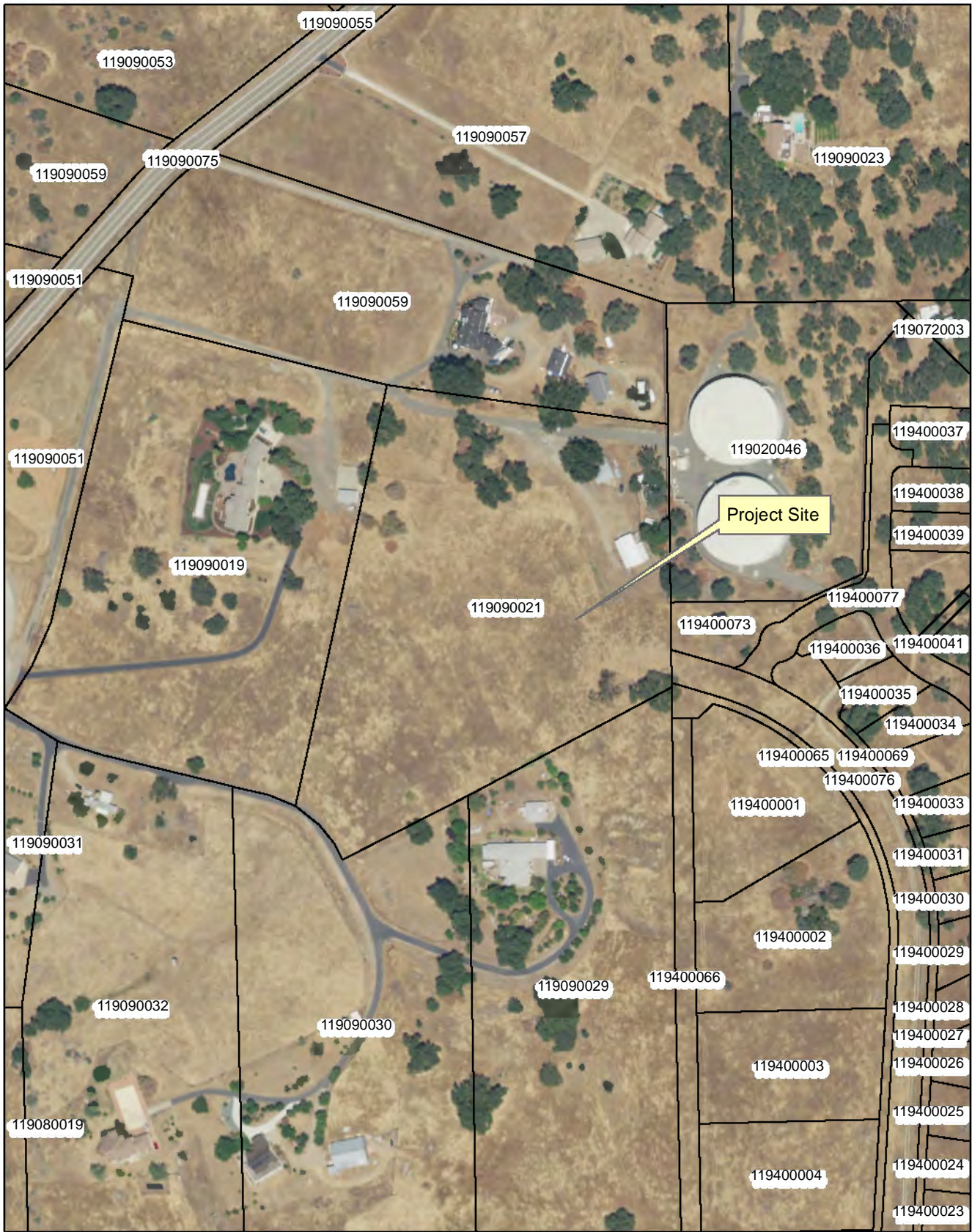


TM-F23-0003/Cheplick
 Location Map
 Exhibit A





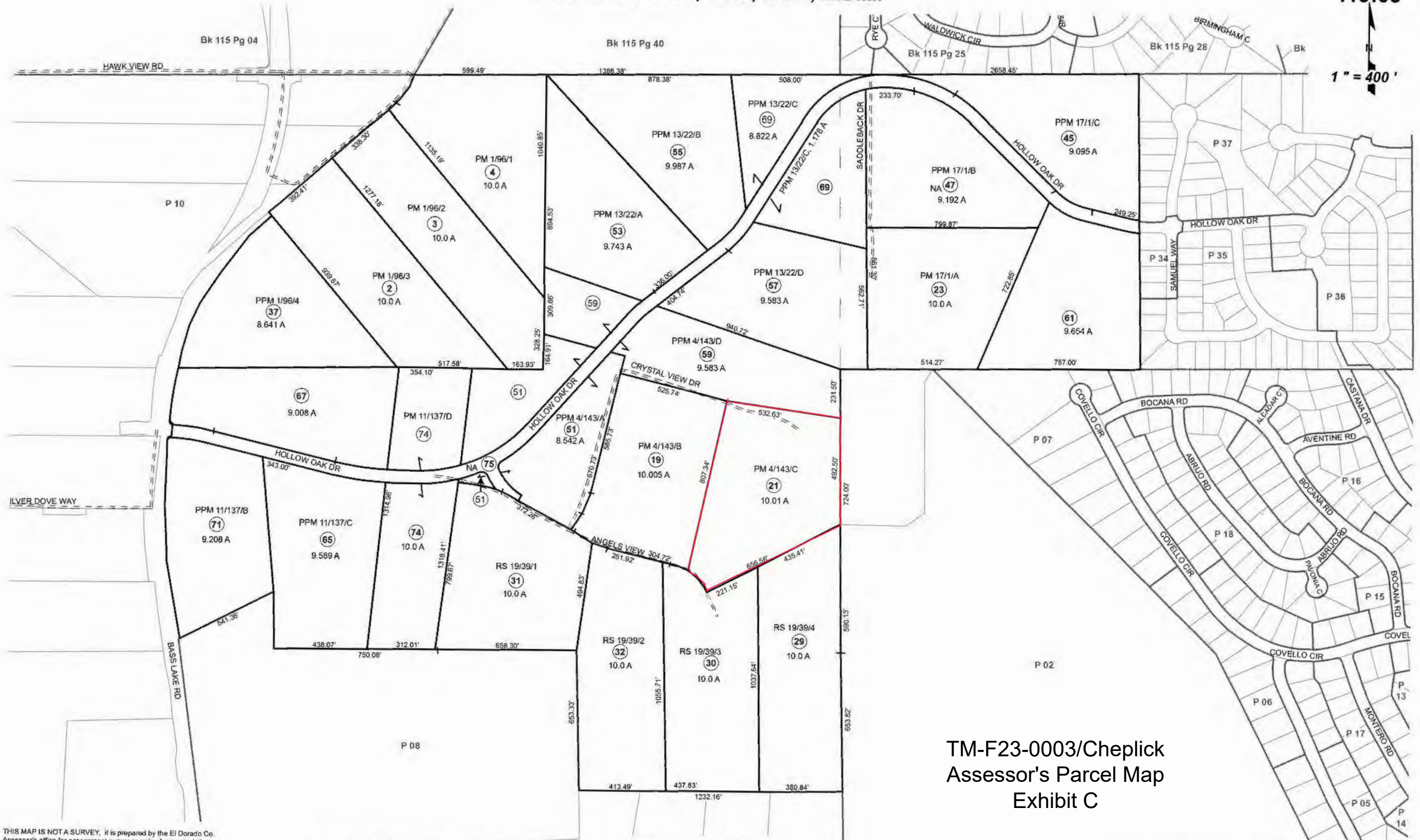
TM-F23-0003/Cheplick Large Lot Final Map

Aerial Map
Exhibit B



POR. SECS. 5 & 6, T.9N., R.9E., M.D.M.

