

Findings

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The County finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department – Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.
- 1.4 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 and conditions of approval, 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.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposal is consistent with all applicable Policies of the General Plan including 2.1.1.7, 2.2.1.2, 2.2.5.3, 2.2.5.21, 5.7.1.1, 6.2.3.2, 7.1.2.1, 7.3.3.4, and 7.4.4.4, concerning, adequate roadways, water supply, land use density, compatibility with the surrounding neighborhood, availability of emergency water, adequate emergency access, disturbance of slopes in excess of 30 percent, sufficient intermittent stream and wetland setbacks, and oak tree canopy retention. The proposal was reviewed against the 19 specific criteria under policy 2.2.5.3 and found that the proposal is consistent with applicable criteria such as groundwater capability to support wells, septic and leach field capability, capacity of the transportation system serving the area, and existing land use patterns. There are no existing CC & R's. The project provides adequate access and site design that ensure compatibility with the surrounding permitted land uses, and is consistent with the General Plan policies identified above.
- 2.2 The proposed General Plan Amendment from RR to LDR is consistent with all other applicable policies of the General Plan including 2.2.1.2 and 2.2.5.21 concerning the project's location within a rural region, land use compatibility with adjacent residential

development, lot sizes, and overall project density. The proposed project would create four five-acre lots from a twenty acre site. The RR General Plan land use designation allows a density of one dwelling unit per 10 to 160 acres while the LDR General Plan land use designation allows a maximum allowable density of one dwelling unit per 5 acres. The current General Plan land use designation would permit a maximum density of two lots and the proposed General Plan amendment would increase the density to four lots. Therefore, this project would provide an appropriate residential density with adequate circulation and access and is compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

- 2.3 As proposed, the project is consistent with the Low Density Residential (LDR) land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because this land use designation permits an allowable maximum density of one dwelling per five acres. The proposed project density conforms to the General Plan land use designation.

3.0 ZONING FINDINGS

- 3.1 The project, as proposed and conditioned, is consistent with the El Dorado County Zoning Ordinance Development Standards and the proposed development plan because the proposed lots meet the development standards of the RE-5 zone district pursuant to section 17.28.210 for minimum lot areas and lot widths, and to permit the yard setbacks required of future residential development.
- 3.2 The existing residential structures at the subject site are permitted by right under Section 17.28.190.

4.0 ADMINISTRATIVE FINDINGS

4.1 Tentative Parcel Map

- 4.1.1 *The proposed tentative map, including design and improvements, is consistent with the General Plan. As proposed, the tentative map conforms to the LDR General Plan land use designation and applicable General Plan policies including adequate roadways, compatibility with the surrounding neighborhood, groundwater capability, septic and leach field capability, adequate emergency access, sufficient intermittent stream and wetland setbacks, and oak tree canopy retention.*
- 4.1.4 *The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance. As proposed, the tentative map conforms to the development standards within the Estate Residential Five-Acre (RE-5) Zone District and the Minor Land Division Ordinance.*
- 4.1.2 *The site is physically suitable for the type and density of development proposed. The site contains sufficient developable areas to accommodate the proposed residential use and*

proposed density of approximately 1 unit per five acres. Adequate groundwater capability and septic and leach field capability exists on the site.

- 4.1.3 *The proposed subdivision is not likely to cause substantial environmental damage.* A mitigated negative declaration was prepared for the proposed tentative subdivision map. Based on the Initial Study, staff finds that the project could have a significant effect on biological resources. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant.

4.2 Map Amendment Findings

- 4.2.1 *That there are changes in circumstances which make any and all of the conditions of such a map no longer appropriate or necessary.* Alternative access has been granted to Parcel A of PM 12-119 by an encroachment onto Deer Valley Road and development of the proposed parcel map will ensure access to Parcel B of PM 12-119 and Parcel 5 of PM 8-60. The subject easement was never used or developed by any affected land owners or utility companies. All parcel owners with deeded rights to the easement also did not oppose the project as well. Therefore, the subject easement is not needed.

