



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

Walter Mathews, Chair, District 4
Rich Stewart, First Vice-Chair, District 1
Lewis Ridgeway, District 2
Tom Heflin, District 3
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

MINUTES

Regular Meeting
November 13, 2014 – 8:30 A.M.

CALL TO ORDER

Meeting was called to order at 8:32 a.m. Present: Commissioners Stewart, Ridgeway, Heflin, Mathews, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

ADOPTION OF AGENDA

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

AYES: Ridgeway, Shinault, Stewart, Heflin, Mathews
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 Heflin moved, seconded by Commissioner Stewart, and carried (5-0), to continue Item #1 to the December 11, 2014 meeting as requested by staff, pull Items #2 and #3 for discussion, and approve the remaining Consent Calendar (Items #4 and #10).

AYES: Ridgeway, Shinault, Stewart, Heflin, Mathews
NOES: None

1. (14-1491) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 23, 2014 and the special meeting of October 16, 2014. **Staff is requesting item be continued to the December 11, 2014 meeting.**

This was Continued to the December 11, 2014 meeting.

2. (14-1492) Hearing to consider a request to change-out three existing antenna panels, install a new battery cabinet, and a five-year review of the existing cellular telecommunications facility [Five-Year Cell Tower Review-Special Use Permit S03-0001-R-3/Cingular Wireless/T-Mobile (Pacific House)]** on property identified by Assessor's Parcel Number 011-090-50, consisting of 500.63 acres, in the Ice House/American River Canyon area, submitted by Crown Castle; and staff recommending the Planning Commission take the following actions:

- 1) Find the project exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;
- 2) Find that the five-year review of the telecommunication facility demonstrates the cell tower facility is in conformance with the Conditions of Approval for S03-0001; and
- 3) Approve the modifications to the Conditions of Approval for S03-0001-R-3, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 5)

Commissioner Stewart pulled the item from the Consent Calendar in order to request a new condition be added that contained the standard language regarding regular testing of the generator as he wanted to be consistent.

Chair Mathews closed public comment.

A representative from T-Mobile was agreeable to the new condition.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (5-0), to take the following actions: 1) Find the project exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines; 2) Find that the five-year review of the telecommunication facility demonstrates the cell tower facility is in conformance with the Conditions of Approval for S03-0001; and 3) Approve the modifications to the Conditions of Approval for S03-0001-R-3, based on the Findings and subject to the Conditions of Approval as modified: (a) Add new condition containing standard language regarding testing of the generator.

AYES: Ridgeway, Heflin, Shinault, Stewart, Mathews
NOES: None

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:

1.0 CEQA FINDINGS

- 1.1 Staff has determined that, pursuant to CEQA Guidelines Section 15061(b)(3), that this action is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This is a five-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under special use permit. The review of compliance with the conditions of approval for the special use permit, remedial measures to be taken, including modifications to the conditions, ensure compliance of the telecommunications facility with the special use permit and it can be seen with certainty that there is no possibility that these actions in question may have a significant effect on the environment and is therefore not subject to CEQA.
- 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, 95667.

2.0 ADMINISTRATIVE FINDINGS

- 2.1 All conditions of approval have been met and the use of the telecommunications facility is in compliance.

Conditions of Approval

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

A 153-foot tree pole, with 12 panel antennas mounted at centerline approximately 148 feet. A pre-fabricated exposed aggregate equipment shelter is proposed within a 1,225 square foot leased area. Access will be provided to the site by a 310-foot long driveway with a fire turnaround. The facility is to be enclosed by a 6-foot-tall chain-link fence, with 3 strands of barbed wire at the top of the fence. The tree pole has been designed as a pine tree to blend in with the surrounding forested area. The pole has been designed to accommodate four (4) co-location antennas.
2. All site improvements shall conform to the site plan(s) attached as ~~Exhibit D~~.
3. For co-location purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the existing leased area.

4. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color.
5. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of the tower and other improvements shall be maintained to ensure the appearance remains consistent.
6. All obsolete or unused communication facilities shall be removed within six (6) months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify ~~the Planning Department~~ Development Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
7. The approval of this special use permit revision (S03-0001-R-3) is based upon and limited to compliance with the approved project description, the following hearing exhibits, and Conditions of Approval set forth below:

Exhibit E.....Site Plan

Exhibit F.....Photos 1-9, Dated: August 22, 2014

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. Change-out three existing antenna panels and replace with four newer, similar sized antenna panels, at the 149-foot height. Antennas shall not extend beyond the branches;
 - b. Install a new T-Mobile battery cabinet to be located within the existing equipment shelter; and
 - c. Approval of the five-year review of the existing cellular telecommunications facility located at 3041 Hazel Valley Road in Pollock Pines.
8. The project shall adhere to the provisions of the El Dorado County Air Pollution Control District Rule 223: Fugitive Dust to prevent impacts associated with fugitive dust. To ensure compliance with the rule, the project proponent shall submit a Fugitive Dust Prevention and Control Plan to the El Dorado County Air Pollution Control District for review and approval prior to any grading activities on the site.
 9. During construction water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. As a minimum, this shall include wetting down such areas in the late morning and after work

is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph.

10. The tree protection recommendations provided in the Robert L. Bjorgum Arborist Report, dated April 2, 2003, shall be incorporated into the project. The arborist shall submit a letter to the ~~Planning Department~~ Development Services indicating that all protective fencing has been installed, as recommended, prior to issuance of a grading permit.
11. ~~During all grading and construction activities in the project area, an archaeologist or historian approved by the Planning Director shall be on-call.~~ In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.

In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

12. The recommendations provided in the Brown and Mills, Inc., soils report, dated January 21, 2003, shall be incorporated into the design of the project and shall be reviewed by the Department of Transportation prior to issuance of a grading permit.
13. The project shall be modified to incorporate the requirements required by the El Dorado County Fire District and shall be reviewed and approved by the Fire District prior to the issuance of the building permit.
14. ~~Due to the ever changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report, and based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the Special Use Permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five year review in a timely fashion shall not invalidate this Special Use~~

~~Permit. The applicant shall pay a fee as determined by the Planning Director to cover the cost of processing a five-year review.~~

14. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Division every five years. At each five-year review, the permit holder shall provide the County Development Services Division with a status report on the then current use of the subject site and related equipment. The County Development Services Division shall review the status and determine whether to:

Allow the facility to continue to operate under all applicable conditions; or

Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of the County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review.

15. Project facilities shall be subject to issuance of a building permit from the El Dorado County Building Department.
16. The project shall comply with all requirements of the El Dorado County Air Pollution Control District.
17. The project shall comply with all requirements of the Solid Waste and Hazardous Materials Division, including the filing of a Hazardous Materials Business Plan, if required by the Division.
18. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, the Grading, Erosion, and Sediment Control Ordinance, the Drainage Manual, the Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards. A commercial grading permit shall be required.
19. The applicant shall be subject to encroachment permits, standard plan 103C.
20. The applicant shall be subject to a grading permit commensurate with the scope of the proposed project prior to commencement of any work performed.

21. The applicant shall provide a 15-foot wide all weather surfaced (Class II aggregate base) access road (Fire Safe Standards) from the end of the roadway encroachment to the project site.
22. The applicant shall provide adequate area at the leased site for a vehicle to exit the site in a forward direction.
23. The proposed dirt drainage swales shall be rock lined with 8 inch minimum sized rock (24" deep) and shall be graded at a maximum of a 2 percent slope for a minimum length of 20 feet and provide an overflow characteristic to convert channel flow to overland type flow.
24. The project shall comply with all requirements of the El Dorado County Fire Protection District.
25. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

3. (14-1493) Hearing to consider a Finding of Consistency with the El Dorado County General Plan for the acquisition of two easements pursuant to Government Code 65402 [GOV14-0004/Becken Lane] on property identified by Assessor's Parcel Number 090-430-23, in the Shingle Springs area, submitted by El Dorado County; and staff recommending the Planning Commission find that the County acquisition of a secondary access and public utilities easement, including the dedication of a temporary construction easement, is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402. (Supervisory District 2)

Commissioner Stewart pulled the item from the Consent Calendar as he had a question on the Staff Report. He asked for clarification on the statement, "by and for the benefit of the County".

Shawna Purvines, Long Range Planning, explained that the road is privately maintained and that the County is paying for acquisition of a strip of the road.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Shinault moved, seconded by Commissioner Mathews, and carried (5-0), find that the County acquisition of a secondary access and public utilities easement, including the dedication of a temporary construction easement, is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.

