



COUNTY OF EL DORADO PLANNING COMMISSION

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

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

Char Tim Clerk of the Planning Commission

MINUTES

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

CALL TO ORDER

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

ADOPTION OF AGENDA

Motion: Commissioner Miller moved, seconded by Commissioner Williams, and carried (5-0), to approve the agenda as presented.

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

PLEDGE OF ALLEGIANCE

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

Motion: Commissioner Williams moved, seconded by Commissioner Hansen, and carried (4-0), to approve the Consent Calendar.

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

1. **16-0757** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 23, 2016.

This was Approved on Consent Calendar.

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

Commissioner Shinault stated there had been a Meyers meeting last week but he hadn't been able to attend. He was hoping to get information on what had occurred and would report back at the next meeting.

PUBLIC FORUM/PUBLIC COMMENT – None

AGENDA ITEMS

2. **16-0758** Hearing to consider a request for the Serrano Village J, Lot H project [Tentative Subdivision Map Time Extension TM10-1498-E] for six one-year time extensions to the approved tentative map creating 83 attached residential lots, resulting in a new expiration date of July 28, 2022 on property identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing El Dorado Hills Specific Plan EIR, adopted by the Board of Supervisors on July 18, 1988, as described in the CEQA Findings; and
 - 2) Approve TM10-1498-E extending the expiration of the approved tentative map for a total of six years to July 28, 2022 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He stated that the three public comments staff received and had been forwarded to the Commission for their review.

Chair Stewart inquired on the type and extent of review conducted for the 2011 approval.

Kirk Bone, applicant's agent, presented a brief history of the site and provided the reason for the time extension request.

Brent Dennis, El Dorado Hills CSD General Manager, supported the request.

Chair Stewart closed public comment.

There was discussion between the Commission and County Counsel on whether projects were impacted by changes made to the Zoning Ordinance or General Plan or voter-approved measures after the project was approved.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Shinault, and carried (5-0), to take the following actions: 1) Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing El Dorado Hills Specific Plan EIR, adopted by the Board of Supervisors on July 18, 1988, as described in the CEQA Findings; and 2) Approve TM10-1498-E extending the expiration of the approved tentative map for a total of six years to July 28, 2022 based on the Findings and subject to the Conditions of Approval as presented.

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

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

Findings

1.0 CEQA FINDINGS

- 1.1 Pursuant to the CEQA Guidelines Sections 15162 and 15163, it has been determined that no subsequent or supplemental Environmental Impact Report (EIR) is required because there is no substantial evidence that the conditions described in Section 15162(a) or 15163(a) have occurred, including: (1) substantial changes to the project which would require major revisions to the previously adopted El Dorado Hills Specific Plan EIR (SCH No. 86122912) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects; or (3) a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was adopted, shows the project will (a) have one or more significant effects not discussed in the previous EIR.
- 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 Development Services Division - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

2.1 The request for extension of the approved tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.A.

Section 120.74.030.A allows the subdivider to request up to six one-year extensions from the expiration date of an approved or conditionally approved tentative map, as allowed by Government Code Sections 66452.6(e) and 66463.5, by timely written application to the Development Services Division of the Community Development Agency. The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six years. Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

Rationale: The applicant submitted a request for six one-year time extensions and appropriate processing fees on February 3, 2016, prior to the expiration date of the tentative subdivision map of July 11, 2016. The applicant states that challenges with marketing and developing the project warrant the requested six one-year time extension. Approval of the extension request would allow the applicant the time needed to market the project, facilitate project financing, pursue the necessary construction permits for the construction of the necessary on-site infrastructure improvements, and comply will all other applicable conditions of approval.

2.2 The request for extension of the approved tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.B.

Section 120.74.030.B. requires that the Development Services Division review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Development Services Division has reviewed the time extension request for Tentative Subdivision Map TM10-1498-E for Serrano Village J, Lot H, along with all submitted materials, and has submitted this staff report with recommendations for approval based on the Findings provided in compliance with Section 120.74.030.B.

Conditions of Approval

(The following are the original conditions of approval for the Serrano Village J, Lot H Tentative Map TM10-1498/Planned Development PD10-0003)

1. The Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits M-R, and T 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:

- A. Development Plan for the proposed residential subdivision with modifications to One-Family Residential (R1) Zone District and miscellaneous development standards including minimum lot size, lot coverage, and setbacks;
- B. Tentative Subdivision Map of a 25-acre project site creating 83 attached clustered residential lots ranging from 3,113 to 7,602 square feet in size, 9 landscape lots, 1 open space lot, and 1 Remainder lot; and
- C. Design Waiver of the following modified El Dorado County Design and Improvement Standard Manual (DISM) road standards:
 1. Modification of subdivision road improvements under Standard Plan 101 B including:
 - a. Reduction of right-of-way width from 50 feet to 36 feet;
 - b. Reduction of road pavement width from 28 feet to 27 feet;
 - c. Construction of 4-foot wide sidewalks along one side of A Street and B Circle and 6-foot sidewalk on one side of C Street; and
 - d. Construction of modified rolled curb and gutter;
 2. Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map;
 3. Modification of standard road encroachment under Standard Plan 110 with custom design encroachment off Serrano Parkway; and
 4. Exceed the 3 to 1 width-to-length lot ratio standard for Lot 35.

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

Planning Services

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

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

3. Prior to filing of final map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
4. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the final map, and a copy filed with the Planning Department.
5. An acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to Planning Services which identifies that recommended measures to shield noise of affected lots have been employed per Policy 1.4.1.4 (Noise) of the El Dorado Hills Specific Plan. Planning Services shall verify all measures have been incorporated in the project design prior to filing a Final Map.
6. The Development Plan permits the following:
 - A. Tentative Subdivision Map of a 25-acre project site creating eighty-three (83) attached clustered residential lots ranging from 3,113 to 7,602 square feet in size, nine landscape lots, one open space lot, and one Remainder lot;
 - B. Development Plan for the proposed residential subdivision with modifications to One-Family Residential (R1) Zone District and miscellaneous development standards including minimum lot size, lot coverage, and setbacks; and
 - C. Design Waiver of the following modified El Dorado County Design and Improvement Standard Manual (DISM) road improvement standards including:
 1. Modification of subdivision road improvements under Standard Plan 101 B including:
 - A. Reduction of right-of-way width from 50 feet to 36 feet;
 - B. Reduction and construction of road pavement width from 28 feet to 27 feet;
 - C. Construction of 4-foot wide sidewalks along one side of A and B Circle and 6-foot sidewalk on one side of C Street;
 - D. Construction of modified rolled curb and gutter;
 2. Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map;

3. Modification of standard road encroachment under Standard Plan 110 with custom encroachment design off Serrano Parkway; and
4. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 35.

