

REVISED CONDITIONS OF APPROVAL
(Added conditions are shown with underline)

**General Plan Amendment A11-0003/Rezone Z11-0004/
Planned Development PD11-0002/Parcel Map P11-0003/Green Valley Center
Planning Commission/~~October 25, 2012~~ December 13, 2012**

PROJECT DESCRIPTION

1. The proposed General Plan Amendment, Rezone, Preliminary Planned Development, and Tentative Parcel Map are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits G through O, 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 consists of the following:

- A. General Plan Amendment amending the land use designation from High Density Residential (HDR) to Commercial (C);
- B. Rezone from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD);
- C. Preliminary Development Plan for the proposed commercial development consisting of three commercial buildings totaling 28,615 square feet served with on-site parking, landscaping, and signs;
- D. Tentative Parcel Map creating a total of three commercial parcels ranging from 1.53 acres to 3.04 acres in size;
- E. Findings of Consistency with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks) involving proposed reduced wetland setback from 50 feet to 25 feet; and
- F. Design Waiver request reducing standard sidewalk width from 8-foot to 6-foot along Francisco Drive and Cambria Way.

As conditioned, a Final Development Plan for Green Valley Commercial Center shall be required subject to review and consideration by the Planning Commission. The required application materials and exhibits shall include an oak tree plan, updated site plan, preliminary grading and drainage plan. The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall be consistent with

ATTACHMENT D

the formal action taken on this plan, subject to the conditions of approval and mitigation measures approved for the project.

PLANNING SERVICES

Mitigation Monitoring Reporting Program (MMRP): The following conditions of approval are specific mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the project.

2. Prior to Approval of Improvement Plan and Issuance of Grading Permit, the applicant shall implement EDCAQMD's Rule 223-1 regulations. This measure shall be incorporated as Notes on Improvement Plan and Grading Plan

Monitoring Agency: Air Quality Management District (AQMD) and Planning Services (MM AIR-1)

3. Prior to Approval of Improvement Plan and Issuance of Grading Permit, the applicant shall implement EDCAQMD's Rule 223-2 regulations. This measure shall be incorporated as Notes on Improvement Plan and Grading Plan.

Monitoring Agency: Air Quality Management District (AQMD) and Planning Services (Mitigation Measure AIR-2)

4. Prior to Approval of Improvement Plan and Issuance of Grading Permit, all contractors using diesel powered construction equipment shall verify that all equipment is 1996 model year or later. With this newer equipment, the threshold of 402 gallons of diesel fuel per day shall not be exceeded. This measure shall be incorporated as Notes on Improvement Plan and Grading Plan.

Monitoring Agency: Air Quality Management District (AQMD) and Planning Services (Mitigation Measure AIR-3)

5. Prior to Approval of Improvement Plan and Issuance of Grading Permit, a pre-construction survey for active bird nests shall be conducted by a qualified biologist if vegetation removal is conducted within the nesting period for most migratory bird species and nesting raptor species (between March 1 and August 15). If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG. A copy of the survey shall be provided to Planning Services Division.

Monitoring Agency: Planning Services
(Mitigation Measure BIO-1)

6. Prior to issuance of Grading Permit, the applicant shall obtain a Nationwide Permit from the U.S. Army Corp of Engineer. A copy of the executed permit shall be submitted to Planning Services Division.

Monitoring Agency: Planning Services
(Mitigation Measure BIO-2)

7. Prior to issuance of Grading Permit, the applicant shall acquire wetland credits at an approved mitigation bank or National Fish and Wildlife Foundation. The wetland credits shall be equivalent to the amount of wetlands impacted. A copy of the executed permit shall be submitted to Planning Services Division.

Monitoring Agency: Planning Services
(Mitigation Measure BIO-3)

8. Prior to Issuance of Grading Permit, a Streambed Alteration Agreement, pursuant to Fish and Game Code Section 1600 et seq, shall be obtained by the applicant from the California Department of Fish and Game for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be developed in coordination with CDFG in the context of the agreement process. Authorization prior to placement of any fill is required from the U.S. Army Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat that were not disclosed during the project review. This authorization may require mitigation as deemed necessary by the Corps of Engineers. A copy of the executed agreement shall be submitted to Planning Services Division.