AYES: Stewart, Ridgeway, Heflin, Mathews, Shinault
NOES: None

4. (14-1496) Clerk of the Planning Commission recommending the Commission approve the 2015 Planning Commission Meeting Schedule.

This was Approved on Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS
(Development Services, Transportation, County Counsel)

Lillian MacLeod informed the Commission that the Dixon Ranch Draft EIR had been released on November 10, 2014 for a 60 day public review period. She announced that there would be an Open House on November 18, 2014 to discuss the document and that all the documents are posted on-line. Commissioner Stewart stated that he is hearing from the public that the Draft EIR is very lengthy and suggested having another Open House meeting at a later time but before the public comment review period ends. Mrs. MacLeod indicated that there would be a workshop with the Planning Commission prior to the hearing on the project.

COMMISSIONERS' REPORTS

Commissioner Heflin announced that there would be an Iowa Hill Joint meeting in District 3 next week.

Commissioner Shinault stated that at the Board of Supervisors meeting in South Lake Tahoe on the Draft Meyers Area Plan it appeared that some items were going back to the drawing board and this may delay when it comes before the Commission for formal action.

PUBLIC FORUM/PUBLIC COMMENT – None

AGENDA ITEMS

5. (14-1498) Hearing to consider request to amend the General Plan to incorporate the El Dorado County Airport Land Use Compatibility Plan in compliance with Government Code Section 65302.3 [General Plan Amendment A13-0003/Airport Land Use Compatibility Plan Implementation]** submitted by El Dorado County; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

1) Find that the proposed General Plan amendments are exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3);

- 2) Adopt General Plan Amendment A13-0003 amending the General Plan to implement the El Dorado County Airport Land Use Compatibility Plans based on the Findings presented; and
- 3) Adopt a Resolution of Intention to amend Zoning Ordinance Chapter 17.38 to be consistent with the adopted amendments to the General Plan.

Commissioner Stewart recused himself due to a potential conflict and left his seat on the Commission.

Aaron Mount presented the item to the Commission with a recommendation to the Board of Supervisors for approval.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Heflin moved, seconded by Commissioner Shinault, and carried (4-0), to recommend the Board of Supervisors take the following actions: 1) Find that the proposed General Plan amendments are exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3); 2) Adopt General Plan Amendment A13-0003 amending the General Plan to implement the El Dorado County Airport Land Use Compatibility Plans based on the Findings presented; and 3) Adopt a Resolution of Intention to amend Zoning Ordinance Chapter 17.38 to be consistent with the adopted amendments to the General Plan.

AYES: Ridgeway, Shinault, Heflin, Mathews
NOES: None
RECUSED: Stewart

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:

1.0 CEQA FINDINGS

- 1.1 The project is Exempt from CEQA pursuant to Section 15061.b.3 of the CEQA Guidelines. CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” Section 15061 (b)(3) of Title 14 of the California Code of Regulations (the CEQA Guidelines) describes the General Rule that CEQA only applies to projects which “have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The approval of these General Plan amendments does not approve any development projects. Rather, they provide guidance and standards for land uses within the vicinity of the airports to protect public safety and to ensure safe operation of the airports in compliance with the California State Aeronautics Act. Each of these components, individually and cumulatively, does not result in the possibility of creating significant or cumulative effects on the environment. Future development under the proposed amendments would be subject to CEQA at that time, as those actions would be classified as “projects” under CEQA. Therefore, these General Plan amendments are not subject to CEQA under the General Rule and no further environmental review is necessary.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed General Plan amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
- 2.2 The proposed General Plan amendments are a response to a requirement by State law. Government Code Section 65302.3 requires cities and counties to amend their general plans so that they are consistent with the policies of an adopted Airport Land Use Compatibility Plan.
- 2.3 The potential impacts of the proposed amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare. They are intended to implement the El Dorado County Airport Land Use Compatibility Plan which provides guidance and standards for land uses within the vicinity of the airports to protect public safety and to ensure safe operation of the airports in compliance with the California State Aeronautics Act.

6. **(14-1499)** Hearing to consider request to allow the construction of a wireless telecommunication facility [Special Use Permit S14-0004/Verizon Wireless Communication Facility (Mono-Pine)]* on property identified by Assessor’s Parcel Number 126-051-17, consisting of 10.0 acres, in the El Dorado Hills area, submitted by Verizon Wireless; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Special Use Permit S14-0004 based on the Findings and subject to the Conditions of Approval as presented.(Supervisory District 1)

Lillian MacLeod presented the item to the Commission with a recommendation for approval.