Modifications to One-Family Residential (R1) Zone District Development Standards

The following table contains the modified One-Family Residential (R1) Zone District standards that apply to the residential lots with Village J2/J3-Lot H.

Table 1. Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village J2J3-Lot H

Standards	Required by Zoning Ordinance	Proposed Modifications ^A			Notes
		Plan A	Plan B	Plan C	
Primary Use		Plan A	Plan B	Plan C	
Front Yard Setback (minimum)	20 feet	18.5 feet	25.5 feet	0 feet	See Cluster Plan (Exhibit N) and Tentative Map (Exhibit M); For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply; Lot 59 would have Plan A floor plan with a front yard setback of 6 feet; Lots 21 and 36, which has preliminary Plan A plan, would have a minimum of 10 feet
Side Yard Setback (minimum)	5 feet	10 feet street side; 3.5 feet on other side or 0 foot adjoining Plan B	4 feet on one side; 3.5 feet on other side or 0 foot adjoining Plan A	4 feet adjoining Plan B sideyard; 5 feet on other side	
Rear Yard Setback	15 feet	10 feet (see note)	Consistent	Consistent	
Maximum Building Coverage (Primary)	35%	40%	40%	55%	
Lot Width	60 feet	See Note			Varies as shown on Tentative Map (Exhibit M); Minimum Lot Size is 36 feet
Minimum Lot Area	6,000 square feet	See Note			Varies as shown on Tentative Map (Exhibit M) and Table 1 above; minimum lot size 3,113 square feet (multiple lots)
Ancillary Use	Attached equipment may extend into any yard by not more than 50% of width or depth				
AC/Pool Equipment					

Setback for Solid Fences and Walls over 40 inches tall	Solid Fence Walls not to exceed 40" in height with in front yard	Front, Side, and Rear: 0 feet	Front, Side, and Rear: 0 feet	Front, Side, and Rear: 0 feet	
Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0 feet	Front, Side, and Rear: 0 feet	Front, Side, and Rear: 0 feet	
Any structure such as a permanent BBQ or spa, not over 40 inches high	0 feet	Side and Rear: 2.5 feet Front: 12.5 feet	Side and Rear: 2.5 feet Front: 12.5 feet	Side and Rear: 2.5 feet Front: 0 feet	May be subject to Building Permit
Pergola	May extend into any yard by not more than 50% of width or depth	Front: 12.5 feet Side: 2.5 feet Rear: 5 feet	Front: 12.5 feet Side: 2.5 feet Rear: 5 feet	Front: 0 feet Side: 2.5 feet Rear: 5 feet	As measured from edge of footing
Any structure over 30 inches high	5 feet	Side and Rear: 5 feet	Side and Rear: 5 feet	Front: 0 feet Side and Rear: 5 feet	
Minimum Side and Rear Yard Setback: Swimming pool (underground)	5 feet	Side and Rear: 5 feet	Side and Rear: 5 feet	Side and Rear: 5 feet	
Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)	NA	Side and Rear: 0 feet as long as it does not extend above the adjoining fence line.	Side and Rear: 0 feet as long as it does not extend above the adjoining fence line.	Side and Rear: 0 feet as long as it does not extend above the adjoining fence line.	120 square feet or less; if structure includes utilities (i.e. water and electrical connections), would be subject to County review
Architectural extensions of the dwelling	May extend into any yard by not more than 50% of	Front: 18.5 feet Side and Rear: 2.5 feet	Front: 18.5 feet Side and Rear: 2.5 feet	Front: 0 feet Side and Rear: 2.5 feet	

(uninhabitable space)	width or depth				
Chimneys – attached to the home	3 Feet	Side: 3 feet Rear: 12 feet	Side: 3 feet Rear: 12 feet	Side: 3 feet Rear: 12 feet	
Chimneys – detached from home	NA	Side and Rear: 5 feet	Side and Rear: 5 feet	Side and Rear: 5 feet	May be subject to Building Permit

Note A: Proposed modifications vary with the standard floor plan and corresponding lot size and configuration shown on the tentative map.

7. Minor changes in the adopted Planned Development Permit may be approved by the Planning Services, in accordance with El Dorado County Zoning Ordinance Section 17.04.070.A, provided that the changes:
 - A. Do not change the boundaries of the subject project property;
 - B. Do not change any use as shown on the official development plan; and
 - C. Do not change the intent of the official development plan

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

The Planned Development Permit shall expire concurrently with the term of the Tentative Map.

8. The applicant shall reserve 11.18 acres as shown in Exhibit V for an elementary school site for Rescue School District for a period of one (1) year from the date of this approval. Within fourteen (14) days of this approval, Developer shall send a copy of this condition to the Rescue School District by registered mail, receipt requested, and shall send evidence of that transmittal to Development Services. If, within one (1) year of the date of this tentative map approval, the Developer and School District have not entered into a Purchase and Sale Agreement and the School District has not adopted a Resolution of Necessity evidencing its intention to commence condemnation proceedings, with a copy of such Resolution sent to Development Services, the Specific Plan requirement to reserve a school site shall be deemed to have been fully satisfied.

Department of Transportation

Project Specific

9. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums):

Table 1. Road Improvements for Village J2/J3-LotH				
Road Name	Design Standard Plan	Road Width* / Sidewalk Width	Right-of-Way	Exceptions/Notes
A Street (onsite)	Modified Std Plan 101B (3"AC)	27ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb and gutter on both sides and Modified Type 2

	over 8" AB Min.)			vertical curb & gutter on both sides adjacent to open space. Sidewalk is measured from back of walk to back of curb.
B Circle (onsite)	Modified Std Plan 101B (3" AC over 8" AB Min.)	27ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb and gutter on both sides and Modified Type 2 vertical curb & gutter on both sides adjacent to open space. Sidewalk is measured from back of walk to back of curb.
C Street (offsite)	Modified Std Plan 101B (3" AC over 8" AB Min.)	27ft / 6ft sidewalk on one side	36ft	Modified Type 1 rolled curb and gutter on both sides and Modified Type 2 vertical curb & gutter on both sides adjacent to open space. Sidewalk is measured from back of walk to back of curb.

* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb.

10. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachment from Road C onto Serrano Parkway in accordance to the Encroachment Entrance (Exhibit T) dated October 29, 2009 prepared by REY Engineers and encroachment from Street A onto Greenview Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
11. **Offer of Dedication (onsite roadways):** An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the final map.
12. **Road & Public Utility Easements:** The applicant shall provide a 36 foot wide non-exclusive road easement for the on-site access roadways A Street, B Circle, and C Street prior to the filing of the map.
13. **Traffic Control:** The applicant shall install a traffic control device, such as a stop bar or approved equivalent, for southbound traffic on B Circle adjacent to Lot D. 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.

Standard Conditions

14. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
15. **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 map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
16. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
17. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
18. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, 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 final map.
19. **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).
20. **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.
21. **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.

22. **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.
23. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.
24. **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.
25. **Grading Permit / Plan:** A grading permit is required for the project. 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 fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.
26. **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.
27. **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.

28. **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.

29. **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:

- A. The site can be adequately drained;
- B. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- C. 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;
- D. 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 final map or the applicant shall obtain an approved improvement agreement with security.

30. **Drainage, Cross Lot:** Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village J shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.

31. **Drainage Maintenance:** Drainage maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that

agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the final map.

32. **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 final map.
33. **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.
34. **Off-site Improvements (Security):** Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
35. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right-of-Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
 - A. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - B. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.

- C. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

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 "Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the 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 Hills Fire Department

39. Any roadway longer than 150 feet shall have a turnaround installed at the end of the road.
40. Each structure shall have fire sprinklers installed that conform to NFPA 13D.
41. On-street day parking shall be allowed on one side only. This parking shall be allowed only on roads that are 27 feet, face of curb to face of curb, or greater. To assure conformance, all parking shall be monitored by the onsite security patrol to maintain a 20 foot wide emergency access between the parked car and the face of curb. Fire department approved "No Parking" signs shall be installed in accordance with the 2007 California Fire Code.
42. This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the California Fire Safe Regulations. This shall address the homes that back up to the open wildland to the south of this project.
43. This development shall install Mueller Dry Barrel Fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department.
44. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.

45. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by the El Dorado Hills Fire Department standard 103.
46. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
47. Address numbers shall be visible from the main A Street and B Circle by way of a street type sign. The final details shall be approved by the Fire Department prior to installation.
48. All fencing adjacent to open or unimproved property shall be built of non-combustible material.
49. All gates shall conform to the El Dorado Hills Fire Department automatic gate standard. Plans shall be submitted to the El Dorado Hills Fire Department for approval.
50. The gated access at the west of the A Street shall be a minimum of 20 feet wide with flared ends that would allow emergency vehicles to enter in from the south turning right.

Air Quality Management District

51. 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. Then, District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.
52. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
53. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.
54. The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
55. The applicant shall submit a list to the District stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions

during all construction involved in this project for approval prior to the issuance of a Building Permit or Grading Permit:

The District's goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures:

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity from power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline-powered equipment.
- G. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
- H. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

County Surveyor

- 56. 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.
- 57. The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

El Dorado Hills Community Services District

- 58. Prior to issuance of building permits, the applicant shall pay the required park impact fees.

59. The CSD requires a mandatory waste management services for each new residence. Each residence should be able to store a minimum three waste and recycle material containers to be placed in areas not visible from the street. These services would be provided by the current waste collection provider. Prior to issuance of building permit, the applicant shall provide written evidence of acquisition of waste management services.
60. All construction debris resulting from the development of the project should be disposed of in a manner consistent with the solid waste diversion plan practiced in El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance Code. Construction debris to be disposed by current waste collection franchise. This information shall be noted and verified on all construction plans prior to approval.

Planning Commission

61. Prior to any improvement of the Remainder Parcel, a certificate of compliance, parcel map, or final map shall be required in accordance with the Subdivision Map Act.
62. The applicant shall commence construction of the park improvements not later than concurrent with commencement of the subdivision improvements. The park shall be completed in coordination with El Dorado Hills Community Services District (EDH CSD) prior to issuance of the first occupancy permit within the Serrano Village J2/J3-Lot H subdivision, exclusive of model homes.

3. 15-1469 Hearing to consider the Westmont Living Assisted Living-Memory Care Facility project [Special Use Permit S14-0010] to allow a two-story 120,213 square foot residential care facility to be built in two phases, with a total of 134 units, on property identified by Assessor's Parcel Number 117-580-17, consisting of 4.072 acres, located in the El Dorado Hills area, submitted by Westmont Living; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Addendum to the previously certified Carson Creek Specific Plan Environmental Impact Report dated September 24, 1996, pursuant to State California Environmental Quality Act Guidelines Section 15164; and
- 2) Approve Conditional Use Permit S14-0010 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2)

Mel Pabalinas presented the item to the Commission with a recommendation for approval.

Michael O'Rourke, applicant, provided information on their typical resident and the services they provide to them.

Jay Blatter, applicant's agent, gave a PowerPoint presentation.

Chair Stewart closed public comment.

Commissioner Shinault made the following comments:

- Nice design and a needed service;
- Would have liked to have seen the square foot ratio of open space to the building space as it appeared that they used a good portion of the lot;
- Good use for the site; and
- Good project.

In response to Commissioner Williams' inquiry on the accuracy of the population ratio cited on page 54 of the environmental document, Christine Kudija, applicant's agent, stated that they had prepared the environmental document and that the number cited was a typo. When the numbers shown are placed in the formula, the correct ratio is at a much a lower number.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Shinault, and carried (5-0), to take the following actions: 1) Adopt the Addendum to the previously certified Carson Creek Specific Plan Environmental Impact Report dated September 24, 1996, pursuant to State California Environmental Quality Act Guidelines Section 15164; and 2) Approve Conditional Use Permit S14-0010 based on the Findings and subject to the Conditions of Approval as presented.