- 4.2.2 *That the modifications proposed do not impose any additional burden on the present fee owner of the property.* The abandonment and relocation of the road and public utility easement being requested would benefit, and not burden, the current owners.

- 4.2.3 *That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.* The full 50-foot easement for road and public utilities was for the benefit of the parcels identified by Assessor's Parcel Numbers 102-070-17, -29, and -30. The subject road and public utility easement was never developed and alternative access has been shown for all three parcels through processing of the tentative parcel map and the parcel map amendment. Therefore, the map may be amended to reflect the project request.

- 4.3.4 *That the map as modified conforms to the provisions of Section 66474 of the Government Code.* The applicable portion of Section 66474(g) requires that the County find the reduction of the road and public utility easement will not conflict with easements for access through or use of, property within the parcel map. No utility company, public agency, or parcel owner with interest in the easement, objected to the reduction in the length of the 50 - foot non-exclusive road and public utility easement subject of this permit request.

5.0 DESIGN WAIVER APPROVAL FINDINGS

- 5.1 **Reduction in the required 10 foot shoulder to 2 feet as required in Section III(A)(12) of the Design Improvements Standards Manual**

- 5.1.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.* The project design for the onsite roadway includes two stream crossings, removal of oak tree canopy, and areas of steep slopes. Both DOT and the responsible Fire District are supportive of the design waiver request.
- 5.1.2 *Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.* Strict application of the design and improvement requirements will require increased impact to the two stream crossings, additional grading, and additional oak tree canopy removal. The onsite road will be developed to the full fire safe required width of 20 feet.
- 5.1.3 *The adjustment or waivers would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.* The waiver will not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public as the Fire District has determined that the reduced shoulder width will still provide adequate emergency vehicle access, connection to adjoining residences, and on site circulation.
- 5.1.4 *The waivers would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.* The requested design waiver will not hinder the County's implementation of the Subdivision Map Act as outlined in Article II of Chapter 16 of County Code or any of the other applicable ordinances discussed within the staff report.

5.2 Allow a hammerhead "T" at road terminus

- 5.2.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.* Due to steep slopes and oak tree canopy, the approval of the hammerhead "T" turnaround will reduce the grading and oak tree impacts by fifty percent as compared to the use of a standard cul-de-sac. The Fire District has no objections to the hammerhead "T" turnaround.
- 5.2.2 *Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.* The hammerhead "T" at road terminus will reduce potential project grading and oak tree canopy removal impacts.
- 5.2.3 *The adjustment or waivers would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.* The Fire District determined that the hammerhead "T" would provide the same turnaround objective as a standard cul-de-sac.
- 5.2.4 *The waivers would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.* The requested

design waiver will not hinder the County's implementation of the Subdivision Map Act as outlined in Article II of Chapter 16 of County Code or any of the other applicable ordinances discussed within the staff report.

Conditions of Approval

I. PROJECT DESCRIPTION

1. This tentative parcel map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits D-H, approved February 12, 2009 and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

General Plan amendment from Rural Residential (RR) to Low Density Residential (LDR), rezone from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5), a parcel map creating four lots five acres in size from a 20 acre lot for APN 102-070-17, and a parcel map correction to amend Parcel Map P12-119 to remove and relocate a 50-foot non-exclusive road and public utility easement for APNs 102-070-29 and 102-070-30. An onsite road will be developed to provide access to the proposed parcels with a width of twenty feet and will be privately maintained. Water supply will be from individual wells and sewage disposal will be individual septic 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 required plans must be submitted for review and approval and shall be implemented as approved by the County.

II. CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

2. [MM Bio1]. Prior to disturbance of any waters of the United States including any wetland features, a wetland delineation study for the project site shall be submitted to the Corps for their verification and approval. If fill of any potential waters of the U.S are

anticipated, the appropriate Corps 404 permit must be obtained prior to the fill activity occurring. The appropriate terms of mitigation including the wetland acreage to be mitigated for would be defined in the issued Corps permit. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated at a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. Wetland mitigation for this project shall be required. Mitigation may include the purchase of mitigation credits from an approved wetland mitigation bank at an appropriate ratio for each acre of wetland /waters proposed to be impacted as determined by the Corps of Engineers.

