Hills Specific Plan Public Facilities Financing Plan, and related Environmental Impact Reports. Construction of the improvements to the Bass Lake/U.S. Highway 50 interchange area includes:~~

- ~~1. A west bound 2 lane on-ramp;~~
- ~~2. An east bound 2 lane off ramp;~~
- ~~3. On-ramp traffic metering;~~
- ~~4. Widening at the Bass Lake Road/Eastbound off ramp intersection area to provide:~~
 - ~~a) Dual eastbound left turn lanes;~~
 - ~~b) A shared eastbound right/through lane;~~

~~5. Two 12-foot northbound through lanes and 1 12-foot southbound lane plus 2-foot shoulders between the eastbound and westbound ramp intersections.~~

~~The applicant shall submit bid-ready documents prior to the issuance of the first certificate of occupancy. Improvements identified must be substantially complete prior to the issuance of the 81st certificate of occupancy.~~

~~At the discretion of the Director of the Department of Transportation, rather than construct the improvements described above, applicant shall pay an in-lieu fee equivalent to the full cost of constructing, designing, and permitting the improvements.~~

~~The cost of constructing these improvements, or the in-lieu fee if that option is chosen by the Department of Transportation, shall not be reimbursable by the County through its road fee programs but is eligible for reimbursement from the Public Facilities Financing Plan (PFFP) fees.~~

27. Common Fence/Wall Maintenance: The responsibility 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).

~~An executed contract to perform the Project Study Report (PSR) for the Highway 50/Bass Lake Road Interchange shall be submitted to the Department of Transportation prior to approval of the first final map. The contract will be between the applicant and a consultant acceptable to the County and will include a scope of work that is satisfactory to the County Department of Transportation. In addition, the applicant shall enter into an agreement with the County to guarantee the completion of this PSR and shall provide security equal to the estimated cost of the PSR. At the sole discretion of the Department of Transportation, the Department of Transportation may decide to prepare this Project Study Report directly through either a consultant contract or the use of staff, in which case the Developer would be required to fund the cost of PSR preparation and processing.~~

~~At the discretion of the Director of the Department of Transportation, this requirement may be deleted.~~

28. Onsite Landscape and irrigation plans shall be included in the project improvement plans and cost estimates and shall be reviewed by the El Dorado Hills Community Services District and be subject to review and approval by the El Dorado County Planning Department-Development Services Division; the Department of Transportation Division will review the plans for matters concerning roadway safety and sight distance.

Drainage

29. The applicant shall construct the detention facilities as identified in the project drainage analysis prior to issuance of building permits. Detention facilities shall be designed in accordance with the County of El Dorado Drainage Manual, including provisions for maintenance and vehicular access.

30. An irrevocable offer of dedication of drainage easement shall be made for the project drainage and detention facilities. A homeowner's agreement and association, or other entity, shall be established in order to provide for responsibility and maintenance of the detention facilities.
31. Drainage Study/NPDES Compliance: The project drainage plan facilities and system shall conform to the BLHSP, County Drainage Manual and County Storm Water Management Plan (SWMP)(2003).

At the option of the subdivider, construction and/ or implementation of Site Design Measures, Source Control Measures, and/or Low Impact Development (LID) Design Standards consistent with the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order) may be implemented in lieu of measures identified in the SWMP.

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.
~~A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan, the Bass Lake Hills Specific Plan, and the County's Stormwater Management Plan. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.~~

32. Drainage (Cross-Lot): Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur or when natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or ~~v~~-ditchopen channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system-within the public roadway.. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.
33. The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

~~The subdivider shall be required to form a County Service Area Zone of Benefit (ZOB) to fund the maintenance and improvement services to assure the proper storm water conveyance of the facilities. 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.~~

34. 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.
35. The subdivider shall obtain irrevocable Offers of Dedication and/or drainage easements to the County for public drainage purposes, and shall process same through the County, for offsite drainage easement rights across properties subject to the Specific Plan Development Agreement, to the satisfaction of the ~~Department of Transportation~~ Division, to accommodate any offsite storm water facilities needed to convey concentrated storm water from the project boundary downgradient to an existing established waterway. Subdivider shall design and install any offsite storm water facilities as necessary to the satisfaction of the ~~Department of Transportation~~ Division.

Grading

36. ~~[Deleted.] Portions of this project are proposed for mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the Supervisor of the district where the project is located, prior to the issuance. The district Supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.~~
37. Subdivision improvements shall include rough grading of 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 Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance.
38. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Bell Ranch and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation~~ Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the ~~Department of Transportation~~ Division approves the final grading and erosion control plans and the grading is completed.

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 Transportation Division. 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.

39. 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 Division~~. The ~~Department of Transportation Division~~ shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
40. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
41. 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.
42. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, Section 8.44 of the County of El Dorado County Asbestos and Dust Protection Ordinance (Ord. 4548 adopted 1/4/2000, Amended by Ord. 4360 adopted 5/13/2003) shall apply.

Fire Department

43. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based upon a single family dwelling ~~3,600~~6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption ~~for this 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 prior to the approval ~~of the improvement plans~~.
44. This development shall install Mueller Dry Barrel fire hydrants ~~conforming to or any hydrant approved by 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 500 feet. The exact location of each fire hydrant shall be determined by the Fire Department prior to the approval of the improvement plans. Fire hydrants need to be added to Morrison Road at 500' intervals.
45. To enhance 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 which shall be included in the improvement plans.
46. 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 El Dorado Hills Fire Department Standard B-003103 ~~which shall be included in the improvement plans.~~
 47. The open space Lot K between the two developments has no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide not less than three (3) all-weather access roadways suitable for fire apparatus to drive on into this area in accordance with Fire Department requirements which shall be included in the improvement plans.
 48. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing ~~prior to approval of the improvement plans.~~
 49. This project may be phased so long as dead end roads do not exceed 800' or 24 parcels; whichever comes first, or as otherwise acceptable to the satisfaction of the fire district. ~~During any phase of construction, this development shall be required to provide two independent, non-obstructed points of access prior to approval of the improvement plans.~~
 50. The driveways serving this project shall be designed to be in accordance with the El Dorado County Code prior to approval of the improvement plans. Driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved. If there are any driveways in excess of 20 percent, the design must go back to the fire district for review.
 51. This development shall ~~be conditioned to develop and implement a~~ revise the Wildland Fire Safe Plan dated October 2005 to reflect the new changes to the development, lot numbering and access changes. This revised Wildland Fire Safe Plan shall be that is approved by the Fire Department prior to recording the final map approval of the improvement plans.
 52. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway ~~prior to approval of the improvement plans.~~
 53. ~~[Deleted.]The construction of Morrison Road shall be deemed substantially complete by the Department of Transportation prior to issuance of building permits other than model homes that shall be left unoccupied.~~
 54. The development shall provide an all-weather access roadway designed in accordance with Fire Department requirements that provide access to the open space Lot B, and pedestrian gates in any field fencing erected along the western boundary of lots 1 through

~~44~~Lot B to provide access for the fire-fighting personnel to the properties west of the development.