119:09
1" = 400'



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

TM-F23-0003/Cheplick
Assessor's Parcel Map
Exhibit C

Rev. July 28, 2017

Assessor's Map Bk. 119, Pg. 09
County of El Dorado, CA



ORDINANCE NO. 5167

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

RELATED TO REZONING IN THE EL DORADO HILLS AREA, (CHEPLICK)

Section 1. The Official Zoning Map for the El Dorado Hills area is hereby amended to rezone the following described lands:

From: Residential Estate Ten Acres (RE-10)

To: Residential One Acre-Planned Development (R1A-PD)

El Dorado Hills Area:

Assessor's Parcel No. 119-090-021, consisting of 10 acres located within the Bass Lake Hills Specific Plan (BLHSP), north of U.S. Highway 50 and east of Bass Lake Road

Section 2. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 27th day of September, 2022, by the following vote of said Board:

ATTEST

KIM DAWSON

Clerk of the Board of Supervisors

Ayes: **Parlin, Hidahl, Turnboo, Novasel**

Noes: **None**

By

A handwritten signature in blue ink, appearing to read "Thylle Kuyper", is written over a horizontal line.

Deputy Clerk

Absent: **Thomas**

APPROVED AS TO FORM

DAVID LIVINGSTON

County Counsel

By:

Title: Deputy County Counsel

A handwritten signature in blue ink, reading "Lori Parlin", is written over a horizontal line.

Chair, Board of Supervisors

Lori Parlin

TM-F23-0003/Cheplick

Rezone Ordinance 5167

Exhibit D

22-1559 B 1 of 1

24-0777 A 4 of 28

TENTATIVE MAP CHEPLICK PROPERTY

A PORTION OF BASS LAKE HILLS SPECIFIC PLAN
COUNTY OF EL DORADO, CALIFORNIA

SCALE: 1" = 40' MAY 2022

cta Engineering & Surveying

Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

OWNERS OF RECORD

WALLY CHEPLICK
2861 TIERRA DE DIOS DRIVE
EL DORADO HILLS, CA 95762

NAME OF APPLICANT

WALLY CHEPLICK
2861 TIERRA DE DIOS DRIVE
EL DORADO HILLS, CA 95762

MAP PREPARED BY

cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

MAP SCALE

1" = 40'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTION 6, T. 9 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBER

119-090-21-100

EXISTING LAND USE

ADOPTED PLAN (AP)
PER BASS LAKE HILLS SPECIFIC PLAN

EXISTING / PROPOSED ZONING

RE-10 / R1A PD

TOTAL AREA

10.00 ACRES

TOTAL NO. of LOTS

5 SINGLE FAMILY RESIDENTIAL LOTS
2 LANDSCAPE LOTS
RIGHT OF WAY - TIERRA DE DIOS DRIVE
7 TOTAL LOTS

MINIMUM RESIDENTIAL LOT AREA

53,234 SQUARE FEET (1.22 AC)

MAXIMUM RESIDENTIAL LOT AREA

133,707 SQUARE FEET (3.06 AC)

LOT ACREAGE BREAKDOWN

SINGLE FAMILY LOTS = 8.3 AC
LANDSCAPE LOTS = 0.6 AC
PRIMARY LOCAL ROAD = 1.1 AC (TIERRA DE DIOS DRIVE)

WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION:

MAY 2022

PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

ENGINEER'S CERTIFICATE

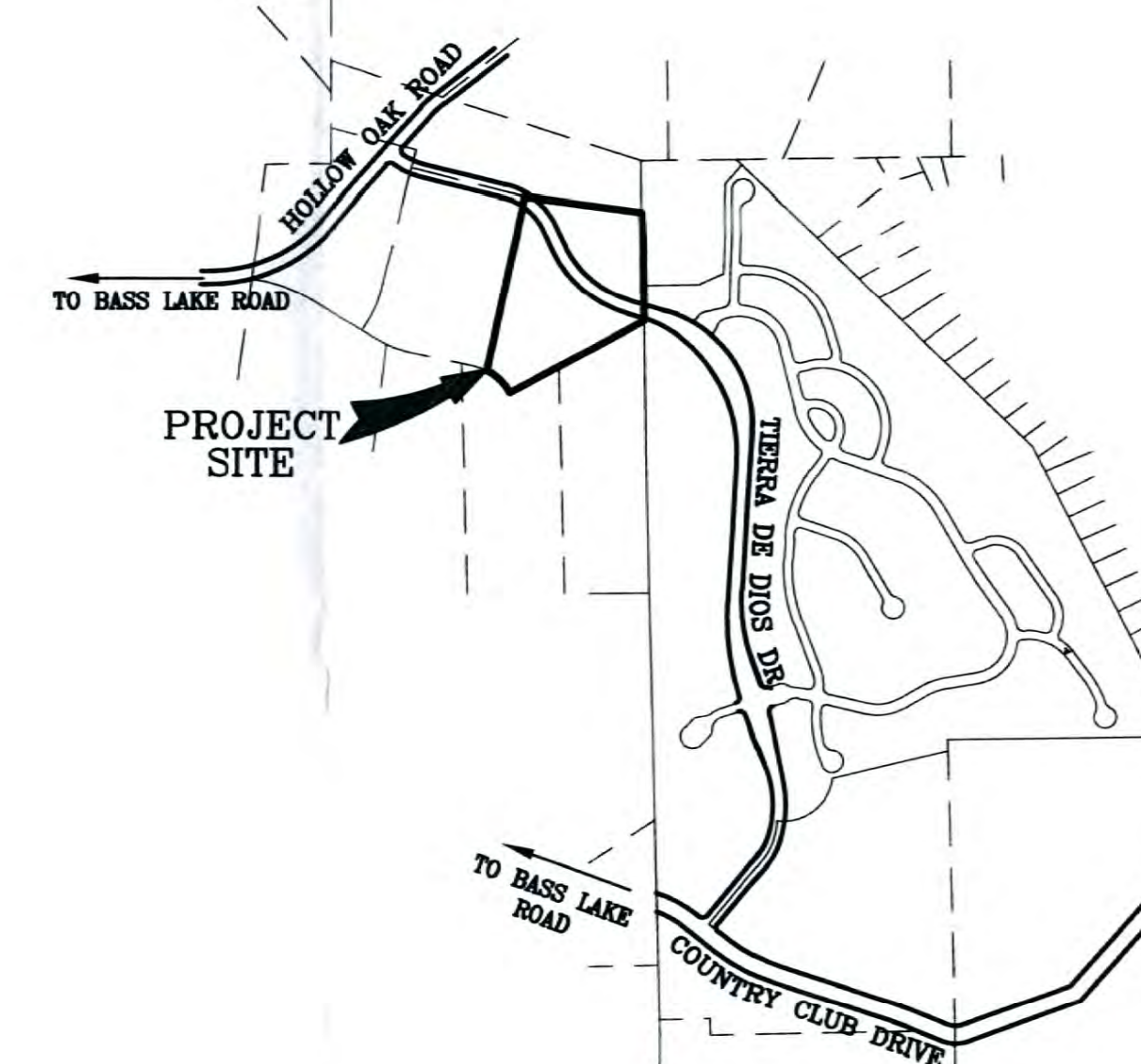
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CHEPLICK PROPERTY HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID R. CROSBRIOL P.E. 34520 DATE 5-6-2022

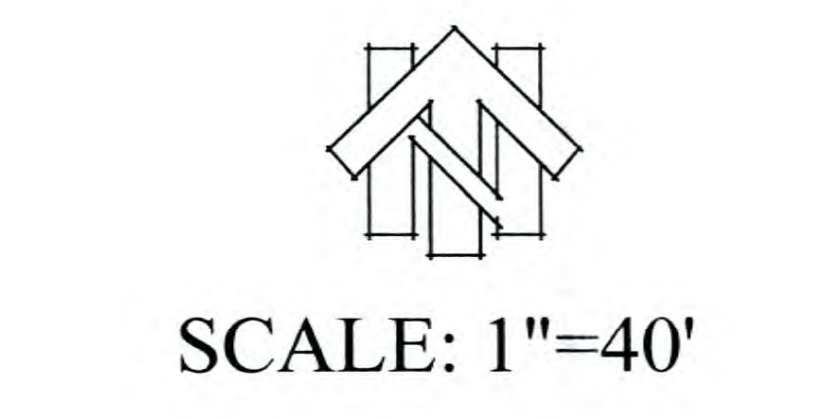
LEGEND

- EXISTING TREES
- ROCK OUTCROP
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- DIRECTION OF STREET GRADE
- FINISH GRADE
- 15'-20' DRAINAGE EASEMENT
- SET BACK LINE
- BOUNDARY
- (E) LOT LINES
- (E) RW
- LOT LINE