AYES: Hansen, Williams, Shinault, Miller, Stewart

NOES: None

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

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDINGS

- 1.1 An Addendum to the previously certified Carson Creek Specific Plan (CCSP) Environmental Impact Report (EIR) dated September 24, 1996 was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines § 15164. An accompanying Initial Study was conducted to determine whether the environmental impacts of this project are similar in nature and scale to those previously evaluated, and whether the conditions identified Sections 15162 and or 15163 requiring a Subsequent or Supplemental EIR have occurred. Specifically, the study evaluated the project's potential impacts to resources including Aesthetics, Air Quality, Biological, and Traffic, and concluded that the proposed project's impacts are less than significant with

incorporation of mitigation measures set forth in the Mitigation Monitoring Reporting Program in the CCSP EIR. Staff has reviewed and verified that all measures have been satisfied through the design of the project or with the application of appropriate conditions.

- 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 Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project site is designated Adopted Plan in the General Plan. This land use category recognizes areas for which specific land use plans, in this case the Carson Creek Specific Plan, have been prepared and adopted. Specific plans are accepted and incorporated by reference, and the respective land use map associated with each such plan is adopted as the General Plan map for each such area.

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and the associated Environmental Impact Report. Policy General Plan Policy 2.2.5.9 recognizes the need for extended family support service uses to be allowed in residential areas of the CCSP.

- 2.2 As this project is a contemplated use in the CCSP, which is subject to a Development Agreement, the project is not subject to revised General Plan policies as a result of Measure E initiative.

3.0 ZONING FINDINGS

- 3.1 **The proposed use is consistent with Title 130.**

The use is allowed by Conditional Use Permit within CCSP Multi-Family (MF) residential zone district and has been found to be consistent with the development standards for the CCSP and Zoning Ordinance requirements for setbacks, coverage, height, parking, lighting, and landscaping.

4.0 ADMINISTRATIVE FINDINGS FOR A CONDITIONAL USE PERMIT

- 4.1 **The issuance of the permit is consistent with the General Plan.**

The proposed community care facility is consistent with the Carson Creek Specific Plan and therefore is consistent with the General Plan.

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

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and Environmental Impact Report. Therefore, the proposed uses would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood

4.3 The proposed use is specifically permitted by Conditional Use Permit pursuant to this Title.

The proposed use is a use allowed by Conditional Use Permit in Carson Creek Specific Plan MF residential districts.

Conditions of Approval

1. Project Description: This Conditional Use Permit approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

- Exhibit FApplicant-submitted Project Description;
September 9, 2014
- Exhibit G.....Project Plans Cover Sheet/Project Details
- Exhibit H.....Site Plan
- Exhibit IPreliminary Grading Plan
- Exhibit JSite Plan Detail
- Exhibit K.....First Floor Plan
- Exhibit LSecond Floor Plan
- Exhibit MRoof Plan
- Exhibits N1-N3Elevations
- Exhibit O.....Landscape Plan
- Exhibit PIrrigation Plan
- Exhibit Q.....Landscape Plant List
- Exhibit R.....Site Lighting and Photometric

Any deviations from the project description, conditions, or exhibits shall 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:

Conditional Use Permit for the construction and operation of a two-story, 120,213 square foot residential care facility to be built in two phases with a total of 134 units. Phase 1 proposes 52 studio units, 39 one-bedroom units, and nine two-bedroom units. Phase 2 includes eight studio units, 20 one-bedroom units, and six two-bedroom units.

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

2. **Interior Noise Levels:** All first and second-floor windows of project units adjacent to Carson Crossing Drive shall be upgraded to a Sound Transmission Class (STC) rating of 30.
3. **Lighting:** All outdoor lighting shall conform to Section 130.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement. In addition, the following apply:
 - a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
 - b. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Any security lighting on the buildings shall be designed with motion-sensor activation.
 - c. No pole light shall exceed 16-feet in height measured from ground level.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

4. **Landscaping:** As part of the building permit process, the applicant shall submit for approval a final landscape plan in substantial compliance with the preliminary plan including compliance with the County water conserving landscape standards and the Carson Creek Specific Plan.
5. **Condition Compliance:** Prior to issuance of certificate of occupancy of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
6. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

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

7. **Permit Implementation:** Pursuant to Zoning Ordinance Section 130.22.250, implementation of the project must occur within twenty-four months of approval of this Conditional Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
8. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

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

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

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

9. **Human Remains:** The following shall be incorporated as a note on the grading/improvement plans:

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

those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

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

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

El Dorado Hills Fire Department

10. **Fire Flow:** The potable water system with the purpose of fire protection for this Assisted Care Facility shall provide a minimum fire flow of 3,125 gallons per minute with a minimum residual pressure of 20 psi for a four-hour duration. This requirement is based on a structure 125,500 square feet or less in size, Type V-A construction. All structures shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
11. **Hydrants:** This development shall install Mueller Dry Barrel fire hydrants or any other hydrant as approved by the El Dorado Irrigation District. The spacing between hydrants for this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department. The spacing shown on the plans exceeds the 300 feet maximum spacing for fire hydrants. Two hydrants need to be added in the following locations:
 - a. One hydrant at the NW Corner in the planter.
 - b. One hydrant near the SE Driveway (unless there is a hydrant on the new Carson Crossing Drive near that driveway).
12. **Hydrant Visibility:** In order to enhance nighttime visibility, the hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

13. **Fire Access:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
14. **Sprinklers:** Any Fire Department Connection (FDC) to the sprinkler system shall be positioned so as not to be obstructed by a parked vehicle.
15. **Access Surface:** All fire apparatus access roads shall be an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
16. **Turning Radius:** Fire apparatus turning radius is 56 feet outside and 40 feet inside. The main entrance from Golden Foothill Parkway will need to be revised to allow for this access.
17. **Parking and Fire Lanes:** The only authorized parking will be in the designated parking spaces shown on the plans. All curbs shall be fully painted a continuous red with the words "No Parking - Fire Lane" painted every 25 feet.
18. **Knox Box:** A Knox Box is required for nighttime and afterhours access to the alarmed buildings.
19. **Addressing:** Addressing is required as described in the in accordance with the El Dorado Hills Fire Department Addressing of Buildings Standard B-001.
20. **Knox Key Shunt:** A Knox Key shunt system shall be installed to terminate power to generators.
21. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
22. **Gates:** If any gate is proposed, it shall meet the El Dorado Hills Fire Department Gate Standard B-002.
23. **Landscaping:** The landscaping plan will be reviewed to ensure that trees proposed to be adjacent to the Fire Apparatus Access roads will not impede fire apparatus access when fully grown.
24. **Plans Submittal:** A PDF electronic copy of all plans shall be provided to the fire department for electronic storage and use for engine company pre-fire planning.