Resource Conservation District

55. The project will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g., straw rolls, sediment fence, sediment basins). The types of practices chosen are site-specific and dependent on the time of year construction activities occur.
56. The applicant shall prepare a Stormwater Pollution Plan (SWPPP) that incorporates Best Management Practices (BMPs) to contain pollutants on the project site and prevent pollutants from entering stormwater runoff. BMPs shall be incorporated into the construction contract documents. The SWPPP shall be prepared prior to approval of the improvement plans.

Environmental Management-Air Pollution Control District

57. Project emissions of ROG, NOX, and PM-10 need to be quantified using either the URBEMIS 7G for windows 5.1.0 or similar model that is acceptable to the District. In addition, District Rule #223 addresses the regulation and mitigation measures for fugitive dust emissions - Rule 223 shall be adhered to during the construction process. In addition, prior to the issuance of any grading or construction permits for the project, the applicant shall submit, as determined by the El Dorado County Air Quality Management District (AQMD), a Fugitive Dust Plan (FDP) application and/or an Asbestos Dust Mitigation Plan (ADMP) application may be required for submittal to and approval by the District prior to beginning project construction.
58. It is the understanding of the District that this area is known to have soil bearing asbestos. Therefore compliance with "Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations" of the California Code of Regulations will be mandatory prior to approval of the improvement plans.
59. Project construction involves road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust prior to the approval of the improvement plans.
60. A health risk assessment shall be prepared when the project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the project must be identified. In addition, it must be determined if a project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist the District in preparing a public notice in which the proposed project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must

address the pollutants and potential impacts on public health prior to the approval of the improvement plans.

61. Burning of wastes that result from Land Development Clearing must be permitted through the Air Pollution Control District. Only vegetative waste materials may be disposed of using an open outdoor fire prior to approval of the improvement plans.
62. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings prior to approval of the improvement plans.
63. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors prior to approval of the improvement plans.

County Surveyor

64. 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, or amount of bond or deposit, to be coordinated with the County Surveyor's Office.
65. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the final map.

Community Services District

66. The project includes a 5.77 acre park site, identified as Lot J, which will be offered for dedication to the El Dorado Hills Community Services District. If the parkland dedication is accepted, there will be a credit against Quimby fees; otherwise Quimby in-lieu fees shall be paid in accordance with County policy prior to recordation of the final map. In the event the subdivision is subject to the parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code, the subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

~~The EDHCSD reserves the right to select either Lot J or residential Lot 1 for the park site. A minimum of ninety (90) days prior to submitting the final map to Planning Services, the developer shall offer Lots 1 and J to the EDHCSD. The EDHCSD shall then have 90 days to accept one of the lots or reject the offer of park dedication. If no action is taken by the EDHCSD within 90 days, the decision of whether and where to locate a park site shall be determined by developer and shown on the final map submittal.~~

~~Depending on the option chosen by the EDHCSD, one of the following alternatives shall be shown on the final map submittal:~~

- ~~a. Park site on Lot J—Dedicate Lot J to the EDHCSD (access provided through Lot C with a County approved encroachment off of Tierra de Dios Drive); Lot 2 designated as a residential lot (access off of Morrison Road);~~
 - ~~b. Park site on Lot 1—Dedicate Lot 1 to the EDH CSD (access off of Morrison Road); Lot J a residential Lot A (access provided through Lot C with a County approved encroachment on to Tierra de Dios Drive);~~
 - ~~c. Omit Park Site—Lot 1 a residential lot (access off of Morrison Road); Lot J designated as a Neighborhood Service Zone (access provided through Lot C with a County approved access on to Tierra de Dios Drive);~~
 - ~~d. Omit Park Site—Lot J a residential lot (access provided through Lot C with a County approved access on to Tierra de Dios Drive); Lot 1 reconfigured and merged into Lots 2, 3, 4, and 5; or~~
 - ~~e. Private Park on Lot J—Grant to a Homeowner's Association for ownership and maintenance (access provided through Lot C with a County approved access on to Tierra de Dios Drive).~~
67. The project is subject to the EDHCSD Park Impact Fee in place at the time the building permits are issued. Additionally, the project will be subject to the Bass Lake Hills Specific Plan (BLHSP) Public Facilities Financing Plan (PFFP).
 68. EDHCSD requires that all utilities be underground. Underground drainage is also recommended to avoid the safety hazards and maintenance problems of open ditches.
 69. A homeowner's association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management, or if no HOA is formed, then a Landscape and Lighting Assessment District (LLAD) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the project as a back-up funding mechanism to a homeowner's association, in the event the homeowner's association should fail to maintain the improvements to the District's standards.
 70. Sidewalks and pedestrian/bicycle paths shall comply with the BLHSP. The proper shoulder widths, bikeway widths, striping and signage will be required and should be noted on the plans.
 71. Cable television access should be made available to all homes and the development should allow for joint trenching.

72. The El Dorado Hills CSD will provide mandatory waste management services for the residences, including recycling services.
73. Prior to final map approval, a streetscape plan for projects located on all primary local roads shall be submitted for review and approval by the El Dorado Hills CSD.
74. The streetscape is a component of the future Landscape and Lighting Assessment District and would need to be detailed, approved, and have a related maintenance budget prior to the final map.
75. The homebuilders will install the front yard landscaping.
76. ~~Pursuant to Section 4.13 #10 of the Bass Lake Hills Specific Plan, no parking is allowed on Tierra De Dios or Morrison Road. Therefore, to~~ To gain access to the park site, a driveway encroachment must be constructed to ~~Department of Transportation Division~~ requirements and on-site parking on the park site must be provided, allowing for vehicles to exit the site in a forward direction, to the satisfaction of the El Dorado Hills Community Services District and Planning Services at the time of park site improvement. ~~These improvements must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any residential structures in the subdivision. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements.~~

Other

77. Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.
78. 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 TD with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
79. Prior to issuance of the first building permit, the developer shall submit to the County a proposed update to the Bass Lake Hills Public Facilities Financing Plan, including an update to the plan area fee program.
80. Prior to recordation of a final map, a valid facility improvement letter (FIL) shall be issued by the El Dorado Irrigation District (EID) for the subdivision, a new Facility Plan Report (FPR) shall be reviewed and approved by the EID, and improvement plans shall be reviewed and approved by EID. Previously approved and expired plans and reports may be used as templates for new submittals to EID.

Mitigation Monitoring and Reporting Program

~~81.77.~~ The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as a condition of project approval. Implementation of the MMRP shall be enacted as set forth by Table 3.0-1 of the MMRP prepared for the project and attached hereto.