Monitoring Agency: Planning Services
(Mitigation Measure BIO-4)

9. Prior to Issuance of Grading Permit, the applicant shall obtain a Water Quality Certification, Section 401 permit from the California Regional Water Quality Control Board for applicable project improvements. A copy of the executed agreement shall be submitted to Planning Services Division.

Monitoring Agency: Planning Services
(Mitigation Measure BIO-5)

10. A 25-foot setback line from all high-water marks or the outer boundary of Wetland CH-1 shall be shown and verified on the Parcel Map or Final Site Plan. No development shall occur within the setback area. Standard Best Management Practices (BMP) measures, including the installation of protective fencing around the wetland, shall be implemented.

Monitoring Agency: Planning Services
(Mitigation Measure BIO-6)

11. The applicant shall submit an Oak Tree Plan as part of a Final Planned Development Permit. The plan shall indicate the size and location of all onsite oak trees and will indicate which trees are to be removed and retained. Approval of the Final Planned Development Permit and issuance of grading permits shall not occur unless the County has adopted an offsite oak tree mitigation program and the applicant has submitted a project-specific oak tree mitigation plan which the County finds fully compliant with the adopted offsite oak tree mitigation program. Should the County fail to adopt an offsite oak tree mitigation program, the project shall be redesigned to allow for onsite retention. This redesign shall be subject to subsequent environmental review.

Monitoring Agency: Planning Services
(Mitigation Measure BIO-7)

12. Prior to Issuance of Building Permit, the applicant shall construct an additional eastbound right turn flare at the intersection of Francisco Drive and Embarcadero Drive to provide storage for 1 vehicle.

Monitoring Agency: DOT
(Mitigation Measure MM Trans-1)

13. Prior to filing of Parcel Map, the applicant shall restripe a right-in and right-out encroachments on the Cambria Way and Embarcadero Drive intersection with Francisco Drive, and construct a dual left turn lane with a raised concrete median at the intersection of Francisco Drive as referenced in the Francisco Drive Exhibit by RSC Engineering, Sheet # EX FR, dated October 29, 2012. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security.

Monitoring Agency: DOT
(Mitigation Measure MM Trans-2)

14. Prior to filing of Parcel Map, the applicant shall install U-turn signage at the intersection of Green Valley Road and Francisco Drive for eastbound Green Valley Road. 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. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security.

Monitoring Agency: DOT
(Mitigation Measure MM Trans-3)

Project Specific Conditions

- ~~15.13.~~ A final Planned Development plan, pursuant to Chapter 17.04 of the County Code, shall be submitted for County review and approval by the Planning Commission prior to issuance of building or grading permit. The plans shall be reviewed for consistency with this Preliminary Development Plan approval, adopted mitigation measures as identified in the Mitigation Monitoring Reporting Program, and applicable standards of Title 17, Zoning Code.
- ~~16.14.~~ 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.
- ~~17.15.~~ 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).
- ~~18.16.~~ Prior to issuance of building permit, the applicant shall remit payment for impacts to rare plants in accordance with Chapter 17.71 of the El Dorado County Zoning Ordinance and Board of Supervisor's Resolution No. 205-98.
- ~~19.17.~~ This tentative map shall expire 36 months the date of approval unless a timely extension is filed.
- ~~20.18.~~ Prior to parcel map filing or issuance of building or grading permit, the applicant shall pay all Development Services Department fees associated with this application.
- ~~21.19.~~ The applicant shall submit to Planning Services a \$50.00 recording fee and the applicable California Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No parcel map shall be filed or building permits issued until said fees are paid.
- ~~22.20.~~ A meter award letter or similar document shall be provided by the water purveyor prior to filing of parcel map or issuance of building permit.