Monitoring: The applicant shall provide a copy of the approved 404 permit and Corps of Engineer’s approved mitigation purchase documentation of mitigation credits, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the Corps, a letter from the Corps shall be provided to Planning Services stating that no permit shall be required for this project prior to issuance of any grading permits.

3. [MM Bio 2].A Streambed Alteration Agreement shall be obtained from California Department of Fish and Game, if applicable, pursuant to Section 1602 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures would be developed in coordination with California Department of Fish and Game in the context of the 1602 agreement process. Authorization prior to placement of any fill is required from the Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Monitoring: The applicant shall provide a copy of the approved 1602 permit, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the California Department of Fish and Game, a letter from Fish and Game shall be provided to Planning Services stating that no permit shall be required for this project prior to issuance of any grading permits.

4. [MM Bio 3]. Water Quality: The applicant shall determine if a 404 permit is required for the proposed project, water quality concerns during construction would be addressed in a required Section 401 water quality certification by the Regional Water Quality Control Board. A Storm Water Pollution Prevention Program (SWPPP) would be required during construction activities in conjunction with the 401 water quality certification. SWPPPs are required in issuance of a National Pollutant Discharge Elimination System (NPDES) construction discharge permit by the U.S. Environmental Protection Agency. Implementation of Best Management Practices (BMPs) during construction is standard in most SWPPPs and water quality certifications. Examples of BMPs include stockpiling of debris away from regulated wetlands and waterways; immediate removal of debris piles from the site during the rainy season; use of silt fencing and construction fencing around

regulated waterways; use of drip pans under work vehicles; and containment of fuel waste throughout the site during construction.

Monitoring: The applicant shall provide a copy of the approved 401 permit, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the Regional Water Quality Control Board, a letter from Regional Water Quality Control Board shall be provided to Planning Services stating that no permit shall be required for this project prior to issuance of any grading permits.

5. [MM Bio 4]. A 50-foot setback line shall be recorded on the final map that begins at all high-water marks or the outer boundary of any adjacent wetlands along Martel Creek and all other intermittent streams as determined by the submitted wetlands delineation and shown on the tentative map. No development shall occur within the setback area. No proposed lot boundary lines shall infringe on said setback lines. The identification shall be made on the final map, Site Plan Review, grading and building plans where applicable. [MM Bio 2].

Monitoring: Prior to filing of final map, Site Plan Review (SPR), grading and/or building plan approval, Planning Services shall verify that the identification has been made on the final map, Site Plan Review, grading and building plans where applicable.

III. PROJECT CONDITIONS OF APPROVAL

Planning Services

6. A 100 foot non-building setback line from the eastern property line of APN 102-070-17 shall be shown on the final map.
- ~~6.7.~~ The applicant shall choose to mitigate for oak canopy loss with either Option A or Option B, pursuant to General Plan Policy 7.4.4.4.

If Option A is chosen, the applicant shall be required to replant 90 one-gallon sized interior live oaks (*Quercus wislizenii*) trees (200 trees x 0.45 acre = 90). Alternatively, the applicant may plant 270 acorns [(200 trees x 0.45 acre) x 3 acorns = 270 acorns]. Prior to filing of the parcel map, the applicant is required to enter into an oak tree replacement and mitigation monitoring agreement with the County.

If Option B is chosen, in lieu of the replanting and monitoring requirements set forth above, the applicant may mitigate the impacts to oak woodland by complying with the oak conservation in-lieu fee requirements (Option B) of the Oak Woodland Management Plan, adopted by the Board of Supervisors on May 6, 2008. The applicant shall pay the mitigation in-lieu fee for all oak canopy removed as part of development of the project. The mitigation fee shall be paid at a 1:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors. The fee shall be paid prior to filing of the parcel map.