Subdivision Requirements of Law

NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws - which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County ~~Department of Transportation~~ Division approval.
2. The final map shall show all utility, road and drainage easements per 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.
3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County ~~Department of Transportation~~ Division and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved tentative map.
4. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County ~~Department of Transportation~~ Division.
5. 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~~ Division and shall meet standard County driveway requirements.

6. All grading plans shall be prepared and submitted to the EL Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation~~ Division 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~~ Division and the grading is completed.
7. The timing of construction and method of revegetation shall be coordinated by 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~~ Division. The ~~Department of Transportation~~ Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
8. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.
10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the final map.
11. 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.
12. 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.
13. 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.
14. Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the

Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

15. 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.
16. 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 Section 15064.5 of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and ~~Planning Department~~Development Services Division 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.

5. 16-0199 Hearing to consider a request for the Bell Woods project [Tentative Map Revision TM01-1380-R/Time Extension TM01-1380-E] for a revision and one-year time extension of the approved 54-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 119-020-50, consisting of 34.28 acres, in the Cameron Park area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Adopt the Phasing Plan, consisting of Phases 1 and 2, pursuant Section 120.28.010 of the El Dorado County Subdivision Ordinance;
 - 4) Approve a one-year time extension to Tentative Map TM01-1380; and
 - 5) Approve Tentative Map Revision TM01-1380-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)) (cont. 03/24/16, Item #7)

[Clerk's Note: Items #3, #4, and #5 were heard together with one public comment period but separate actions for each item. Presentations and public comment for all three items are under Item #3 in this document.]

Motion: Commissioner Hansen moved, seconded by Commissioner Williams, and carried (4-0), to take the following actions: 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report; 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines

Section 15097, incorporating the Mitigation Measures as presented; 3) Adopt the Phasing Plan, consisting of Phases 1 and 2, pursuant Section 120.28.010 of the El Dorado County Subdivision Ordinance; 4) Approve a one-year time extension to Tentative Map TM01-1380; and 5) Approve Tentative Map Revision TM01-1380-R based on the Findings and subject to the Conditions of Approval as amended: (a) Modify Condition #69 with proposed language as previously identified.

AYES: Hansen, Williams, Shinault, Stewart
NOES: None
ABSENT: Miller

This item can be appealed to the Board of Supervisors within 10 working days.

Findings

1.0 CEQA FINDINGS

- 1.1 Based on the evaluation included in the Initial Study dated February 2016, the County has determined that the criteria identified in the California Environmental Quality Act (CEQA) Guidelines §15162 requiring the preparation of a Supplemental or Subsequent Environmental Impact Report (EIR) have not been met. Accordingly, the County has prepared an Addendum to the 1992 Bass Lake Road Study Area (BLRSA) Final Program EIR pursuant to State CEQA Guidelines §15164 to address the proposed changes and additions to the Conditions of Approval, addition of a Phasing Plan, and one-year time extension of the previously approved Tentative Map.
- 1.2 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Community Development Agency-Development Services Division-Planning Services 2850 Fairlane Court Placerville, CA 95667.
- 1.3 Public Resources Code §21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The project description, Conditions of Approval, and Mitigation Monitoring and Reporting Plan, are hereby adopted as the monitoring program for this project.

2.0 GENERAL PLAN FINDINGS

- 2.1 The 2004 El Dorado County General Plan designates the project site as Adopted Plan (AP), a description in reference to areas where Specific Plans, in this case, the Bass Lake Hills Specific Plan (BLHSP), have been designated and adopted within and by the County. The proposed changes to the Conditions of Approval and request for a Phasing Plan and a one-year time extension of the previously approved Tentative Map remain consistent with the policies, land use designations, and maximum allowable density identified in the BLHSP; therefore, the project remains consistent with the General Plan.

3.0 BASS LAKE HILLS SPECIFIC PLAN FINDINGS

- 3.1 The residential lots within the previously approved Tentative Map are Zoned Single-Family Residential/Planned Development (R1/PD). The R1 Zone District typically permits minimum parcel sizes of 6,000 square feet when the lot is served by public water and sewer. It is a requirement of the BLHSP that all lots are served by public water and sewer. Each lot within the proposed subdivision meets or exceeds the minimum requirement for the R1 Zone District as well as the provisions outlined within the BLHSP. The proposed changes to the Conditions of Approval and request for a Phasing Plan and a one-year time extension of the previously approved Tentative Map remain consistent with the zoning and the approved Development Plan.

4.0 SUBDIVISION ORDINANCE FINDINGS

- 4.1 **The proposed tentative map, including design and improvements, is consistent with the General Plan and Specific Plan policies.**

The proposed revisions to the Conditions of Approval and request for a Phasing Plan and a one-year time extension to the previously approved Tentative Map remain consistent with the AP-BLHSP land use designation and with General Plan policies relating to public utilities, traffic, noise, air quality, riparian impacts, and oak woodland habitat. Further, the Tentative Map includes a Planned Development, which was designed to minimize impacts to the natural resources on the project site. The Conditions of Approval and Mitigation Measures included as part of the project would further minimize environmental impacts associated with the project.

- 4.2 **The site is physically suitable for the proposed type and density of development.**

The proposed revisions to the Conditions of Approval and request for a Phasing Plan and a one-year time extension to the previously approved Tentative Map is substantially consistent with the previously approved Tentative Map. Slopes exceeding 30 percent have been avoided and the project will minimize the impacts to the existing wetlands. All oak woodland habitat impacts will be consistent with the policies in the Specific Plan.

- 4.3 **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.**

The proposed revisions to the Conditions of Approval and request for a Phasing Plan and a one-year time extension to the previously approved Tentative Map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats. The project includes a Planned Development application that will allow the units to be clustered on the project site. The project has been designed to minimize impacts to the natural resources on the site. The Conditions of Approval and Mitigation

Measures included as part of the project would further minimize environmental impacts associated with the project.

4.4 That the design of the subdivision or the type of improvements is not likely to cause serious public health hazards;

The proposed revisions to the Conditions of Approval and request for a Phasing Plan and a one-year time extension to the previously approved Tentative Map are not likely to cause serious public health hazards. The project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone, and all new structures to be built in accordance with the California Building Code to ensure public safety. The project has been conditioned to submit, as determined by the El Dorado County Air Quality Management District, a Fugitive Dust Plan application and/or an Asbestos Dust Mitigation Plan application for approval by the District prior to beginning project construction. The project, as mitigated and conditioned, will be required to control diesel particulate matter emissions during construction. With implementation of traffic mitigation measures and Transportation Division conditions, the project would neither introduce dangerous road design features, nor generate traffic that is incompatible with existing traffic patterns.

4.5 The design of the subdivision or the improvements is suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishing criteria for fire and fuel breaks around buildings).