El Dorado County Air Quality Management District

25. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release

- of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
26. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
 27. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
 28. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
 29. **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: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
 30. **New Point Source:** Prior to construction/installation of any new point source emissions units (e.g., emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rules 501 and 523)
 31. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). 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.
 32. **EV Charging:** AQMD recommends the applicant incorporate Electric Vehicle (EV) charging infrastructure into the parking lot design. This should/could consist of both Level I (110V) and Level 2 (240V) for use by residents, employees, and guests to facilitate the use of zero-emission EV's.
 33. **Exterior Electrical Outlets:** Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.

Community Development Agency-Environmental Management Division

34. **Pool:** The pool planned for this project will require a plan review for approval from this Division before it is built. This pool will be required to meet the standards of the California Health and Safety Code as well as the requirements of Title 22, Chapter 20 of the California Code of Regulations. Once the pool has been built, an annual health permit and annual inspections by the El Dorado County Environmental Management Division will be required.

Community Development Agency-Transportation Division

35. **Access:** The applicant shall obtain an encroachment permit from the County and shall construct the roadway encroachment access onto Golden Foothill Parkway to the provisions of County Design Standard Plan 103 C, modified as shown on the application drawings, and subject to review and approval by the Transportation Division.
36. **Driveway Restriction:** The County reserves the right to restrict the project driveway on Golden Foothill Driveway to a "Right-in, Right-out Only" configuration at any time in the future when deemed necessary by County for public safety and traffic circulation.
37. **Sidewalk:** The Project shall construct a 6-foot-wide sidewalk along the project frontage on Golden Foothill Parkway, subject to review and approval of the Transportation Division. Said sidewalk may be on-site or within the Golden Foothill Parkway right of way. If the sidewalk is on-site, the developer shall make an irrevocable offer of dedication to the County for a pedestrian easement. If the sidewalk is in the Golden Foothill Parkway right of way, the developer and contractor shall obtain an encroachment permit from the Transportation Division prior to performing any work in the County right of way.
38. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.
39. **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.
40. **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.
41. **Grading Permit / Plan:** If more than 250 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 County 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 County prior to occupancy clearance.

42. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division 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, Drainage Manual and as required otherwise by Law.
43. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the El Dorado County 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 Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
44. **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 Community Development Agency. 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.
45. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
46. **Drainage Study / NPDES Compliance:** The project proposes to render more than 5,000 square feet impervious to surface runoff, and qualifies the project as a "Regulated Project" under section E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project shall incorporate Site Design Measures, Source Control Measures, and Low Impact Development (LID) Design Standards consistent with the Order into the project design, and construct such measures with the project. If the Order is amended or

replaced by action of the SWRCB, the applicant shall comply with the Order in place at the time of issuance of construction permits.

The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Order. The Drainage Report shall address storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

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. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Transportation Division prior to occupancy.

47. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on site grading plans.
48. **NPDES Construction Permit:** The project proposes to disturb more than one acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ (CGP), including any and all amendments or revised orders issued by the SWRCB.

The applicant shall demonstrate compliance with the CGP (or equivalent permit issued by the SWRCB) prior to issuance of construction permits by County.

49. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports and record drawings in PDF format (TIF format optional for record drawings only).

El Dorado County Surveyor's Office

50. Applicant shall be required to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code Chapter 110.04. Compliance is required within 30 days of approval.

4. 09-0825 Hearing to consider a request for the Cameron Hills Tentative Subdivision Map project [Tentative Subdivision Map Time Extension TM08-1473-E] for six one-year time extensions to the approved tentative map creating 41 detached residential lots, resulting in a new expiration date of July 21, 2022 on property identified by Assessor's Parcel Number 116-010-04, consisting of 20.13 acres, in the Cameron Park area, submitted by MCP Properties, LLC; and staff recommending the Planning Commission take the following actions:

1) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on July 21, 2009, as described in the CEQA Findings; and

2) Approve TM08-1473-E extending the expiration of the approved tentative map for a total of six years to July 21, 2022 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 2)

Mel Pabalinas presented the item to the Commission with a recommendation for approval.

Olga Sciorelli/CTA Engineering & Surveying, applicant's agent, stated that this was an infill project and spoke on the challenges the project has faced, which has caused the applicant to request the time extensions.

James Mearns made the following comments:

- Lives adjacent to site;
- Requested the Commission to look at time durations less than 6 years;
- Area is in a different situation that when the original project was approved;
- Need for high density infill project has decreased as the conditions of the economy have changed; and
- Spoke on the required building codes that would change the character of the neighborhood.

Sue Williams made the following comments:

- Lives near the site;
- Fire season is upon us and again no fire abatement has been done on the property and extending the project will just exacerbate this problem; and
- When property was cleared, the wildlife invaded the nearby properties.

Mr. Pabalinas stated that the applicant is required to comply with wildfire regulations and spoke on fire abatement.

Ms. Sciorelli spoke on the lot size and density of nearby parcels and how it compared to the project site which has a General Plan land use designation of High Density. She also spoke on the required Fire Safe Mitigation Plan and sprinklered systems.

Patrick McNamara, applicant, commented that weed abatement had recently been conducted on the site. He also stated that each year he is contacted by a neighbor regarding fire abatement on the property.

Chair Stewart closed public comment.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Hansen, and carried (5-0), to take the following actions: 1) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on July 21, 2009, as described in the CEQA Findings; and 2) Approve TM08-1473-E extending the expiration of the approved tentative map for a total of six years to July 21, 2022 based on the Findings and subject to the Conditions of Approval as presented.