~~23.21.~~ The applicant shall submit a Final Sign Program as part of the Final Planned Development. The Sign Program shall include a provision that prohibit installation of any illuminated signs that face the southern perimeter of the project site. The sign area shall be limited to a maximum of 80 square feet.

~~24.22.~~ Prior to filing the Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

~~25.23.~~ 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.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning the above project request 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.

DEPARTMENT OF TRANSPORTATION

Project Specific Conditions

~~26.24.~~ Encroachment Permit: The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachments from the access roadway onto Green Valley Road and Cambria Way to the provisions of County Design Std 103C. 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.

~~27.25.~~ The applicant shall construct the encroachment along Green Valley Road as “Right-in, Right-out” turns only and shall be signed and striped in conformance with the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

~~28.26.~~ Frontage Improvements: The applicant shall construct 6-foot sidewalk(s), type-2 curb and gutter in conformance with standard plan 101A of the Design and Improvement Standards Manual (DISM) along the westerly frontage of Francisco Road and the north

frontage of Cambria Way. 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 filling of the map or issuance of building permit. The improvements shall be completed and approved by the department prior to occupancy of any structures.

~~29.27.~~ Acceleration/Deceleration Lane: The applicant shall construct an acceleration/deceleration lane on the south side of Green Valley Road, a 6-foot wide sidewalk, and Type 2 curb and gutter in conformance with standard plan 101A of the Design and Improvement Standards Manual (DISM). 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 filling of the map or issuance of building permit. The improvements shall be completed and approved by the department prior to occupancy of any structures.

~~30.28.~~ Road Improvement Agreement & Security: The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements within the County right-of-way. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

~~31.29.~~ Parcel Map Improvement Agreement & Security: If the required improvements are not completed prior to filing of the map or if the Engineer's Estimate is \$100,000 or greater for the required improvements, the developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Department of Transportation for onsite roadway, drainage infrastructure, grading, etc. The developer shall also provide a security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map. The improvements shall be installed to the satisfaction of DOT prior to filing of the map

~~32.30.~~ Signal Modification: The developer shall provide a signal cycle length optimization design for Green Valley Road at El Dorado Hills Boulevard/Salmon Falls Road. The design shall be substantially completed to the approval of the Department of Transportation prior to the filling of the map

DOT Standards Conditions

~~33.31.~~ Easements: All applicable existing and proposed easements shall be shown on the project plans.

~~34.32.~~ 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.

- ~~35.33.~~ Curb Returns: All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
- ~~36.34.~~ Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
- ~~37.35.~~ 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.
- ~~38.36.~~ 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.
- ~~39.37.~~ 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.
- ~~40.38.~~ DISM Consistency: The developer shall obtain approval (as modified by these conditions herein) of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990), from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
- ~~41.39.~~ 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.
- ~~42.40.~~ 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 Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans.

The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

- 43.41. 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.
- 44.42. 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.
- 45.43. 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.
- 46.44. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

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

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;

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

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

47.45. 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 all improvement plans and / or on the final map.

48.46. 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.

49.47. Off-site Improvements (Security): Prior to the filing of a final map or parcel 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.

50.48. 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.

~~51.49.~~ 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 DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

~~52.50.~~ TIM Fees: The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete by the Building Services Division. The fees shall be collected prior to issuance of building permits.

AIR QUALITY MANAGEMENT DISTRICT

~~53.51.~~ The applicant shall adhere to all District rules during project construction including, but not limited to, Rule 300 (Open Burning), Rule 215 (Architectural Coatings), and Rule 224 (Cutback and Emulsified Asphalt Paving Materials).