The design of the previously approved Tentative Map conforms to the requirements of Section 4291 of the Public Resources Code. The public water system serving the project will provide adequate fire flow for the project. Further, as conditioned, the proposed project is required to comply with all El Dorado Hills Fire Department fire standards, including, but not limited to: location of and specifications for fire hydrants; emergency vehicle access including roadway widths and turning radii; fire flow and sprinkler requirements; and defensible space and wildland fire-safe plans.

4.6 The design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.

Necessary utility easements are depicted on the previously approved Tentative Map and shall be further verified by the County Surveyor's Office at the time of filing final maps. All existing easements across the property for utilities and infrastructure would remain or be relocated in a manner acceptable to the affected agency. Therefore, no conflicts with easements acquired by the public at large are anticipated.

Conditions of Approval

1. ~~This~~ The amendments to these conditions of approval and this tentative subdivision map time extension is based upon and limited to compliance with the project description, the

~~Planning Commission~~ hearing exhibits marked Exhibits ~~A-FA-O~~, dated ~~April 24, 2008~~ March 24, 2016, 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:

~~Five one~~ One-year time extensions to approved tentative subdivision map (TM01-1380 Bell Woods) in accordance with Section ~~46120~~.74.030 of the El Dorado County Subdivision Ordinance and Bass Lake Hills Specific Plan.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and revised conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. 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 Government Code.

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

3. The Development Plan PD 01-0008 for Bell Woods shall consist of the following : 54 single family lots ranging in size from 1 1,004 to 26,080 square feet, ~~with five (5) landscape lots~~ and 2 open space lots on 34.28 acres.
4. The Development Plan PD 01 -08 for Bell Woods (Exhibit ~~EK~~) shall be in substantial compliance with the Bell Woods tentative map.
5. The Development Plan PD 01-0008 for Bell Woods shall conform to the development standards of the R1-PD zoning district with the exception of a coverage limitation of 45

percent and the following revised setbacks: Front – 20 feet minimum; Rear – 15 feet minimum; Side – 5 feet minimum (not height dependent); and Street Side – 15 feet minimum fronting street.

IMPROVEMENT PLANS AND GENERAL CONDITIONS – Development Plan/Tentative Map

6. Pursuant to Item 9.3.1 of the Bass Lake Hills Specific Plan, the applicant shall agree to reimburse El Dorado County for the preparation, adoption, administration, and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to the recordation of the final map and must be paid in full prior to issuance of the first building permit.
7. Consistency with County Codes and Standards: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by the Conditions of Approval or by approved Design Waivers) from the County Department of Transportation Division and pay all applicable fees prior to filing of the final tentative map commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

Curb Returns: All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

8. 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.
9. The final map shall show all utility, road, and drainage easements per 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 and shall be irrevocably offered to the County.
10. 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.
11. 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.

- 12. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The emergency vehicle circulation and the location of hydrants shall be shown on the improvement plans, which shall be subject to the approval of the Fire Protection District.
- 13. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Director.

Roads

- 14. This project is subject to El Dorado County traffic fee programs. 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.
- 15. Vehicular Access Restriction: A vehicular access restriction shall be designated along Covello Circle for the frontage of lots 1 and 31.
- 16. Road Design Standards: The applicant shall construct ~~All~~ roads shall be constructed in conformance with the County Design and Improvements Standards Manual (DISM) and the Bass Lake Hills Specific Plan with (BLHSP), modified as shown on the following widths: Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS / NOTES
Covello Circle	Specific Plan & Std Plan 101B	32 ft. (50 feet (50 foot R/W), plus utility/ slope easements	<u>25 MPH Design Speed</u> Type 2 vertical curb & gutter, with 4 ft. foot sidewalks <u>on one side</u> (see Note R-1 below)
Nicole Drive and A, B, C and D Court	Specific Plan & Std Plan 101B	28 ft. (50 feet (50 foot R/W), plus utility/ slope easements	<u>25 MPH Design Speed</u> Type 1 rolled curb & gutter* with 4 ft. foot sidewalks (see Note R-1 below)
Project Cul-de-sacs	Specific Plan & Std Plans	28 ft. (50 feet (50 foot	Type 1 rolled curb &

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS / NOTES
(A, B, C and D Courts)	1018 & 14101B	R/W), plus utility/ slope easements	gutter* with 4 ft. no sidewalks (see note 1 below)

**Road widths in the preceding table are measured from curb face to curb face or edge of pavement if no curb. Curb face for rolled curb and gutter is 6" from the back of the curb.*

**Type 2 vertical eCurb and gutter shall be installed. Gutter required adjacent to lot 8 and lot A open space, park, and non-frontage lots.*

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 are to be provided where necessary.

Note 1: Cul-de-sacs shall be per ~~Std Plan 114~~ to the satisfaction of the Fire District and shall have no landscaping within the cul-de-sacs.

Note R-1: the following Design Waivers have been requested:

1. All sidewalks on the local roads reduced from 6 to 4 feet and may meander as shown. This 4-wide sidewalk is required in the Bass Lake Hills Specific Plan. This Department recommends approval of the above requested design waiver.
2. The proposed lengths of C and D Court exceed 500 feet and the applicant requests lengths of approximately 600 feet and 750 feet respectively. The proposed lengths of A and B Court exceed 500' when the length of Nicole Drive is added. ~~The Department of Transportation Division~~ recommends approval of the above requested design waiver.

17. ~~[Deleted.] All offsite roadways necessary for access from Bass Lake Road to Nicole Drive must be substantially complete, as determined by the Department of Transportation, prior to issuance of building permits for lots 32 through 54.~~

18. Offer of Dedication: The project shall offer to dedicate, in fee, the rights of way for roadways shown in Table 1 with the final map. Said offer shall include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be accepted by the County, provided that a County Service Area Zone of Benefit has been created and funded to provide for maintenance of the roadways.

At the option of the subdivider, the roadways may be private, except that emergency access shall be public. In the event of the private roadways option, a Homeowners Association (or other mechanism approved by County) shall be formed for the purpose of maintaining the private roads and drainage facilities, in which case the above listed offers of dedication will be rejected by the County.