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

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

Findings

1.0 CEQA FINDINGS

- 1.1 Pursuant to CEQA Section 15162(b), it has been determined that no subsequent mitigated negative declaration is required because there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including: (1) substantial changes to the project which would require major revisions to the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects; or (3) a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous

mitigated negative declaration was adopted, shows the project will (a) have one or more significant effects not discussed in the previous mitigated negative declaration.

1.2 Pursuant to CEQA Section 15164(b) it has been determined that there is no substantial evidence requiring an addendum to the adopted mitigated negative declaration because no minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent mitigated negative declaration have occurred.

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 Division - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

2.1 The request for extension of the approved tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.A.

Section 120.74.030.A allows the subdivider to request up to six one-year extensions from the expiration date of an approved or conditionally approved tentative map, as allowed by Government Code Sections 66452.6(e) and 66463.5, by timely written application to the Development Services Division of the Community Development Agency. The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six years. Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

Rationale: The applicant filed a request for six one-year time extensions and appropriate processing fees on March 25, 2016, prior to the expiration date of the tentative subdivision map of July 21, 2016. The applicant states that challenges with the timing in satisfying the approved conditions of approval necessary to initiate construction and development of the subdivision warrant the requested six one-year time extensions.

2.2 The request for extension of the approved tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.B.

Section 120.74.030.B. requires that the Development Services Division review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Development Services Division has reviewed the time extension request for Tentative Subdivision Map TM08-1473-E for Cameron Hills Tentative Subdivision Map along with all submitted materials, and has submitted this

staff report with recommendations for approval based on the Findings provided in compliance with Section 120.74.030.B.

Conditions of Approval

(The following are the original Conditions of Approval for Cameron Hills Tentative Subdivision Map, as approved by the Board of Supervisors on July 21, 2009. Minor edits to the Conditions are shown in underline (additions) to reflect the administrative approval of the revised tentative map on July 22, 2013.)

CONDITIONS OF APPROVAL

1. The project, as approved, consists of the following:

This rezone, planned development and tentative subdivision map are based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibits E-K (Rezone/Planned Development/Tentative Subdivision Map) dated February 12, 2009, Exhibit F (Substantial Conformance Review of revised Cameron Hills Tentative Subdivision Map, administratively approved on July 22, 2013), 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.

Project Description: The project request includes a Rezone, Planned Development, and Tentative Subdivision Map. The zone change request would add the Planned Development (PD) overlay. The Tentative Map and Development Plan would create 41 residential lots ranging in size from 6,000 square feet to 20,317 square feet, and 5 lettered open space lots ranging in size from 0.08 acres to 4.91 acres, totaling 8.16 acres (See Table 1). The project requires annexation into the Cameron Park CSD and Fire Department Boundaries. A Design Waiver has been proposed to allow sidewalk widths to be modified from 6 feet to 4 feet. Water and sewer would be provided by the El Dorado Irrigation District (EID). Access would be provided via an internal roadway system with points of access at Kimberly Road and Harvey Road. All lots designated for open space shall be rezoned Open Space-Planned Development (OS-PD) (Exhibit J).

The approximate gross and net lot area shall comply with Table 1 below:

Lot #	Gross Area(s.f.)	Net Area (s.f.)	Lot #	Gross Area(s.f.)	Net Area (s.f.)
1	11,938	4,083	24	6,603	3,531
2	11,458	4,447	25	14,270	2,467
3	20,317	5,671	26	19,462	5,297
4	14,857	3,890	27	12,901	4,734
5	13,164	3,975	28	9,840	2,533

6	11,501	4,300	29	6,965	3,572
7	12,976	4,665	30	7,329	3,185
8	11,991	4,904	31	7,844	2,810
9	11,185	4,438	32	7,741	3,575
10	10,741	4,627	33	8,629	4,056
11	7,173	3,525	34	6,960	2,508
12	9,958	3,425	35	7,783	3,259
13	8,889	3,390	36	6,000	2,947
14	9,914	3,753	37	6,000	2,925
15	9,935	4,019	38	6,000	2,963
16	7,958	3,369	39	6,000	3,250
17	11,977	3,410	40	8,133	4,237
18	11,318	3,311	41	7,140	3,646
19	6,661	2,839	"A"	4.91 acres	
20	8,661	4,582	"B"	1.01 acres	
21	8,917	4,019	"C"	0.08 acres	
22	9,113	3,910	"D"	0.36 acres	
23	7,767	4,578	"E"	1.80 acres	

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

Conditions from the Mitigated Negative Declaration

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

2. A pre-construction survey for California horned lizard shall be conducted not more than one hour prior to clearing or grubbing of vegetation. The preconstruction survey will be conducted at a time of day when the lizard is most likely to be found (basking behavior during mid-morning), determined by a qualified biologist, and most likely to result in detection and capture of California horned lizard if present. California horned lizards, if found, will be moved to an open space area on-site. **(MM BIO-1)**

Timing/Implementation: Prior to issuance of grading permits, a note shall be included on all grading plans which states the above measure. This measure shall be implemented prior to clearing, grubbing, or grading on the project site.

Enforcement/Monitoring: El Dorado County Planning Services

3. The project shall comply with the Ecological Preserve Mitigation program set forth in Chapter 17.71 of the El Dorado County Zoning Ordinance, based on one of the following options:
 - A. The applicant shall pay the required in-lieu fee in effect at the time the County has completed its intended review and update of the fee under Subsection 17.71.220.A of the ordinance;
 - OR
 - B. If the applicant elects to record a final map for the project prior to the completion of the update of the in lieu fee, the applicant shall be required to demonstrate compliance with the Rare Plant Offsite Mitigation Program in accordance with Subsection 17.71.220.B, providing offsite mitigation at a 1.5:1 ratio for land area graded within the project area, in accordance with the Ordinance. (MM BIO-2)

Timing: As noted in the mitigation measure

Enforcement/Monitoring: El Dorado County Building and Planning Services

4. A deed restriction shall be placed on the project open space lots and incorporated into the Covenants, Conditions, and Restrictions (CC&R's). Except for a 25-foot buffer area from limit of grading, the CC&R's shall restrict activities not compatible with the long-term preservation of the Pine Hill Plants such as grading, plowing, or use of herbicides not specific to groups of plants that do not include any of the Pine Hill Plant species present on the site. The CC&R's shall only allow activities within the open space lots which are compatible with the long-term preservation of the Pine Hill Plants such as large brush removal above the soil surface, and passive recreational uses such as a trail. The document shall include disclosure language relating to the importance of the preservation of the habitat within the open space lots and provide for an annual consultation with the California Native Plant Society, or other appropriate entity or agency, to monitor the preservation of the open space, provide educational information and material to the owners of the property and to obtain advice as to special needs or concerns that develop with respect to the open space and its value as habitat.