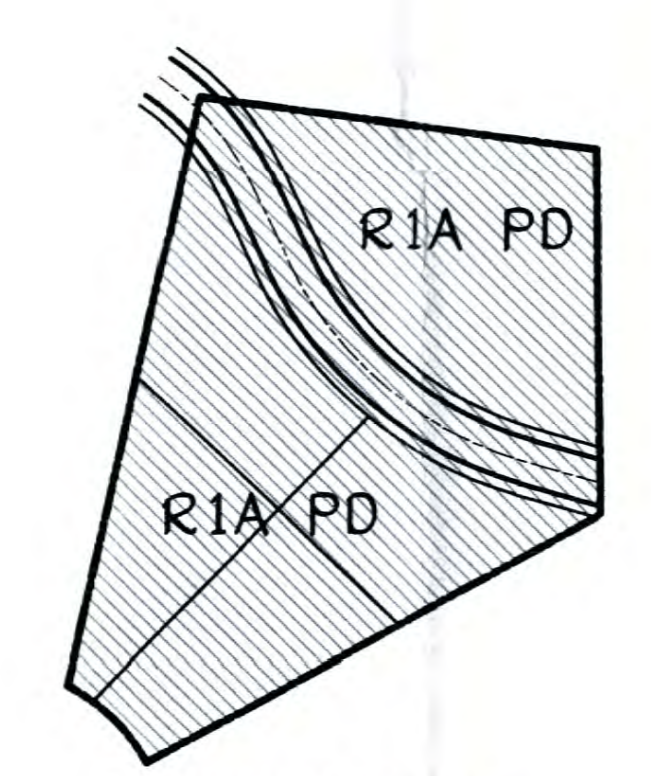
LOT #	NET AREA
1	84,239 SF (1.93 AC)
2	27,704 SF (0.64 AC)
3	39,013 SF (0.90 AC)
4	31,803 SF (0.73 AC)
5	33,467 SF (0.77 AC)



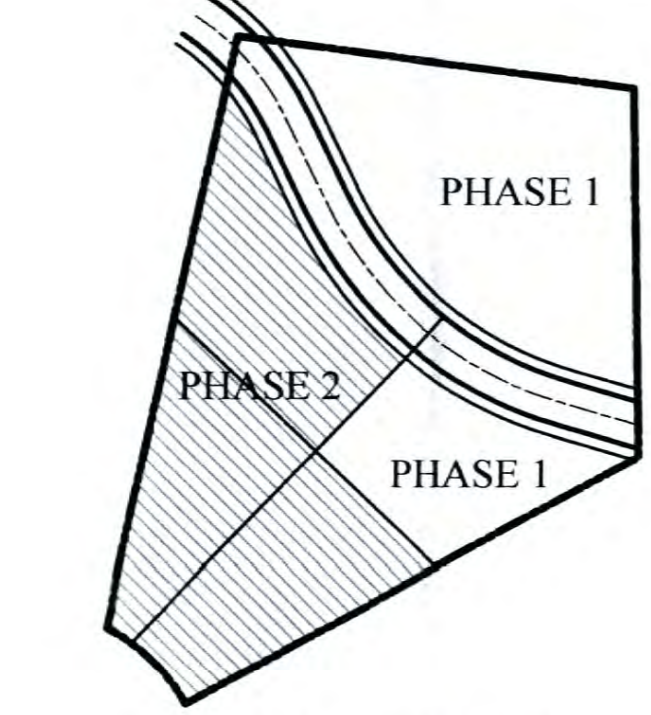
CIRCULATION PLAN
SCALE: 1" = 800'



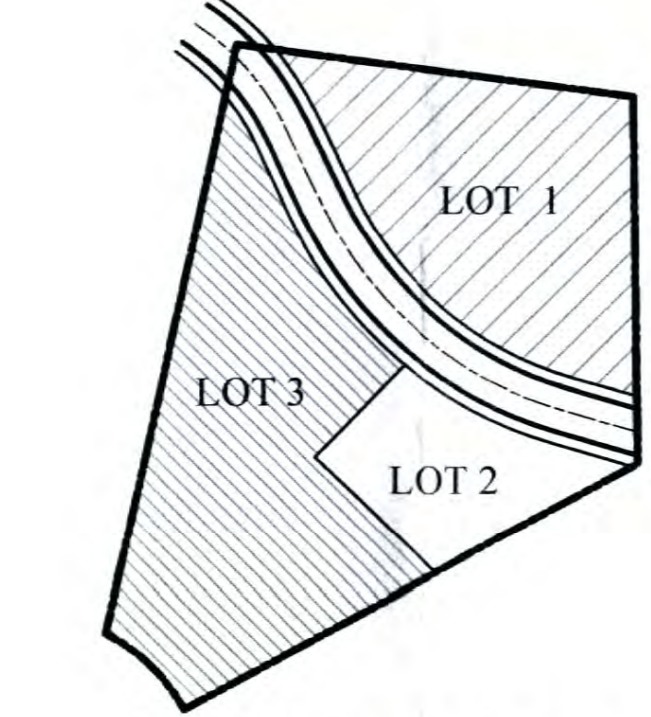
VICINITY MAP
NOT TO SCALE



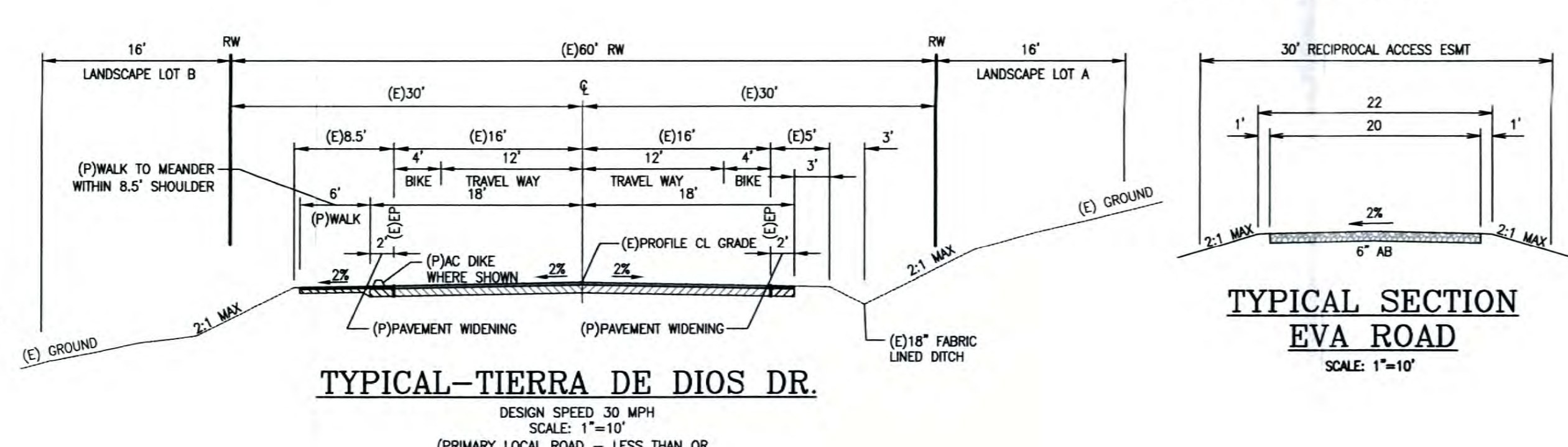
ZONING PLAN
SCALE: 1" = 250'



PHASING PLAN
SCALE: 1" = 250'

