

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

File Number P06-0021 – Hill / Voelker  
Zoning Administrator Approved September 5, 2007

### Planning Services

1. This parcel map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibit marked Exhibit E (tentative parcel map) dated August 1, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project would allow the creation of two (2), 10.2 acre lots. An approximately 300-foot road would be constructed from the project boundary to Jim Valley Road. Both parcels would be served by private well and on-site septic wastewater systems.

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

2. During all grading and construction activities in the project area on the proposed parcels, an archaeologist or historian approved by the Development Services Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent and/or future parcel owner shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.

3. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to *Section 7050.5* of the *Health and Safety Code* and *Section 5097.98* of the *Public Resources Code*. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
4. The applicant shall be required to pay Park in Lieu fee of \$150.00 payable to El Dorado County, pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090.
5. A 200 foot setback shall be required from the Timber Preserve zoned land located along the northern property boundary. The setback shall be shown on the parcel map and an exhibit shall be recorded with the map to ensure compliance with the General Plan. Planning Services shall verify the required setback prior to issuance of a building permit for development on the property.

## **Department of Transportation**

### ***Project Specific Conditions***

6. The applicant shall provide/verify to the Department that the off-site access of Jim's Place and Jim Valley Road meets the requirements of El Dorado County *Standard Plan 101C*, 18-foot roadway with shoulders on either side of the roadway as required in *Section 3 A) 2) c) ii* of the *Design and Improvement Standards Manual* from the project boundary to Fort Jim Road. The improvements shall be substantially completed to the approval of the Department or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the parcel map.
7. The applicant shall improve the encroachment of Jim's Place to Jim Valley Road to the provisions of *Standard Plan 103C* (unpaved). The improvements shall be substantially completed to the approval of the Department or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the parcel map.
8. The applicant shall improve the cul-de-sac at the end of Jim's Place to the provisions of *Standard Plan 114* (unpaved). The improvements shall be substantially completed to the approval of the Department or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the parcel map.

9. Prior to recordation of the parcel map, the applicant shall join and/or form an entity, satisfactory to DOT, to maintain all onsite roads and/or drainage facilities not maintained by the County.
10. All on- and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA. Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the *2004 General Plan Policy TC-Xf*.
11. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the parcel map, acquire by negotiation or commencement proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Agent, and enter into an agreement pursuant to *Government Code Section 66462.5* and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:
  - a. A legal description and plat, of the land necessary to be acquired to complete the off-site improvements, prepared by a civil engineer or land surveyor.
  - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
  - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

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

***Standard Conditions***

12. 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 Subdivision Ordinance, prior to filing the parcel map.
13. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards. The improvements shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.
14. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
15. Prior to any import, or export to be deposited within El Dorado County, the applicant shall obtain an additional grading permit for that offsite grading.
16. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
17. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
18. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

**El Dorado County Fire Protection District**

19. Prior to recordation of the parcel map, the applicant shall submit to the District the fire review fee of \$120.00.

20. The required fire flow is 1,000GPM at 20psi for two hours. The District shall verify that adequate fire flow is available prior to recordation of the parcel map.
21. An additional fire hydrant is required, located within 1,000 feet of the cul-de-sac. The hydrant shall be located along Jim Valley Road at the end of the 8 inch El Dorado Irrigation District water line. The District shall review and approve the installation of the hydrant prior to recordation of the parcel map.
22. The applicant shall prepare a Fire Safe Plan for the project. The District shall review and approve the plan prior to recordation of the parcel map.
23. A deed restriction is required on the parcel map to show a requirement for a Fire District approved NFPA 13D sprinkler system for any new structures built on both parcels. The deed restriction shall be reviewed and approved by the District and recorded prior to the recordation of the parcel map.

#### **Air Quality Management District**

24. The applicant shall submit and pay appropriate fees for an Asbestos Dust Mitigation Plan (ADMP). The District shall review and approve the ADMP prior to issuance of a grading permit.
25. The applicant shall adhere to all District rules during project construction.

#### **Environmental Management**

26. The applicant shall identify a water source for Parcel 2. The Department shall review and approve the water source prior to recordation of the parcel map.

#### **County Surveyor**

27. All survey monuments must be set prior to the filing of the parcel map.
28. The applicant shall provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120 (B) (2) with the legal right to improve that access as required by the County Design Manual.
29. Prior to filing the Parcel Map, a letter to the County Surveyor will be required from all agencies that have conditions place on the map. The letter will state that all conditions placed on the map by that agency have been met.