Permanent metal signs shall be provided along the boundaries of the open space adjacent to public streets or access points identifying the open space as sensitive natural habitat. Details of these signs shall be verified during review Improvement Plans for the project. Installation of these signs shall occur during subdivision improvement.

The CC&R's shall provide for an owners association with the responsibility to enforce the provisions of the CC&R's enumerated herein and shall further provide that such provisions may not be amended or removed from the CC&R's without the approval of the County. The provisions in the CC&R's shall be written in consultation with a qualified botanist, approved by El Dorado County Planning Services. MM BIO-3

Timing/Implementation: The deed restriction shall be recorded at the time of filing of the final map. This deed restriction shall be noted and incorporated into the project CC&Rs. The Final Grading Plan for the project shall include a delineation of the 25-foot buffer area from the limits of grading.

Enforcement/Monitoring: El Dorado County Planning Services

5. If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests. If a nest becomes active after construction has begun, then the bird is considered adapted to construction disturbance.
 - If construction is scheduled to begin between 1 February and 31 August, then a qualified biologist shall conduct a preconstruction survey for active nests in the construction footprint and within 250 ft of the construction footprint from publicly accessible areas within two weeks prior to construction. If no active nest of a bird of prey or Migratory Bird Treaty Act (MBTA) bird is found, then no further mitigation measures are necessary.
 - If an active nest of a bird of prey or MBTA bird is found, then the biologist shall flag a minimum 250-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey.
 - No construction activity shall be allowed in the ESA until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest.
 - The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring. The size of suitable buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other situation specific conditions.(MM BIO-4)

Timing/Implementation: The above described measures shall be included as a note on all grading plans. El Dorado County Planning Services shall verify that this measure has been included as a note on grading plans prior to issuance of a grading permit. The applicant shall conduct the monitoring no more than two weeks prior to clearing and grubbing if construction begins during the nesting season (1 February – 31 August).

Enforcement/Monitoring: El Dorado County Planning Services

6. Construction activities shall be limited to between the hours of 7:00 AM and 5:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.(MM NOI-1)

Timing/Implementation: All building and grading plans shall include a note reflecting the above referenced measure. El Dorado County Planning Services shall verify that this note has been included on all grading and building plans prior to issuance of grading and building permits.

Enforcement/Monitoring: El Dorado County Planning Services shall verify that the above measure has been incorporated on the building and grading plans prior to issuance of building and grading permits.

7. Any landscaping at the proposed Road "Z" intersection at Kimberly Road shall be limited to low lying landscaping no more than 3 feet in height and trees with canopies no lower than 10 feet from the ground. Sight triangles meeting County standards shall be maintained at this intersection.(MM TRA-1)

Timing/Implementation: Prior to issuance of grading and building permits the applicant shall include a note reflecting the above requirement on all building, landscaping and grading plans. DOT and El Dorado County Planning Services shall review plans to ensure that these measures have been included on all relevant plans.

Enforcement/Monitoring: El Dorado County Planning Services & DOT shall verify that the above measure has been incorporated on the plans prior to issuance of a building and/or grading permit.

CONDITIONS OF APPROVAL

Planning Services

8. All fees associated with the Tentative Subdivision Map shall be paid prior to filing the Final Subdivision Map.
9. The developer shall pay the mitigation in-lieu fee or provide a replacement plan for all oak canopy removed as part of project implementation (Total 0.72 acres). The mitigation fee shall be paid at a 1:1 ratio as required by the Oak Woodland Management Plan and shall be based on the fee established by the Board of Supervisors. Based on existing oak canopy coverage, the applicant shall mitigate at a 1:1 ratio for 0.072 acres, and a 2:1 ratio for 0.647 acres. The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee or replacement plan, prepared by a licensed arborist, prior to issuance of a grading permit or removal of any oak trees.
10. Prior to issuance of a grading permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services if deemed necessary prior to issuance of a grading permit for verification of compliance with applicable conditions of approval.

11. 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.
12. 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).
13. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit, or other entity to fund the maintenance of drainage facilities and improvement services. The funding mechanism for these services must be established prior to approval of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.
14. At time of final map filing, CC&R's shall be submitted and reviewed by Planning Services.
15. At the time of map filing, all open space lots shall be dedicated to a Homeowner's Association or similar entity as open space with an appropriate maintenance program. The open space maintenance program shall be submitted for review and approval by Development Services Department-Planning Services prior to final map.

The following information shall be included as part of the approved Development Plan.

Designated open space lots are for purposes of preservation of native habitat. No disturbance is permitted within these lots except for the specific uses and activities limited to and consistent with the identified provisions of Conditions, Covenants and Restrictions (CC&R) established for Cameron Hills Subdivision and the approved Development Plan.

16. This Tentative Subdivision Map shall expire in 36 months from date of approval unless a time extension has been filed.
17. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

18. The location of fire hydrants and systems for fire flows are to meet the requirements of the Cameron Park CSD and the Cameron Park Fire Department. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district. If fire flows cannot be met, all habitable structures shall be sprinklered in accordance with Fire Department requirements. This condition shall be included in the CC&Rs for the project.
19. A fire safe plan, acceptable to the Cameron Park Fire Department and the California Department of Forestry, shall be prepared and implemented. The plan shall provide appropriate guidelines, to be utilized as part of the regular fire prevention maintenance of the open space, for the protection of identified endemic rare plants within the susceptible fire areas of the open space lots in the Cameron Hills development. The plan shall include, but not be limited to, the following provisions: 1) consultation and funding for a qualified biologist who will assist in ensuring adequate protection of the plants; 2) detailed methodology of the monitoring process; 3) post-fire maintenance reporting for consistency with approved Fire Safe Plan to Planning Services. Preparation of the Fire Safe Plan shall be done in consultation with the California Department of Fish and Game and approved by a biologist.