~~54.52.~~ Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

~~55.53.~~ All portable equipment (non-mobile) with a 50-horse power or greater engine to be utilized on the project shall be permitted by the California Air Resources Board. Copy of the current portable equipment permit shall be with equipment. This condition shall be verified prior to site construction

ENVIRONMENTAL MANAGEMENT

- 56.54. All construction debris resulting from the development of the project shall be disposed of in manner consistent with the solid waste diversion plan practiced by the 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 Code. Construction debris shall be disposed by current waste collection franchise.
- 57.55. Prior to construction of fast food facility and drug store, where food is sold, construction plans shall be submitted to Environmental Health for review and approval. The plans shall comply with California Retail Food Code. An annual operating permit from Environmental Health is required prior to opening
- 58.56. All refuse collection/storage areas (enclosures) shall include room for trash and recycling bins. The enclosures shall be accessible to service trucks.
- 59.57. The applicant shall conduct a Phase 1 Environmental Site Assessment (ESA) if any commercial, industrial, agricultural, mining, or any hazardous materials handling have taken place on the property in the past. The Phase 1 shall be conducted in accordance with ASTM Standard E 1527-00. All information developed in the Phase 1 shall be submitted to the Hazardous Materials Division for review. If upon review of the Phase 1 information the division determines that the property is a potentially impacted site, the applicant shall apply for a permit, a work plan, and conduct a Phase 2 ESA and any required site remediation activities prior to developing the property.

COUNTY SURVEYOR'S OFFICE

- 60.58. All survey monuments shall be set prior to the filing of the Final Map or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set monuments or amount of bond or deposit to be coordinated with the Surveyors Office.

EL DORADO HILLS FIRE DEPARTMENT

- 61.59. A secondary means of egress shall be provided prior to any construction. The internal roadway shall be unobstructed throughout the construction. This condition shall be verified during review of the Improvement Plan.
- 62.60. The required fire flow for fire protection of the proposed referenced development is 2,500 gpm with a 20 psi residual for a two-hour duration. This flow rate is in addition to the highest maximum daily consumption and is based on the premise that a commercial, retail, fire sprinklered building is to be of masonry construction and shall not exceed 30,000 square feet in size. This condition shall be verified during review of the first building permit.

- ~~63.61.~~ Commercial buildings shall have fire sprinklers installed in accordance with NFPA-13 2010 edition and Fire Department requirements. Fire Sprinkler plans shall be submitted along with building permit for review by the Development Services Department-Building Division.
- ~~64.62.~~ Mueller Dry Barrel Fire hydrants shall be installed 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 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department during review of the Improvement Plan.
- ~~65.63.~~ To enhance nighttime visibility, each hydrant shall be painted with safety white enamel marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations. Compliance with this condition shall be further verified during review of the Improvement Plan.
- ~~66.64.~~ Traffic calming devices that utilize a raised bump/dip section of the internal drive aisles shall be prohibited. Compliance with this condition shall be verified during review of Improvement Plan.
- ~~67.65.~~ The fire access roadways servicing the building shall be designed to accommodate a 40-foot inside and 56-foot outside turning radius. Compliance with this condition shall be further verified during review of Improvement Plan.
- ~~68.66.~~ 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 combustible members being brought onto the site as specified by El Dorado Hills Fire Department Standard B-003. Compliance with this condition shall be verified during review of building permit.
- ~~69.67.~~ The lots that back up to the wildland open space shall be required to use non-combustible type fencing. The Final Landscape Plan shall conform to Public Resource Code 4291 requirements and be subject to Fire Department approval. Additional vegetation mitigation may be required. Compliance with this condition shall be verified during review of the building permit.
- ~~70.68.~~ A Knox Box shall be installed on commercial building to contain the master key to open all exterior doors. Compliance with this condition shall be verified prior to issuance of occupancy permit.
- ~~71.69.~~ All commercial trash enclosures shall be located a minimum of 10 feet from a building wall and shall be contained in an enclosure. Compliance with this condition shall be verified during review of the building permit.

~~72.70.~~ A fire alarm system shall be installed per the California Building Code and the California Fire Code, 2010 edition and NFPA 72, 2010 edition. Alarm plans shall be submitted during building permit for review and approval by the department.

~~73.71.~~ The applicant shall verify and coordinate completion of all requirements by the Fire Department prior to issuance final occupancy.