~~An irrevocable offer of dedication, in fee, for the required rights of way (R/W) as indicated in the above table shall be made for all the proposed roads, with slope easements where necessary. Said offer may be accepted by the County at the time of the final map subject to improvements and subject to inclusion in a County Service Area~~

~~Zone of Benefit (ZOB) for road maintenance purposes and a Landscape and Lighting Assessment District (LLAD) for roadway landscaping maintenance purposes. Said offer may be rejected at the time of the final map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads and roadway landscaping.~~

19. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
20. No freestanding walls, fences, or retaining walls are allowed in the road right-of-way, except at the discretion of the Transportation Division.
21. A slope easement shall be recorded on Lot 7, sufficient to accommodate road-side slope for Knollwood Drive.
22. The emergency access road through Lot A shall be constructed to link Covello Circle and Nicole Drive prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. This emergency access road shall be gated at its entrance to the public roads and is subject to the approval of, or may be modified by, the appropriate Fire District.
23. ~~[Deleted.] Primary and secondary roadway access shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Primary access for Lots 1 through 31 shall be Country Club Drive. Primary access for Lots 32 through 54 shall be Bass Lake Road. A secondary access must be to a primary or secondary roadway in the designated alignment defined as in the Specific Plan and to the satisfaction of the Department of Transportation and the Fire District.~~
24. Off-site Improvements (Acquisition): As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest, provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a

legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

~~This project shall comply with the Bass Lake Hills Specific Plan, the related Bass Lake Hills development agreement, and the Bass Lake Hills Public Facilities Financing Plan (PFFP). In addition, excepting for model homes, certificates of occupancy will not be issued for any residential structures until the PFFP Phase I improvement requirements (anticipated to be accomplished through the requirements of the Hollow Oak subdivision) are substantially complete, as determined by the Department of Transportation.~~

25. Off-site Improvements - Specific Urban Collectors and Major Transportation Facilities:

A. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive). This segment is identified as "B" to "H" on the BLHSP Area Public Facilities Financing Plan (PFFP) Exhibits, and includes the following assumptions:

- i. Is a portion of the 2015 County Capital Improvement Program (CIP) Project #66109;
- ii. Is a BLHSP Urban Collector;
- iii. Grading will be consistent with the ultimate 4-lane facility;
- iv. Construct a divided two lane highway with median, 18 Feet of pavement in each direction. Typical section as shown on approved Tentative Map for Hawk View Ridge Subdivision TM 00-1371R.
- v. It is recognized that Bass Lake Road will require improvements for some distance north of the realigned Country Club Drive Intersection to achieve conformance of the revised profile with the existing roadway. The exact distance is to be determined with the final Improvement Plans.
- vi. The reconstruction shall generally be consistent with the alignment and profile shown on the improvement plans entitled, Bass Lake Road Reconstruction From Highway 50 to Hollow Oak Road, Project #66109, approved by the County Engineer on June 20, 2007, and modified to accomplish the anticipated work required at this time.
- vii. The project plans shall include conduits for future landscape irrigation and electrical lines.

B. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the new Country Club Drive (aka Tierra De Dios) on an alignment substantially consistent with the BLHSP, and includes the following assumptions:

- i. Is identified in the 2015 County CIP as Project #GP126;
 - ii. Is a BLHSP Urban Collector;
 - iii. Is a two-lane road, 36 feet in width (plus left turn pockets);
 - iv. Has a 35-40 mph design speed, and;
 - v. Includes conversion of the existing segment of Country Club Drive into a Class I bike path / Multi-use trail: Approximately 100 feet of pavement will be removed at either end; A new paved trail eight (8) feet in width shall be placed at each end to provide connectivity to adjacent facilities; Bollards shall be installed to prevent motor vehicle access; striping and signing shall be provided subject to review and approval by TD.
- C. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the realignment of Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP, and includes the following assumptions:
- i. Is a BLHSP Urban Collector;
 - ii. Is a two-lane road, 36 feet in width, and;
 - iii. Has a 35-40 mph design speed.
- D. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of intersection improvements at the intersection of Bass Lake Road and the realigned Country Club Drive Intersection, and includes the following assumptions:
- i. Northbound approach to include one through lane and a 200 foot right turn lane;
 - ii. Southbound approach to include one through lane and a 300 foot left turn lane;
 - iii. Westbound approach to include one through lane and a 300 foot left turn lane, and;
 - iv. Signalization of the intersection of Bass Lake Road and the realigned Country Club Drive.
- E. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of improvements at the intersection of Bass Lake Road and the US50 at Bass Lake Road interchange ramps and includes the following assumptions:
- i. Eastbound ramp / Bass Lake Road intersection
 - a. Widen / restripe eastbound off-ramp to provide two approach lanes for a distance of 240 feet;
 - b. Widen / restripe Bass Lake Road to provide two lanes northbound, and one lane southbound from eastbound ramp to westbound ramp, and;
 - c. Signalize eastbound off-ramp terminus intersection with Bass Lake Road.
 - ii. Westbound ramp / Bass Lake Road intersection
 - a. Provide two northbound approach lanes (see item 3.E.i.b above);

- b. Provide free-right lane from westbound off-ramp to northbound Bass Lake Road (existing configuration);
 - c. Provide departure merge lane northbound Bass Lake Road (merging two lanes into one);
 - d. Provide one southbound approach lane, and one 300-foot right-turn lane to westbound on-ramp, and;
 - e. Side Street Stop Control (existing).
- iii. Timing of US50 at Bass Lake Road interchange ramp Improvements
- a. In order to ensure proper timing of the construction of the improvements identified for the US50 at Bass Lake Road interchange ramps, the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) of the interchange and ramps, to include existing traffic plus traffic generated by each final map.
 - b. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that final map, the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.
 - c. If the County's LOS policies are not exceeded upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of proposed roadway improvements. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.
 - d. If the necessary improvements are constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact.

F. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items A through E, to the extent such improvements are included in the County's Traffic Impact Mitigation (TIM) Fee Program, in accordance with the County's TIM Fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIM Fees that would otherwise be paid at issuance of building permits.
- iii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.
- iv. If any improvements are included in the BLHSP PFFP, such improvements may be credited to the project or eligible for reimbursement from the PFFP funds.

G. With respect to the improvements to the public roadways required in this condition, either one of the following shall be done prior to issuance of a building permit: (a) the subdivider shall be under contract for construction of the required improvements with proper sureties in place, or (b) the subdivider shall have submitted to the County a bid-ready package (PS&E) and adequate funding for construction.

H. The following requirements apply to all traffic signals identified in this condition.

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each final map at intersections identified for potential signalization in D and E above, in accordance

with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.

If traffic signal warrants are not met upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.

If the traffic signal control at an intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees and PFFP Fees is considered to be the projects proportionate fair share towards mitigation of this impact.