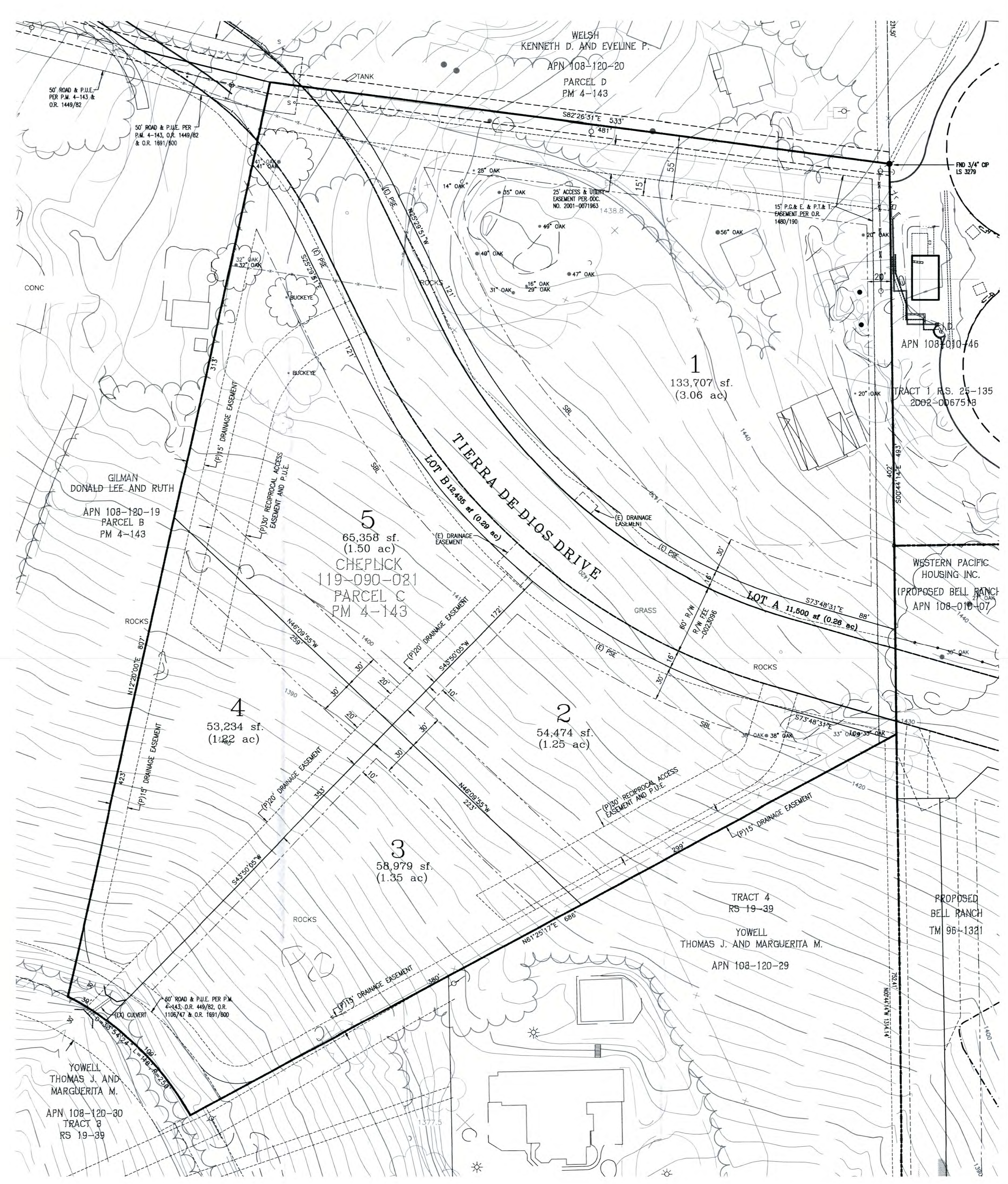


LARGE LOT PLAN
SCALE: 1" = 250'
(LOT 1 IS CURRENTLY OCCUPIED)



TYPICAL-TIERRA DE DIOS DR.
DESIGN SPEED 30 MPH
SCALE: 1" = 10'

TYPICAL SECTION
EVA ROAD
SCALE: 1" = 10'



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
BOARD OF SUPERVISORS
DATE: SEPTEMBER 27, 2022
BY: KAREN L. GARDNER, CLU
EXECUTIVE SECRETARY

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

LARGE LOT FINAL MAP OF
CHEPLICK PROPERTY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 6,
TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.
BEING PORTIONS OF PARCEL C, P.M. 4-143
COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: NA FEBRUARY, 2023

cta Engineering & Surveying

SHEET 1 OF 2

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF WALLY CHEPLICK IN JANUARY, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL BE SET BY DECEMBER, 2024 THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY LS 5914



OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

WALLY CHEPLICK

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

PRINCIPLE COUNTY OF BUSINESS _____

COMMISSION NO: _____

NAME _____

COMMISSION EXPIRES: _____

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

BRIAN K. FRAZIER, P.L.S. 9190
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: JUSTIN CISNEROS, P.L.S. 9539
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ADAM BANE, HEREBY STATE THAT THERE ARE NO IMPROVEMENTS REQUIRED AT THIS TIME.

DATE: _____

ADAM BANE, R.C.E. 61363
COUNTY ENGINEER
COUNTY OF EL DORADO, CALIFORNIA

PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, KAREN L. GARNER, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON _____ BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY: KAREN L. GARNER
DIRECTOR, PLANNING & BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, KAREN E. COLEMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: _____

KAREN E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT THE EASEMENTS OFFERED HEREIN.

DATE: _____

KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____, OF SUBDIVISION MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF WALLY CHEPLICK.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____

PREPARED BY _____ TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

JANELLE K. HORNE
COUNTY RECORDER- CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

Exhibit F - Proposed Large Lot Final Map for Cheplick Subdivision Map

LARGE LOT FINAL MAP OF CHEPLICK PROPERTY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 6,
TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.
BEING PORTIONS OF PARCEL C, P.M. 4-143
COUNTY OF EL DORADO STATE OF CALIFORNIA
SCALE: 1"= 80' FEBRUARY, 2023

cta Engineering & Surveying

SHEET 2 OF 2

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND SURVEY SPIKE & WASHER STAMPED LS 5914
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- △ NGS CONTROL STATION
- P.U.E. PUBLIC UTILITY EASEMENT
- C.I.P. CAPPED IRON PIPE
- (OA) OVERALL

NOTES:

1. THIS SUBDIVISION CONTAINS 8.946 ACRES GROSS, CONSISTING OF 3 LARGE LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP TM05-1402 APPROVED BY THE BOARD OF SUPERVISORS ON _____
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.

NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOTS LL-1 THROUGH LL-3, LIMITING DEVELOPMENT TO PHASING AND FINANCING PURPOSES ONLY.