- ~~7.8.~~ In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
- ~~8.9.~~ If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).
- ~~9.10.~~ 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 subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 16.12.090 of the County Code. The applicant shall provide proof of payment from the Facilities and Fleet Services Department, Parks Recreation Division of parkland dedication in-lieu fees to Planning Services prior to filing the final map.
- ~~10.11.~~ This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed.
- ~~11.12.~~ All fees associated with the tentative parcel map shall be paid prior to recording the final subdivision map.
- ~~12.13.~~ The applicant shall submit to Planning Services a \$50.00 recording fee and a \$1,993.00 Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued or final map filed until said fees are paid.
- ~~13.14.~~ 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.

El Dorado County Department of Transportation

~~14.~~15. Access Roadway: Applicant shall construct and/or verify that the proposed access roadway is constructed to the provisions of El Dorado County Design and Improvements Manual (DISM) 101C and the CA Fire Code 2007, a 20-ft roadway and shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

~~15.~~16. Encroachment Permit: The applicant shall construct and/or verify the roadway encroachment from the onsite access road onto Deer Valley Road is consistent with the provisions of County Design Std 103D. If it is not, the applicant shall obtain an encroachment permit from DOT and construct the encroachment. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

~~16.~~17. Road & Public Utility Easements: The applicant shall provide a 50 foot wide non-exclusive road and public utility easement for the on-site access roadway prior to the filing of the parcel map. Additionally, since the project includes abandonment of the existing 50-ft wide non-exclusive road and public utilities easement along the south side of the property, the new easement must be written in such a way as to convey all of the same rights to the previously benefited parcels. Finally, sight distance easements, as necessary, shall be provided at the project encroachment as indicated on the map.

~~17.~~18. Gates: Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate.

~~18.~~19. Turnaround: The applicant shall provide a turn around at the end of the access roadway to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

~~19.~~20. Easements: All applicable existing and proposed easements shall be shown on the project plans.

- ~~20.~~21. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the parcel map. The signing and striping for this encroachment shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
- ~~21.~~22. Maintenance Entity: The proposed project must form an entity for the maintenance of the private road, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
- ~~22.~~ ~~Common Fence/Wall Maintenance: The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).~~
23. Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
24. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
25. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
26. Road Improvement Agreement & Security: The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.
27. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
28. Grading Permit / Plan: If more than 50 cubic yards of earth movement are required for improvements, the applicant shall submit a site improvement/grading plan prepared by a

professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

29. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
30. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
31. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
32. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

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

The site can be adequately drained;

The development of the site will not cause problems to nearby properties, particularly downstream sites;

The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.

The ultimate drainage outfall of the project.

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

33. Drainage, Cross-Lot: Cross lot drainage shall be avoided. 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, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the map.
34. Drainage Easements: The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the map.
35. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

36. Off-site Access Easements: The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a “Parcel Map Guarantee” which shall be submitted to the County Surveyor’s Office with the first map check for the parcel map.
37. Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
38. TIM Fees: The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado County Department of Environmental Management

39. Prior to filing the parcel map each parcel shall have a safe and reliable water supply

Rescue Fire Protection District

40. A Fuel Modification and Wildland Fire Safety Plan by a Registered Forester shall be required by Rescue Fire Protection District and the California Department of Forestry and Fire Protection. The Fuel Modification and Wildland Fire Safety Plan shall be reviewed and approved by the Rescue Fire Protection District and the California Department of Forestry and Fire Protection prior to the parcel map being filed.
41. The fire access road and turnaround shall meet the minimum requirements of the fire and will be addressed in the required Fire Safety Plan.
42. The construction of this project shall comply with all codes and regulations as required by the California Building Code, Fire Code, and Fire District requirements.

County of El Dorado Office of the County Surveyor

43. The property owners shall submit a “Certificate of Correction” amending PM 12-119. The certificate shall be prepared by an appropriately licensed professional, to the County Surveyor pursuant to the Subdivision Map Act and County Code for review. Then upon approval by the County Surveyor the “Certificate of Correction” shall be recorded in the County Recorders Office, a copy of which shall be provided to Planning Services. The property owners are responsible for all associated processing and recording fees.
44. All survey monuments must be set prior to filing the parcel map.
45. The road serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the parcel map.

46. Prior to filing the parcel map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on P07-0048 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the consultant and the applicant.