~~Off-site road improvements consistent with Phase I A requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan (BU-ISP), the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP), and the related Development Agreement, including but not limited to the following. If one of the other two projects included in Phase I A constructs the improvement, this project shall pay its fair share based on the PFFP leveling methodology. The following are the required improvements:~~

~~A. Reconstruct Bass Lake Road with full improvements as required in the BLHSP from Hollow Oak Road to Highway 50. Provide underground utilities as required.~~

~~B. Construct bike lane and sidewalks along Bass Lake Road from Hollow Oak Road to Highway 50.~~

- ~~C. — Finish median and other improvements on Bass Lake Road from Hollow Oak Road to Serrano Parkway as required by the BLHSP. Provide underground utilities as required.~~
 - ~~D. — Construct Country Club Drive (G-H) with frontage improvements.~~
 - ~~E. — Construct Silver Dove Way to school site (Q-G) with frontage improvements.~~
 - ~~F. — Construct Silver Dove Way (C-D) if Hawk View is included in the critical mass projects.~~
 - ~~G. — Construct school infrastructure (water and sewer).~~
 - ~~H. — Construct Morrison Road (J-1) without off-site frontage improvements if Bell Ranch is in the critical mass projects.~~
 - ~~I. — Construct traffic signals on Bass Lake Road if required by Traffic Warrants. If signals are not yet warranted, the initial design will incorporate underground facilities (such as conduits) to minimize disturbance of new pavement.~~
 - ~~J. — Acquire approximately two acres for the park and ride lot to the satisfaction of the El Dorado County Transit Authority. Construct a portion of the lot, the number of parking spaces shall be proportionate to the number of subdivision lots developed. The proposed construction shall be shown appropriately in the improvement plans.~~
 - ~~K. — Acquire land for an 8.7-acre sports park.~~
 - ~~L. — Planning and design of Sports Park.~~
26. ~~[Deleted.] Funding and a bid ready package for Bass Lake Road improvements, including reconstruction with full improvements from Hollow Oak Road to approximately Highway 50, bike lane and sidewalks from Hollow Oak Road to approximately Highway 50, and finish median and other improvements on Bass Lake Road from Hollow Oak Road to Serrano Parkway as required by the BLHSP including underground utilities as required, together with a road improvement agreement, shall be submitted to the County Department of Transportation at a time sufficient to allow award of public construction contract prior to issuance of the first residential building permit.~~
- ~~The County will only assure award of the public contract between March 1 and September 1, and the Department of Transportation will schedule the bidding process for a bid opening date to occur within 70 days of receipt of the funding and bid ready package if the package is received between January 1 and July 1. The term bid ready presumes that the improvement plans and all other documents and processes have been thoroughly reviewed and approved by Department of Transportation staff prior to the submittal of the bid ready package. The County Engineer, County Counsel, and the~~

~~County Board of Supervisors are the final authority regarding the completeness of any bid ready package.~~

~~Excepting for model homes, certificates of occupancy will not be issued for any residential building until the improvements are substantially complete as determined by the Department of Transportation.~~

~~A complete bid ready package shall include plans, specifications, right of way acquisition (if necessary), utility agreements executed with all impacted utility, relocation work completed/scheduled, environmental clearance for both on-site and off-site work complete, all necessary regulatory/encroachment permits secured, and all documents for bidding the contract signed and sealed by a registered civil engineer. If the funding and the complete bid ready package for the improvements are provided to the County by the applicant prior to final map processing, the final maps can record without need for additional security for these improvements. The County will award and administer public contract(s) for this work.~~

~~The road improvement agreement or subdivision improvement agreement shall include provisions that the applicant provides supplemental funds to the County as necessary to pay for any change orders generated through the construction phase, that the developer's engineer be available to provide engineering services in support of the project during construction, and that said designer will indemnify the County per the County's standard indemnification language.~~

~~Bass Lake Road shall be improved with 2, 18 foot widths of pavement to accommodate the north bound and south bound traffic together with a nominal 8 foot wide median area that varies to 16 feet wide to accommodate turn lanes at appropriate intersections. The design shall include reconstruction of a portion Bass Lake Road with full improvements consistent with Phase I A requirements of the adopted PFFP, including but not limited to, underground utilities, bike lane, sidewalks, the finished median with landscaping and irrigation and other improvements as outlined in the PFFP. This requirement is made pursuant to the Bass Lake Hills Specific Plan and related Development Agreement and Public Facilities Financing Plan. Landscaping and irrigation plans shall be reviewed by the El Dorado Hills Community Services District and shall be reviewed and approved by the Department of Transportation.~~

~~The applicant may enter into a reimbursement agreement with the County for providing for reimbursement of the funds provided by the applicant and used for the construction, or for construction related activities, of the improvements to the extent they are included as eligible in the applicable County and Specific Plan fee programs. Reimbursement shall be consistent with the PFFP and the *El Dorado County Department of Transportation Guidelines for Traffic Fee Program Reimbursement Projects*, including the requirement that the project is bid consistent with the State of California Public Contract Code.~~

~~In the event that the eminent domain process must be implemented to acquire right of way, this right of way requirement shall be deemed satisfied by developer entering into~~

~~an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel or alternative arrangement to the satisfaction of the Department of Transportation.~~

27. The applicant shall provide the County with improvement plans and all necessary right-of-way prior to the first certificate of occupancy for the school site access along Country Club Drive (G-H) and Silver Dove Way (Q-G).

~~The applicant shall secure approved plans, must enter into a road improvement agreement, or subdivision improvement agreement, with the County, and all necessary right of way shall be acquired prior to approval of the first final map for the following project PFFP requirements: construct Country Club Drive (G H) with frontage improvements, construct Silver Dove Way to school site (Q G) with frontage improvements, and construct school infrastructure (water and sewer).~~

~~In the event that the eminent domain process must be implemented to acquire right-of-way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Department of Transportation. The road improvements must be determined to be substantially complete by the County Department of Transportation prior to issuance of a certificate of occupancy for any number of units greater than one half of the project units. Transportation Division.~~

28. [Deleted.] All necessary land shall be acquired prior to approval of the first final map for the approximately two acres for the park and ride lot and also for the 8.7 acre sports park. In the event that the eminent domain process must be implemented to acquire said land, this condition shall be deemed satisfied by developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or make other arrangements to the satisfaction of the Department of Transportation.

~~The Phase I A projects, collectively, shall be responsible for design of the total park and ride lot (100 spaces), and the construction of no less than 35 spaces together with related on-site travel ways, facilities, and standard encroachment into the County roadway all to the satisfaction of the El Dorado County Transit Authority. These improvements must be substantially complete, as determined by the Department of Transportation, prior to issuance of a certificate of occupancy for any number of units greater than one half of the units for the subdivision project advancing the construction, unless alternative arrangements have the agreement of the El Dorado County Transit Authority and the Department of Transportation. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California~~

29. Encroachment Permit(s): The applicant shall obtain an encroachment permit from County for work connecting to existing Covello Circle and Salt Wash Way.