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS THE LOTS SHOWN HEREON FOR COMPLIANCE WITH THE WILDLAND FIRE SAFE PLAN PREPARED FOR THIS SUBDIVISION.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1991.35, BASED UPON THE FOLLOWING NGS STATIONS AND THEIR PUBLISHED COORDINATE VALUES:

HPGN D CA 03 DL	N 2,002,758.65	E 6,830,811.18
SHINGLE (HPGN D CA 03 BL)	N 2,004,431.78	E 6,865,232.32

THE BEARING BETWEEN THESE STATIONS TAKEN AS N. 87°13'02" E. AND ARE TIED TO THIS SURVEY AS SHOWN HEREON. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

REFERENCES

1. P.M. 4-143
2. R.S. 19-39
3. R.S. 25-135
4. S.D. K-33 BELL RANCH UNIT NO. 1

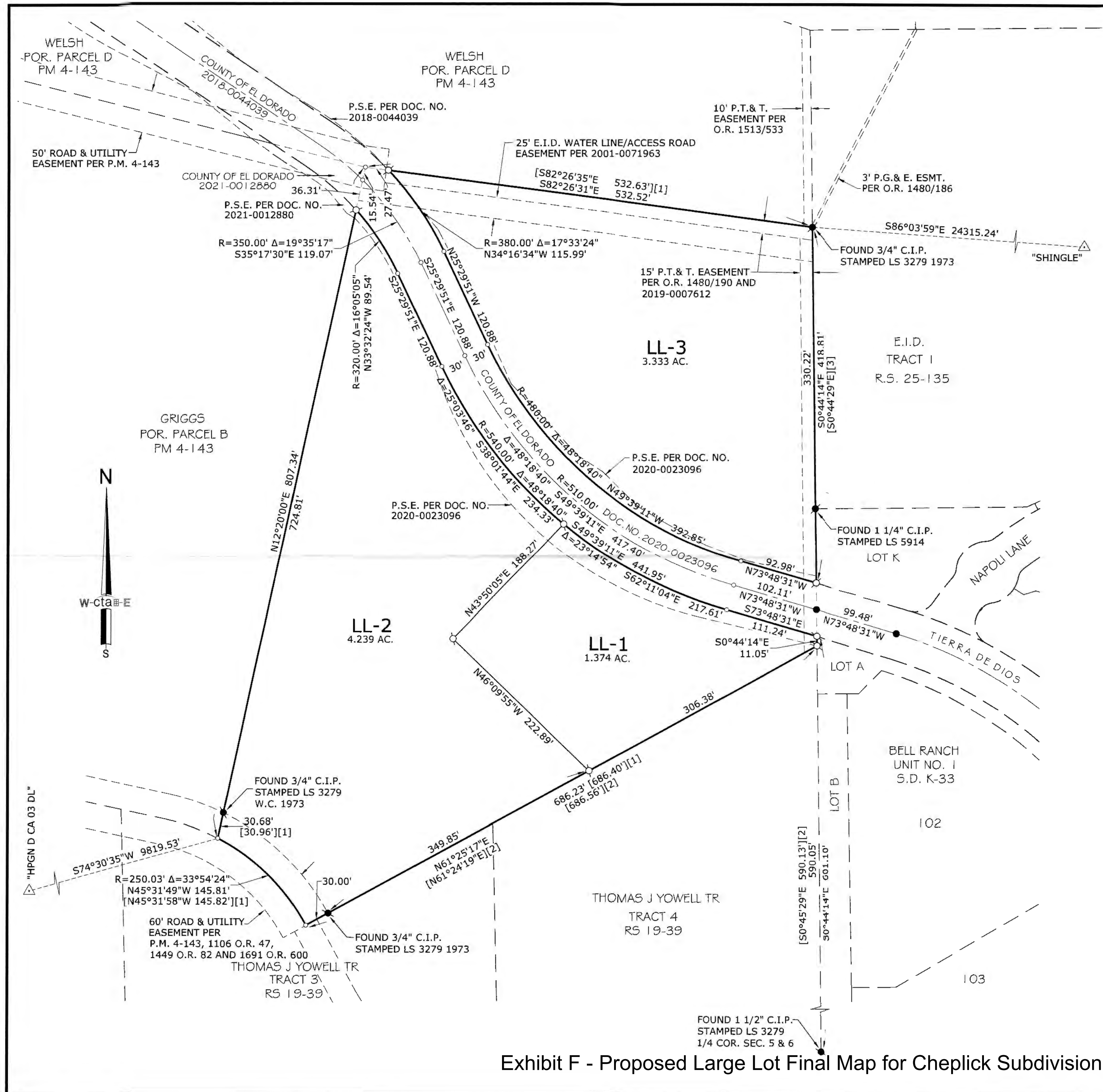


Exhibit F - Proposed Large Lot Final Map for Cheplick Subdivision Map

Tentative Subdivision Map TM05-1402/ Planned Development Permit PD05-0015/ Rezone Z05-0018/Cheplick – As approved by the Board of Supervisors on September 27, 2022

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:

FINDINGS FOR APPROVAL

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDING

1.1 State CEQA Guidelines (Title 14 of the California Code of Regulations) identifies a specific exemption for projects such as this proposal. Section 15182 of the Guidelines (Residential Projects Pursuant to a Specific Plan) exempts residential subdivision projects that are consistent with an underlying specific plan for which an Environmental Impact Report (EIR) has been certified. The proposed project is a residential project that was analyzed in the certified Bass Lake Hills Specific Plan (BLHSP) EIR (SCH 90020375) (Exhibit K). The proposed Rezone, Planned Development and Tentative Subdivision Map would allow residential development consistent with the adopted specific plan. No new information that was not known and could not have been known at the time the EIR was certified has since become available. This Rezone, Planned Development and Tentative Subdivision Map is consistent with and is statutorily exempt in accordance with CEQA Guideline Section 15182 (Residential Projects Pursuant to a Specific Plan). No further environmental analysis is necessary.

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 Planning and Building Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 Policy 2.2.1.2. The Adopted Plan (AP) land use designation establishes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The plans recognized by the AP category do not include the now-superseded Area Plans that comprised the County's General Plan prior to the adoption of the General Plan.

Rationale: The 2004 El Dorado County General Plan designates the project site as AP, a description in reference to areas where Specific Plans, in this case, the BLHSP, have been designated and adopted within and by the County. The proposed project is residential and is consistent with the policies, densities and development standards identified in the BLHSP.

2.2 Policy 2.2.3.1 describes the requirements for the Planned Development (- PD) Combining Zone District. Primary emphasis is to be placed on furthering uses and/or design that (1) provide a public or common benefit on- or off-site, (2) cluster intensive land uses or lots to conform to the natural topography, (3) minimize impacts on

various natural and agricultural resources, (4) avoid cultural resources where feasible, (5) minimize public health concerns, (6) minimize aesthetic concerns, and (7) promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.

Except as otherwise provided herein residential planned Developments shall include open space lands comprising at least 30 percent of the total site which may be owned in common, by easement or fee title, by the homeowner or may be dedicated to a public agency.

Rationale: The project proposes a rezone from RE-10 to R1A-PD and tentative subdivision map consisting of five (5) new residential lots. Policy 2.2.3.1 provides an exception to the open space dedication requirement for residential Planned Developments consisting of five (5) or fewer lots or dwelling units. The project is exempt from the open space dedication requirements.

2.3 Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is bordered to the east by high density residential development and to the north, south and west by low density residential development. The proposed parcel sizes would create a transition from the eastern higher density development to the lower density residences to the north, south and west. The use is consistent and compatible with the development pattern in the immediate surroundings.

2.4 Policy 2.2.5.3 requires that the County evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following nineteen criteria:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;

Rationale: The project proposes to connect to an existing and adjacent El Dorado Irrigation District (EID) water supply. There is adequate water availability to support the project density, as discussed in the Facilities Improvement Letter (FIL) (Exhibit J).

2. Availability and capacity of public treated water system;

Rationale: There is adequate water availability to support the project density, as discussed in the FIL (Exhibit J).

3. Availability and capacity of public wastewater treatment system;

Rationale: There is adequate wastewater availability to support the project density, as discussed in the FIL (Exhibit J).

4. Distance to and capacity of the serving elementary and high school;

Rationale: The project is located within the Buckeye Union School District and is served by Blue Oak elementary School (approx. 1.5 mile) and Oak Ridge high School (approx. 2.25 miles). The project was distributed to the Buckeye Union School District, which did not provide comments. New development is required to provide necessary funding and/or capital facilities for the school system, as determined by applicable State-mandated development impact fees. The project proposes five (5) new residential lots and is not anticipated to have a significant impact on elementary and high school capacity.

5. Response time from nearest fire station handling structure fires;

Rationale: The nearest fire station is El Dorado Hills Fire Station 86 is located approx. .5 mile away. The fire department has reviewed the project and has determined with the conditions of approval, would be able to provide adequate fire protection to the site.

6. Distance to nearest Community Region or Rural Center;

Rationale: The project is located within the El Dorado Hills Community Region.

7. Erosion hazard;

Rationale: Erosion associated with the grading necessary for the on-site improvements and off-site road improvements will be controlled through adherence to County grading requirements. The Transportation Department would review the grading plans to verify conformance with established policies and standards.