Prior to final map approval, a copy of the approved Fire Safe Plan shall be provided to Planning Services.

20. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
21. 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 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.
22. 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.
23. 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.

24. The developer shall pay all applicable school fees at the time of issuance of building permits for individual lots.
25. Prior to filing of the final map, the applicant shall record an Avigation and Noise easement on all lots located within the Safety Area 3 (Overflight Zone) and/or those lots located within the 55 dB CNEL noise contour as identified by the Cameron Park Airport Comprehensive Land Use Plan.
26. All open space lots shall be noted as open space on the final map. The notation shall also be provided on the cover sheet indicating that open space lots are for open space purposes only and not available for development, unless explicitly allowed by the Conditions, Covenant and Restrictions (CC&R). The CC&R's for the subdivision shall provide for the ownership and maintenance in perpetuity of all open space lots. Said CC&Rs shall be submitted to Planning Services for review during review of final map.

Cameron Park Fire Department

27. Prior to recordation of the final map, the project shall annex into the Cameron Park CSD and Fire Department boundaries.
28. Prior to issuance of building permits, the applicant shall demonstrate to the satisfaction of the Cameron Park Fire Department that minimum fire flow requirements have been met as described herewith:
 - The minimum fire flow requirements for one and two family residential floor area, which does not exceed 3,600 sq ft shall be 1,000 gallon per minute. One and two family residential dwellings at are over 3,600 sq ft shall have a minimum fire flow of 1,500 gallons per minute. Fire flow shall meet Appendix B Table B105.1 and Cameron Park Fire Department amendments.
29. Prior to issuance of grading permits, the Cameron Park Fire Department shall review and approve plans for fire hydrants. Fire hydrant spacing shall not exceed 300 feet in residential area per Appendix C Table C105.1 and Cameron Park Fire Department amendments. All hydrants shall be on a loop system.
30. Prior to issuance of building permits, the Cameron Park Fire Department shall review plans to ensure that they meet fire department requirements for driveways and sprinklering. The driveways serving this project shall be designed to a maximum of 16% grade. Any driveway exceeding this requirement shall require installation of fire sprinklers per NFPA 13D within the dwelling unit.
31. Fire hydrants and roadways shall be completed before issuance of any building permits.
32. All roadway width shall meet California Fire Code Appendix D and Cameron Park Fire Department amendments. The Cameron Park Fire Department shall review and approve improvement plans prior to issuance of grading permits.

- 33. A fire safe management plan, acceptable to the Cameron Park Fire Department and the California Department of Forestry, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the Cameron Park Fire Department to Planning Services prior to filing the map.

El Dorado County Department of Transportation

Project Specific DOT Conditions

- 34. All roads shall be constructed in conformance with the El Dorado County Design and Improvements Standard Manual (DISM) with the following widths, and must be substantially complete, as determined by the Department of Transportation, prior to the filing of the final map:

ROAD NAME		ROAD WIDTH	EXCEPTIONS/NOTES
Harvey Road (offsite)			Type 1 rolled curb & gutter, 4-ft sidewalk
Road X,Y,Z (onsite)	StdPlan101B	36ft(50ft R/W)	Type 1 rolled curb & gutter, 4-ft sidewalk

Notes for Condition 1 table:

Road widths in the preceding table are measured from curb face to curb face.

Curb face for rolled curb and gutter is 6" from the back of the curb.

- 35. Prior to filing of the final map, an irrevocable offer of dedication for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map.
- 36. Applicant shall install stop signs and striping on Harvey Road at the Berry Road intersections, and must be substantially complete, as determined by the Department of Transportation, prior to the filing of the final map.
- 37. **Off-site Improvements (Cambridge Rd & US 50):** The applicant shall provide an all way stop at the Cambridge Road/ US 50 eastbound on-off ramps, providing an all way stop. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD). The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the final map. In addition, the applicant shall obtain an approved encroachment permit from Caltrans for the required improvements.
- 38. Applicant shall show sight distance triangles on the improvement plans, including a sight distance profile, at all intersections, especially at Road Z and Kimberly Road.

39. Per Section 3.B.6. of the DISM, a tangent at least one hundred feet long shall be introduced between reversed curves. A line and curve table should be introduced to demonstrate that street alignments meet County design criteria prior to filing the final map.
40. The applicant shall demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements along the northern, western, and southern boundaries of this project.
41. Prior to recordation of the final map, the applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both on-site and for those roads that are required for access to County or State maintained roads.
42. Prior to filing the final map, the applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.
43. 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 incorporated if drainage increases more than the pre-development 10-year storm event, prior to the filing the final map.
44. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to *Government Code Section 66462.5* and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a twenty-percent (20%) contingency:
 - A. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - B. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - C. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

Standard DOT Conditions

45. 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 prior to filing of the final map.
46. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
47. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
48. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis.
49. An irrevocable offer of dedication, in fee, for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
50. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
51. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.

52. 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.
53. 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.
54. The applicant shall submit 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.
55. Grading 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. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
56. 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.
57. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
58. 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).
59. Cross lot drainage shall be avoided. When cross lot drainage does occur, 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. 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.

60. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer shall 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.
61. This project disturbs more than one acre of land area (43,560 square feet). The Developer 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 State of California. 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 SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

El Dorado County Surveyor's Office

62. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.
63. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

El Dorado County Environmental Management

Air Quality Management

64. The applicant shall adhere to all District rules and conditions during project construction, as specified by the District in their letter dated August 13, 2007 prior to issuance of any permits associated with this project.

Hazardous Materials

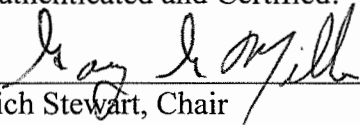
65. If any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and

conduct a Phase II ESA and any required site remediation activities prior to developing property.

ADJOURNMENT

Meeting adjourned at 9:46 a.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

 for

Rich Stewart, Chair