~~Off site road improvements consistent with Phase I A requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan, the Bass Lake Hills Specific Plan Public Facilities Financing Plan, and related Environmental Impact Reports. Construction of the improvements to the Bass Lake/U.S. Highway 50 interchange area includes:~~

- ~~1. A west bound 2 lane on ramp;~~
- ~~2. An east bound 2 lane off ramp;~~
- ~~3. On ramp traffic metering;~~
- ~~4. Widening at the Bass Lake Road/Eastbound off ramp intersection area to provide:
 - ~~a) Dual eastbound left turn lanes;~~
 - ~~b) A shared eastbound right/through lane;~~~~
- ~~5. Two 12 foot northbound through lanes and 1 12 foot southbound lane plus 2 foot shoulders between the eastbound and westbound ramp intersections.~~

~~The applicant shall submit bid ready documents prior to the issuance of the first certificate of occupancy. Improvements identified must be substantially complete prior to the issuance of the 41 certificate of occupancy.~~

~~At the discretion of the Director of the Department of Transportation, rather than construct the improvements described above, applicant shall pay an in lieu fee equivalent to the full cost of constructing, designing, and permitting the improvements.~~

~~The cost of constructing these improvements, or the in lieu fee if that option is chosen by the Department of Transportation, shall not be reimbursable by the County through its road fee programs but is eligible for reimbursement from the Public Facilities Financing Plan (PFFP) fees.~~

30. Common Fence/Wall Maintenance: The responsibility 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).

~~An executed contract to perform the Project Study Report (PSR) for the Highway 50/Bass Lake Road Interchange shall be submitted to the Department of Transportation prior to approval of the first final map. The contract will be between the applicant and a consultant acceptable to the County and will include a scope of work that is satisfactory to the County Department of Transportation. In addition, the applicant shall enter into an agreement with the County to guarantee the completion of this PSR and shall provide security equal to the estimated cost of the PSR. At the sole discretion of the Department of Transportation, the Department of Transportation may decide to prepare this Project Study Report directly through either a consultant contract or the use of staff, in which case the developer would be required to fund the cost of PSR preparation and processing.~~

~~At the discretion of the Director of the Department of Transportation, this requirement may be deleted.~~

31. ~~Onsite landscape~~Landscape and irrigation plans shall be included in the project improvement plans and cost estimates and shall be reviewed by the ~~El Dorado Hills~~Cameron Park Community Services District and be subject to review and approval by El Dorado County ~~Planning Services~~Development Services Division; the ~~Department of Transportation~~Division will review the plans for matters concerning roadway safety and sight distance.

Drainage

32. The applicant shall construct the detention facilities as identified in the project drainage analysis prior to issuance of building permits. Detention facilities shall be designed in accordance with the County of El Dorado Drainage Manual, including provisions for maintenance and vehicular access. Vehicular access shall be provided from C Court to the basin in Lot B with security provisions or alternative access shall be provided if determined to be satisfactory by the ~~Department of Transportation~~Division.
33. An irrevocable offer of dedication of drainage easement shall be made for the project detention facilities. A homeowner's agreement and association, or other entity, shall be established in order to provide for ownership in fee title to the detention facility.
34. Drainage Study/NPDES Compliance: The project drainage plan facilities and systems shall conform to the BLHSP, County Drainage Manual and County Storm Water Management Plan (SWMP)(2003).

At the option of the subdivider, construction and/ or implementation of Site Design Measures, Source Control Measures, and/or Low Impact Development (LID) Design Standards consistent with the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order) may be implemented in lieu of measures identified in the SWMP.

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.

~~A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan, the Bass Lake Hills Specific Plan, and the County's Storm water Management Plan. The developer shall install said drainage facilities with the respective phase of construction or as specified in the final drainage plan.~~

35. Drainage (Cross Lot): Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is

increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or ~~v-ditch~~ open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system ~~within the public roadway.~~ The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.

36. The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Bass Lake Road and Country Club Drive are existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

~~The subdivider shall be required to form a County Service Area Zone of Benefit (ZOB) to fund the drainage facility maintenance and maintenance of the flows through the detention facility, and any replacement of the flow related facilities, together with maintenance vehicle access to the detention facility. 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.~~

37. 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.
38. The subdivider shall obtain irrevocable Offers of Dedication and/or drainage easements to the County for public drainage purposes, and shall process same through the County, for offsite easement rights across properties subject to the Specific Plan Development Agreement, to the satisfaction of the Department of Transportation Division, to accommodate any offsite storm water facilities needed to convey concentrated storm water from the project boundary downgradient to an existing established waterway. Subdivider shall design and install ~~said~~ any offsite storm water facilities as necessary to the satisfaction ion of the Department of Transportation Division.

Grading

39. ~~[Deleted.]This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance No. 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.~~
40. Subdivision improvements shall include rough grading of 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 Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance.

41. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Bell Woods and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation~~ Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the ~~Department of Transportation~~ Division approves the final grading and erosion control plans and the grading is completed.

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 Transportation Division. 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.

42. 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~~ Division. The ~~Department of Transportation~~ Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
43. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
44. 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.
45. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, Section 8.44 of the County of El Dorado County Asbestos and Dust Protection Ordinance (Ordinance No. 4548 adopted 1/4/2000, Amended by Ordinance No. 4360 adopted 5/13/2003) shall apply.

Fire Department

46. That portion of the project that is not within the fire district boundary would have to annex into a District and shall pay all fees associated with that annexation.
47. The potable water system for the purpose of fire protection for this residual development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for two-hour duration ~~as determined by the fire district in accordance with the Uniform Fire Code.~~ This requirement is based upon a single family dwelling 3,600~~6,200~~ square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption for this 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 ~~prior to approval of the improvement plans.~~
48. This development shall install Mueller Dry Barrel fire hydrants ~~conforming to or any hydrant approved by 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 500 feet. The exact location of each fire hydrant shall be determined by the fire department prior to approval of the improvement plans.
49. To enhance 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 shall be included in the improvement plans.
50. 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 applicable fire district ~~shall be included in the improvement plans.~~
51. The applicant shall have a Wild land Fire Safety Plan developed for this project prior to approval of the final map.
52. If the phasing of this development creates any dead-end access roadways in excess of 150 feet, the roadway shall be provided with a turnaround in accordance with applicable Fire District specifications prior to approval of the improvement plans.
53. The driveways serving this project shall be designed to be in accordance with the El Dorado County Code prior to approval of the improvement plans. Driveways serving the project shall be designed to a maximum of 16% grade and can be increased to 20% if paved. If there are any driveways in excess of 20 percent, the design must go back to the fire district for review.
54. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.

Resource Conservation

- 53-55. The project will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g., straw rolls, sediment fence, sediment basins). The types of practices chosen are site-specific and ~~dependant~~dependent on the time of year construction activities occur.
- 54-56. The applicant shall prepare a Stormwater Pollution Plan (SWPPP) that incorporates Best Management Practices (BMPs) to contain pollutants on the project site and prevent pollutants from entering stormwater runoff. BMPs shall be incorporated into the construction contract documents. The SWPPP shall be prepared prior to approval of the improvement plans.