8. Septic and leach field capability;

Rationale: The project proposes connections to public sewage facilities. No septic or leach fields are proposed.

9. Groundwater capability to support wells;

Rationale: The project proposes to connect to and receive potable water service from EID. No wells are proposed and the development would not affect groundwater supply.

10. Critical flora and fauna habitat areas;

Rationale: As identified in the update to Biological Resources Assessment no special status plants or animals were observed on the property. The potential for

occurring special status plants and animals is low, with the exception of nesting birds. The project has been conditioned to provide a pre-construction bird survey if site disturbance begins during the nesting season (Conditions of Approval (COA) 12).

11. Important timber production areas;

Rationale: The project does not have any important timber production areas and would not adversely affect timber resource areas.

12. Important agricultural areas;

Rationale: The project is not designated as an important agricultural resource and would not adversely affect agricultural areas.

13. Important mineral resource areas;

Rationale: The project is not designated as an important mineral resource area and would not adversely affect mineral resource areas.

14. Capacity of the transportation system servicing the area;

Rationale: The Transportation Department reviewed the project and determined that the project will not generate enough trips to create a significant impact. No traffic study was required for this project.

15. Existing land use pattern;

Rationale: The project is consistent with the adjacent medium density land use pattern to the southwest and provides adequate buffers and transitions for existing development to the east and for planned development to the north. Development proposed for the project site is consistent with the scale, density, and intensity of development allowed under the Specific Plan land use designation and the proposed zoning for the project site.

16. Proximity to perennial water course;

Rationale: The project is located approximately .7 mile to Cameron Park Lake and Deer Creek. The project will not impact Cameron Park Lake and Deer Creek.

17. Important historical/archeological sites;

Rationale: A cultural resource study was prepared for the site. No prehistoric or historic resources were detected onsite.

18. Seismic hazards and presence of active faults; and

Rationale: There are no active faults or extraordinary seismic hazards in the vicinity of

the project.

19. Consistency with existing Conditions, Covenants and Restrictions.

Rationale: There are no existing Conditions, Covenants, and Restrictions that apply to the site.

- 2.5 Policy 3.2.1.1. Development proposals shall be reviewed to determine if significant traffic impacts or reductions in Level of Service (LOS) per Policy 3.5.1.5.11 will occur to existing public roads as a result of the proposed project. Project proponents shall be required to make necessary road improvements or to pay a traffic impact mitigation fee (TIM), or some combination of both, to accommodate increases in traffic caused by the proposed project.**

Rationale: Traffic impacts as a result of the proposed project was evaluated and verified by County Traffic Engineers. The project is required to construct the improvements to Tierra De Dios as shown on the tentative map and in accordance with figure 4-3 of the BLHSP (COA 25).

- 2.6 Policy 3.2.1.2. Development review shall consider the adequacy of public and private roads for emergency vehicle access and for off-site traffic impacts. Inadequate roads shall be improved through such measures as "area of benefit" districts, fees, project approval conditions, assessment districts, or other means. Where no improvement or other acceptable mitigation measures are proposed to alleviate project induced situations concurrent with development, land development projects shall be denied.**

Rationale: The proposed project has been reviewed by County Department of Transportation (DOT) staff and the El Dorado Hills Fire Department (EDHFD). As conditioned, the public and private roads serving the project are adequate for emergency vehicle access. Further, traffic impacts as a result of the proposed Tentative Map were evaluated and verified by County Traffic Engineers. The project is required to construct the improvements to Tierra De Dios as shown on the tentative map and in accordance with figure 4-3 of the BLHSP (COA 25).

- 2.6 Policy 3.10.1.1. Transportation alternatives, which are cost-effective, shall be strongly encouraged. A public transit system linking employment, shopping areas, and schools with residential areas should be developed.**

Rationale: The BLHSP requires the construction of bicycle facilities to ensure connectivity with parks and adjacent developments. The proposed project will include a pedestrian access network that internally links all residential and open space areas and connects to all existing and planned external streets and pedestrian facilities contiguous with the project site. The project will pay its fair share of the Public Facilities Financing Fees to support transportation-related facilities identified in the BLHSP.

- 2.7 Policy 3.10.1.5. Project review shall take into account all forms of transportation and circulation systems, including rail, bicycle trails, pedestrian paths, equestrian**

easements, off-site and on-site parking where appropriate.

Rationale: The proposed project, is conditioned to pay its fair share of the Public Facilities Financing Fees to support transportation-related facilities identified in the BLHSP.

2.8 Policy 5.1.2.1. Prior to the approval of any discretionary development, the Approving Authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a Capital Improvement Project is funded and authorized which will increase service capacity.

Rationale: The project is in the El Dorado Hills Community Region, where EID) water supply and conveyance facilities are available to serve the project. The project must annex into EID, and prior to approval of any final subdivision map for the proposed project, the applicant is required to secure a “will serve” letter or equivalent written verification from EID demonstrating the availability of sufficient water supply for the project. The project, as conditioned, will construct water line extensions to connect to EID facilities. A Facility Plan Report (FPR) to be verified and approved by EID will be required prior to Final Map.

The project is conditioned to connect to EID wastewater facilities and will be evaluated for purposes of accommodating highest possible demand. The project’s solid waste generation was evaluated, and it was determined that it would not adversely affect the permitted capacities of the Transfer Station and Material Recovery Facility in Placerville and the Potrero Hills Landfill.

The EDHFD provided a letter to the County outlining requirements to provide fire and emergency medical services to the project site, and all of the provisions identified by the EDHFD requiring compliance with their 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 have been included as a Condition of Approval.

Law enforcement would be provided to the project by the El Dorado County Sheriff’s Department. The increase in demand for law enforcement is expected to be incremental and would not require construction of a new station to serve the project.

The affected school district, Buckeye Union School District, was consulted and had no comment. The proposed project is not expected to have a significant impact on schools.

As conditioned, the proposed project would provide adequate public services

and utilities.

2.9 Policy 5.1.2.2. Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users.

Rationale: The public services and utilities demands of the project have been determined, and applicable service/utility purveyors were consulted with regard to project demand. The project will not result in a reduction of service below minimum standards to current users. Fair-share funding for infrastructure improvements is collected at time of Final Map (water and sewer) and building permit (school, fire, parks, and roads).

2.10 Policy 5.1.2.3. New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan Land Use Map.

Rationale: The proposed project would pay its proportionate share of the costs of infrastructure improvements required to serve the project.

2.11 Policy 5.1.3.1. Growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.

Rationale: The proposed project is located in the El Dorado Hills Community Region.

2.12 Policy 5.2.1.2. An adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed project has a FIL from EID, identifying sufficient water availability, additionally the EDHFD reviewed the project and determined that the project has a sufficient emergency water supply, storage and conveyance facilities.

2.13 Policy 5.7.1.1. Fire Protection in Community Regions, requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The EDHFD reviewed the project and determined that the project has a sufficient emergency water supply, storage and conveyance facilities.

2.14 Policy 6.2.2.2. Wildland Fire Hazards, requires that he County preclude development in high and very high wildland fire hazard areas unless such development can be adequately protected from wildland fire hazards, as demonstrated in a Fire Safe Plan and approved by the local Fire Protection District and/or CALFIRE.

Rationale: The project is located in a Moderate Fire hazard Zone. A fire safe plan is not required.

3.0 ZONING FINDINGS

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

Rationale: The parcel is zoned Residential Estate-10 acres (RE-10), with a proposed rezone to R1A-PD as part of the project. The project has been analyzed in accordance with Zoning Ordinance Section 130.24. The site is in an urbanized region within the El Dorado Hills Community Region. The proposed Residential One Acre-Planned Development (R1A-PD) zoning and tentative subdivision map is consistent with Medium Density Residential (MDR) land use designation and the BLHSP.

3.2 The proposed Tentative Subdivision Map conforms to the applicable standards and requirements of the County zoning regulations and Land Division Ordinance.