Environmental Management/Air Pollution Control District

- 55-57. Project emissions of ROG, NOX, and PM-10 need to be quantified using either the URBEMIS 7G for windows 5.1.0 or similar model that is acceptable to the District. In addition, District Rule #223 addresses the regulation and mitigation measures for fugitive dust emissions - Rule 223 shall be adhered to during the construction process. In addition, prior to the issuance of any grading or construction permits for the project, the applicant shall submit, as determined by the El Dorado County Air Quality Management District (AQMD), a Fugitive Dust Prevention Plan (FDP) and/or an ~~and~~ Control Plan and Contingent Asbestos Hazard-Dust Mitigation Plan (ADMP) application may be required for submittal to and approval by the District prior to beginning project construction shall be submitted to and approved by the District prior to beginning project construction prior to approval of the improvement plans.
- 56-58. It is the understanding of the District that this area is known to have soil bearing asbestos. Therefore compliance with *Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations* of the California Code of Regulations will be mandatory prior to approval of the improvement plans.
- 57-59. Project construction involves road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust prior to approval of the improvement plans.
- 58-60. A health risk assessment shall be prepared when the project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the project must be identified. In addition, it must be determined if a project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist the District in preparing a public notice in which the proposed project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health prior to approval of the improvement plans.

- 59-61. Burning of wastes that result from Land Development Clearing must be permitted through the Air Pollution Control District. Only vegetative waste materials may be disposed of using an open outdoor fire prior to approval of the improvement plans.
- 60-62. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings prior to approval of the improvement plans.
- 61-63. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors prior to approval of the improvement plans.

County Surveyor

- 62-64. 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, or amount of bond or deposit, to be coordinated with the County Surveyor's Office.
- 63-65. The interior roads of the project will be named ~~thorough~~through the Road Naming Process established by the County Surveyor.

Community Services District

The project has been annexed in to the Cameron Park Community Services District ("CP CSD") and the following apply:

- 66. The project is subject to the Quimby Act and dedication requirements for parkland based on the CP CSD standards. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. The required in-lieu fees, payable to El Dorado County, shall be remitted prior to Final Map recordation. A proof of payment shall be submitted to Planning Services.
- 67. The project is subject to the CP CSD Park Impact Fee in place at the time the building permits are issued.
- 68. The project shall be subject to the CP CSD general obligation bond or other facility financing mechanism applicable to the CP CSD.
- 69. ~~A homeowner's association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management, or if no~~

~~HOA is formed, then a Landscape and Lighting Assessment District (LLAD) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the project as a back-up funding mechanism to a homeowner's association, in the event the homeowner's association should fail to maintain the improvements to the District's standards.~~

The District reserves the right to require a Landscape and Lighting Assessment District (LLAD) be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management. If the District opts not to establish an LLAD, a homeowner's association (HOA) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the project as a back-up funding mechanism to a homeowner's association, in the event the homeowner's association should fail to maintain the improvements to the District's standards.

These conditions would apply if the project were annexed in part or in entirety by the CSD.

64. ~~The project is subject to the Quimby Act and dedication requirements for parkland based on EDH standards of 5 acres per 1,000 residents population. Population density is based on 3.3 persons per home, which works out to 0.89 acres of parkland to be dedicated to the District before the filing of the final map. As no park site is indicated on this tentative map, but is indicated in the Bass Lake Hills Specific Plan, the District shall be paid in-lieu fees by the developer prior to recording the final map.~~
65. ~~The project is subject to the EDHCSD Park Impact Fee in place at the time the building permits are issued. Additionally, the project will be subject to the Bass Lake Hills Specific Plan (BLHSP) Public Facilities Financing Plan (PFFP) Phase I A requirements and shall participate in the acquisition and dedication of the 8.7 acre park site, along with adequate water supply, to the EDHCSD prior to recording of the first map.~~
66. ~~The EDHCSD requires that all utilities be underground. Underground drainage is also recommended to avoid the safety hazards and maintenance problems of open ditches.~~
67. ~~A Homeowner's Association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management. The District recommends the creation of a shell Landscape and Lighting Assessment District for the 54 lot development as a back up funding mechanism to a Homeowner's Association, in the event the Homeowner's Association should fail to maintain the improvements to the District's standards.~~
68. ~~Prior to final map approval, a streetscape plan for projects which front Bass Lake Road and all primary local roads shall be submitted for review and approval by the El Dorado Hills CSD.~~
69. ~~The streetscape is a component of the future Landscape and Lighting Assessment District and would need to be detailed, approved, and have a related maintenance budget prior to the final map.~~

- ~~70. The development should allow for joint trenching for cable television services.~~
- ~~71. The District will provide mandatory waste management services for the residences, including recycling services.~~
- 72-70. The ~~EDHCSD-Cameron Park CSD~~ will review and approve the following items prior to final maps being recorded:
- a. Phasing Plan
 - b. Open Space and Tree Preservation Management Plan; and
 - c. CC&Rs need to be reviewed and approved by the CSD Board of Directors prior to recording the final map and include any conditions that are specific to any lots or areas, such as oak tree preservation and vegetation management.

Other

71. Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.
72. 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 the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
73. Prior to issuance of the first building permit, the developer shall submit to the County a proposed update to the Bass Lake Hills Public Facilities Financing Plan, including an update to the plan area fee program.
74. Prior to recordation of a final map, a valid facility improvement letter (FIL) shall be issued by the El Dorado Irrigation District (EID) for the subdivision, a new Facility Plan Report (FPR) shall be reviewed and approved by the EID, and improvement plans shall be reviewed and approved by EID. Previously approved and expired plans and reports may be used as templates for new submittals to EID.

Mitigation Monitoring and Reporting Program

- ~~73-75.~~ The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as a condition of project approval. Implementation of the MMRP shall be enacted as set forth by Table 3.0-1 of the MMRP prepared for the project and attached hereto.

Subdivision Requirements Of Law

NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws -

which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County ~~Department of Transportation~~ Division approval.
2. The final map shall show all utility, road and drainage easements per 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.
3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County ~~Department of Transportation~~ Division and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved tentative map.
4. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County ~~Department of Transportation~~ Division.
5. 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~~ Division and shall meet standard County driveway requirements.
6. All grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation~~ Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project.
7. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the ~~Department of Transportation~~ Division and the grading is completed.

8. The timing of construction and method of revegetation shall be coordinated by 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~~ Division. The ~~Department of Transportation~~ Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
9. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
10. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.
11. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the Final Map.
12. 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.
13. 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.
14. 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.
15. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
16. 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.

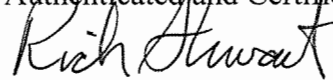
17. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Section 15064.5 of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department 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.

ADJOURNMENT

Meeting adjourned at 12:05 p.m.

APPROVED BY THE COMMISSION

Authenticated and Certified:

 5/12/16

Rich Stewart, Chair