Rationale: The parcels have been analyzed in accordance with Section 3.3 (Residential Development Standards) of the BLHSP and Section 130.24.030 (Residential Zones Development Standards) of the El Dorado County Zoning Ordinance. The project conforms to the minimum parcel size and applicable development standards.

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

Rationale: The proposed development meets the density requirements of the BLHSP and conforms to the minimum parcel size and development standards of the R1A zoning designation.

3.4 The proposed subdivision is not likely to cause substantial environmental damage.

Rationale: The project was contemplated and analyzed in the certified BLHSP EIR (SCH 90020375). The proposed tentative subdivision map is not anticipated to result in substantial environmental damage and is consistent with the anticipated improvements in the Specific Plan area.

4.0 DEVELOPMENT PLAN FINDINGS

4.1 The proposed development plan is consistent with the General Plan, any applicable specific plan and Chapter 130.28 (Planned Development (-PD) Combining Zone in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: As discussed in the Findings, the project has been found to be consistent with the El Dorado County General Plan and the BLHSP. Chapter 130.28 requires that residential planned developments be subject to open space, clustering and pedestrian circulation requirements. As the project proposes to create five (5) or fewer parcels, it is exempt from PD open space dedication requirements, per section 130.28.050.B.1.a. The project is a five (5) lot subdivision on ten (10) acres in an area designated as medium density

residential by the BLHSP. Due to the lower density of the project and through the utilization of shared driveways, the project is clustered to the greatest extent feasible. The project proposes paved sidewalks along Tierra De Dios Drive, providing for internal circulation of pedestrians to neighboring properties. As discussed, the project satisfies the open space, clustering and pedestrian circulation requirements of Chapter 130.28.

4.2 The site is adequate in shape and size to accommodate proposed uses and other required features.

Rationale: The project proposes a single-unit residential, transportation, and passive open space (landscaping) uses. The project has capacity to accommodate five (5) new residential dwellings and accessory uses. The project site is adequate in shape and size to accommodate proposed uses and other required features.

4.3 That any exceptions to the development standards of the zone are justified by the design or existing topography.

Rationale: The project is not requesting any exceptions to the development standards of the zone.

4.4 Adequate public services and facilities exist or will be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads, and utilities.

Rationale: Water supply and sewage disposal would be provided by EID. An FIL (Exhibit J), prepared by EID, has been submitted showing adequate water supply and sewage disposal for this project. The project has been conditioned to adequately improve onsite roads and bring utilities to the project.

4.5 If mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.

Rationale: The project does not propose a mixed-use development.

4.6 The proposed development complies the provisions of the –PD Combining Zone Section 130.28.010 (Planned Development (-PD) Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: The project proposes uses allowed by the proposed base zoning (R1A) and –PD Combining Zone, is exempt from the open space requirements established for the –PD Combining Zone, and requests standards in accordance with the provisions of the –PD Combining Zone and associated Development Plan Permit.

5.0 SPECIFIC PLAN FINDINGS

5.1 The project is located within and subject to requirements of the Bass Lake Hills Specific Plan (BLHSP).

Rationale: The project site is located in Village N of the BLHSP, which identifies a density of 0.68 dwelling units per acre (du/ac). Village N has a BLHSP Land Use Designation of L7PD, which is defined as Low Density Residential Planned Development (L7PD: max 0.7 du/ac). The different villages within the L7PD allow for densities that equate to an average of 0.7du/ac of the entirety of the Land Use area. The current project site is ±10.0 acres and proposes five (5) residential lots resulting in a density of 0.5 du/ac. The project is located approximately .7 mile from US Highway 50, with hilly terrain between the project site and US Highway 50. As such the project is not viewable from US Highway 50 and was not required to provide a viewshed analysis. The project upholds the rural character of the BLHSP from the US Highway 50 viewshed. The project is consistent with the BLHSP.

5.2 The project is subject to the public facilities and services financing plan (PFFP) for the BLHSP.

Rationale: The PFFP identifies the financing mechanisms to be used to pay for the public infrastructure necessary to support development with the BLHSP area. The project has been conditioned (COA 4) to provide an update to the PFFP and related fee program, prior to Final Map, to reflect the current public facilities to be constructed and current facility cost estimates. The proposed Tentative Map is consistent with the PFFP.

5.3 The project is subject to the development agreement for the BLHSP.

Rationale: Section 2.4 of the Development Agreement requires construction of public improvements in accordance with conditions set forth in the PFFP. The proposed Tentative Map is consistent with the PFFP, and is, consistent with the Development Agreement.

6.0 SUBDIVISION ORDINANCE FINDINGS

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

Rationale: The proposed Tentative Map is 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, as discussed in Section 2.0 above. Further, the Tentative Map includes a Planned Development, which was designed to minimize impacts to the natural resources on the project site. The proposed Tentative Map is located within the El Dorado Hills Community Region and provides use types consistent with the land uses, densities, and intensities consistent with the El Dorado

County General Plan's policies for the County's Community Regions and the BLHSP. The Conditions of Approval included as part of the project would further minimize environmental impacts associated with the project.

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

Rationale: The site is physically suitable for the proposed type and density of development. Slopes exceeding 30 percent have been avoided and the project will minimize the impacts to the existing wetlands. The proposed development pattern is consistent with the BLHSP. The proposed design allows for the perimeter to be predominantly maintained as open space, preserving a natural buffer between existing residential subdivisions of similar and higher residential densities. The proposed residential development would not create a physical barrier to travel around or within the project site or remove existing means of access to and through existing nearby neighborhoods. The development density will be consistent with the BLHSP, which identified the site for medium density residential development.

6.3 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.

Rationale: The proposed project was contemplated and analyzed in the certified BLHSP EIR (SCH 90020375). The proposed tentative subdivision map will not likely result in substantial environmental damage and is consistent with the anticipated improvements in the Specific Plan area.

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

Rationale: The proposed Tentative Map is 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 are 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 DOT conditions, the project would neither introduce dangerous road design features, nor generate traffic that is incompatible with existing traffic patterns. The project site is located in an area of moderate wildfire hazard risk. A Wildland Fire Safe Plan will be prepared for the proposed project. As conditioned, the proposed project is required to comply with all EDHFD 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

6.5 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).

Rationale: The design of the proposed 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 EDHFD 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.

6.6 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.

Rationale: Necessary utility easements are depicted on the proposed Tentative Map and shall be further verified by the County Surveyor's Office at the time of filing Final Map. 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.

7.0 DESIGN WAIVER FINDINGS

The project has requested a design waiver to allow the common driveways and reciprocal access easements as illustrated on the Tentative Subdivision Map.

7.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

Rationale: The proposed project is for a new five (5) residential lot subdivision. The common driveways allows for greater clustering and utilization of the BLHSP medium density designated property.

7.2 Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

Rationale: The strict application of the design standard would cause an unnecessary hardship on the applicant, as it would result in additional and unnecessary expenses to maintain the BLHSP density.

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

Rationale: The proposed common driveways and reciprocal access easements were reviewed and approved by the EDHFD and DOT. This waiver is not anticipated to be detrimental to health, safety, convenience, and welfare of the public.

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

Rationale: Properties within the project would be provided with safe, adequate access and circulation with the Design Waiver. Therefore, the waiver would not have the effect of nullifying the objectives of this article or other laws.

Tentative Subdivision Map TM05-1402/ Planned Development Permit PD05-0015/ Rezone Z05-0018/Cheplick -As approved by the Board of Supervisors on September 27, 2022

Conditions Of Approval

Planning Services

1. The Tentative Subdivision Map, Planned Development, Rezone and Design Waivers, are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit I through K, and the Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- A. Rezone and Development Plan for the proposed subdivision to Single-Unit Residential-Planned Development (R1A-PD) development standards including minimum lot size/parcel area, minimum parcel width, maximum building coverage, and setbacks consistent with the R1A zoning designation:

- B. Tentative Subdivision Map of the 10.0-acre property consisting of:

Tentative Subdivision Map creating seven (7) lots including five (5) residential lots (ranging in size from 1.22 acres to 3.06 acres) and two (2) landscape lots (Lot A: 11,500 square feet and Lot B 12,435 square feet) with access to Tierra De Dios Drive (Exhibit I).

Design waivers from the El Dorado County Design and Improvement Standards Manual road improvement standards are requested to allow for common driveways and a reciprocal access easement along lots 2 through 5.

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.

2. Condition purposefully left blank
3. **El Dorado Irrigation District (EID) Annexation:** The subdivision area shall be annexed to EID prior to recordation of the first Final Map.
4. **Specific Plan:** The project shall comply with the Bass Lake Hills Specific Plan (BLHSP), the related Bass Lake Hills development agreement, and the Bass Lake Hills Public Facilities Financing Plan (PFFP). The project shall provide an update to the PFFP and related fee program, prior to Final Map, to reflect the current public facilities to be constructed and current facility cost estimates.
5. **Lighting and Landscape District:** Prior to approval of the first phase of the Small-Lot Final Map, the applicant shall join the El Dorado Hills Community Services District's BLHSP master Lighting and Landscaping District.
6. **Open Space Maintenance:** A funding mechanism shall be in place for the maintenance of all open space and common areas, and their related improvements and facilities, prior to recordation of the first Small-Lot Final Map. The Open Space Management Plan shall include a comprehensive funding plan for all open space within the development.
7. **CC&Rs:** The CC&Rs shall contain a provision that states that any Condition of Approval of this map that is implemented through the CC&Rs cannot be changed without formal approval by El Dorado County and any affected agency. Joint access agreement provisions shall be included in the CC&Rs.
8. **Meter Award Letter:** A water and sewer meter award letter or similar document shall be provided by the water and sewer purveyor prior to filing the Final Map consistent with Board of Supervisors Resolution 118-92.
9. **Final Map Recordation:** Prior to Final Map recordation, 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.
10. **Liens and Bonds:** 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).
11. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.
12. **Pre-Construction Nesting Bird Survey:** Prior to issuance of grading and building permits,

if any ground disturbance should happen during the nesting season (February 15 through September 15) a qualified biologist shall conduct a pre-construction bird survey. Nesting birds shall be avoided pursuant to the prepared pre-construction bird survey. The condition shall be noted on the Final Map.

13. **Archeological Resources:** 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 (2) working days from the time the person responsible for the excavation, or in 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, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

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.

14. **Hold Harmless:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

El Dorado County Department of Transportation (DOT)

Standard Conditions

15. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
16. **Maintenance Entity:** Prior to filing a Final Map, form an entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.
17. **Common Fence/Wall Maintenance:** 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).
18. **Consistency with County Codes and Standards:** 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 DOT and pay all applicable fees prior to filing of the Final Map.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), 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).*

19. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the Final Map to ensure construction of individual lot source control measures.
20. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.

21. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
22. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.
23. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements. Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project Conditions of Approval shall be incorporated into the Project Improvement Plans when submitted for review.
24. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

Project-Specific Conditions

25. **Road Design Standards:** Construct Improvements to Tierra De Dios (Morrison Road) as shown on the approved tentative map, and in accordance with figure 4-3 of the BLHSP.
26. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the encroachments for the common driveways onto Tierra De Dios Drive to the provisions of County Standard Plan 103C.

Air Quality Management District (AQMD)

27. **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 (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Department. Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

28. **Paving:** Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials if applicable.
29. **Painting/Coating:** The project construction will involve the application of architectural coatings, which shall adhere to AQMD Rule 215, Architectural Coatings.
30. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
31. **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 (§ 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: https://ww3.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 enforcing this regulation.
32. **New Point Source:** Prior to construction, installation or use of any new emissions sources exceeding AQMD permit thresholds (e.g., gasoline dispensing facility, emergency standby engine rated at 50 horsepower or greater, etc.); an Authority to Construct application shall be submitted to the AQMD. Applications shall include facility diagram(s), process flow charts, equipment specifications, and emissions or emission factors for each source of emissions pursuant to Rule 501, General Permit Requirements and Rule 523, New Source Review.
33. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the ARB. A copy of the current portable equipment registration 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.

AQMD Rules and Regulations are available at the following internet address:
<https://ww2.arb.ca.gov/current-air-district-rules>.

Environmental Management

34. **Construction and Demolition (C&D) Debris Recycling:** State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information you still have questions, call County Environmental Management at (530) 621-5300.

35. **Trash and Recycling Enclosures: CalGreen Section 5.410.1:** Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct questions about this provision to Building Services. Building Services can be reached at (530) 621-5315.

El Dorado Hills Fire Department (EDHFD)

General Conditions

36. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations Title 14 § 1266.01, structural fire protection and suppression services will be available for this project by the EDHFD. The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 86 located at 3670 Bass Lake Road. The average response time to the project site from this fire station is approximately 6 minutes or less to 80% of the population in the area.
37. **Emergency Water Supply:** The project area is currently provided with an adequate means of emergency water supply, storage or conveyance facilities. Prior to new buildings or structures being placed on the project site the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in California Code of Regulations (CCR) Title 14 § 4290 and the California Fire Code, along with local ordinances and standards of the EDHFD.
38. **Roads and Driveways:** Roads and driveways, whether public or private, serving the project shall comply with California Code of Regulations (CCR) Title 14 § 4290 and the California Fire Code. The project roads shall provide for safe access for emergency fire equipment and civilian evacuation concurrently and must provide unobstructed traffic circulation during a wildfire emergency.
- a. The applicant shall demonstrate at the time civil improvement plans are approved that the driveways serving Lots 3/4 and 5/6 conform with the current fire apparatus access requirements found in California Code of Regulations (CCR) Title 14 § 4290 and the California Fire Code, as amended locally.
39. **Defensible Space:** The project shall submit a revised Wildfire Urban Interface (WUI) Fire Safe Plan to the fire district for review and approval as required by California Fire Code Section 4903.1 [as amended by EDHCWD Ordinance 2019-1] prior to the recording of the Final Map by the County of El Dorado. The plan shall demonstrate that the project complies with the Vegetation Management and Defensible Space requirements of El Dorado County Ordinance No. 5101, California Public Resources Code Title 14 § 4291 and local wildfire safety requirements of the fire district.
- a. The applicant shall identify an approved maintenance organization for Lots A and B to ensure that the wildfire safety provisions identified in the existing plan are

adequately addressed and funded prior to the issuance of the first building permit in the project.

- b.** All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of the road in accordance with California Code of Regulations (CCR) Title 14 § 4290. When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easement, the local jurisdiction shall provide for same practical effects.
40. **Limits to Development:** The project is not currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that are a high risk of a wildfire.
41. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in California Code of Regulations Titles 14, 19, 24 and EDHFD ordinances and regulations.

El Dorado Hills Community Services District (CSD)

42. **Parkland Dedication:** The project is subject to the Quimby Act and dedication requirements for parkland based on the El Dorado Hills standard of 5 acres per 1,000 residents population. Population density is based on 3.3 persons per home, which works out to 0.099 acres of parkland to be dedicated to CSD before the filing of the Final Map. 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.
43. **Community Facilities District:** Prior to approval of any Final Map, annexation into the following Community Facilities Districts (CFDs) is required.

- a. Bass Lake Hills Specific Plan ("BLHSP") CFD 2018-01

Annexation into the BLHSP CFD 2018-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of BLHSP parks, trails and pathways, open space, landscaping, lighting and other common/public areas owned/maintained by CSD. The applicant shall also coordinate with the CSD in forming a component of CFD 2018-01 which will serve as a back-up funding mechanism ("Shell") to the Homeowner's Association ("HOA") for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities, and other common or public areas. Developer to pay all annexation costs.

- b. El Dorado Hills Community Services District Master CFD 2019-01

Annexation into the District's Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District's service boundary.

For complete District Policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at www.eldoradohillscsd.org/about/administration-finance.html

44. 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

Office of the County Surveyor

45. All survey monuments must be set prior to the filing of the Final Map 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 Surveyors Office prior to the filing of the Final Map.
46. The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors.
47. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).