Alan Heine, applicant's agent, conducted a PowerPoint presentation and made the following comments:

- There are 3 sections with 9 antennas;
- They would have a unique line of sight to cover Salmon Falls Road;
- Two weeks ago received a call from the underlying land owner inquiring why they were not using the existing tower;
- The existing tower is heavily overloaded for their project's needs and it did not provide adequate ground space;
- There is a knoll where the existing site is located;
- Existing tower would have to be completely replaced in order for them to use it;
- Addressed public comment letters with explanations of why the existing tower couldn't be used;
- They located the new tower so that most people would not be able to see it;
- This is a much needed infrastructure; and
- Allows a stronger signal.

In response to Commissioner Stewart's inquiry of road maintenance, Mr. Heine stated that they were agreeable to road maintenance but would also be doing road improvements.

In response to Chair Mathews' inquiry on bringing the branches further down, Mr. Heine stated that they would be agreeable to adding more branches and could go 10 feet lower.

Geoff Miller made the following comments:

- Lives on northeast property by project site;
- Valley view will be affected;
- Impacted by construction noise;
- These cell towers are popping up all over and is concerned on the how many will eventually be surrounding him;
- Didn't find out about this project until last minute; and
- Against all cell towers.

Mr. Heine made the following rebuttal comments:

- Spoke on the sites he visited; and
- Tried to negotiate lease terms with Jay Lee, who submitted a public comment, but once an impasse was reached, they searched for another location.

Chair Mathews closed public comment.

Commissioners Heflin and Shinault requested that the branches be brought down lower. Mr. Heine suggested bringing them down 15 feet to address any concerns.

In response to Commissioner Stewart's inquiry on how to condition road maintenance, County Counsel David Livingston stated that it was a little difficult and problematic as it is a private issue but has been done in the past. He added that the Commission can address any road damage that may arise from the construction phase.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and 2) Approve Special Use Permit S14-0004 based on the Findings and subject to the Conditions of Approval as modified: (a) Add new condition regarding any road damage caused during the construction phase; and (b) Add new condition lowering the branches by 15 feet.

AYES: Stewart, Ridgeway, Shinault, Heflin, Mathews
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:

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project is consistent with the Low Density Residential (LDR) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. The project consists of a telecommunications tower, which is consistent with the allowed uses for the Estate Residential Five-Acre (RE-5) Zone District with an approved Special Use Permit.
- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:

- 2.2.1 Policy 2.2.5.21 (compatibility with the surrounding uses). The project will have minimal impacts on visual resources, existing utilities, existing emergency response access and times, and will create noises at insignificant levels. There are adequate services to facilitate the site, such as water, power and telephone communication facilities. The project provides improved cellular service for phone, as well as internet and emergency communications to the El Dorado Hills area;
- 2.2.2 Policy 5.1.2.1 (adequate utilities and public services). The project will connect to existing electrical facilities currently within the parcel;
- 2.2.3 Policy 6.2.3.2 (adequate access). The project will utilize an existing gravel driveway for access; and
- 2.2.4 Policy 6.5.1.7 (noise exposure). The project will have noise levels anticipated to comply with the County's standards listed in Table 6-2 in the General Plan that limit acoustical noise emission levels.

3.0 ZONING FINDINGS

- 3.1 The project site is zoned Estate Residential Five-Acre (RE-5), that allows wireless communication facilities with an approved special use permit, provided they follow standards and permitting requirements defined in Section 17.14.210 of the County Code. These standards include screening, compliance with setbacks, and proper maintenance.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance because sufficient screening, setbacks, and maintenance have been provided.

4.0 SPECIAL USE PERMIT FINDINGS

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

The proposed use is consistent with the policies and requirements in the El Dorado County General Plan, as discussed in the General Plan and Special Use Permit sections of this Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0.

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

The use will not significantly conflict with the adjacent uses as the ground-support equipment will be buffered from view by a six foot tall fence of slatted chain link or other solid non-combustible material, and the tower antennas will be buffered by the monopine branches. The view of the tower will be buffered by the existing trees. As conditioned, the project is anticipated to result in insignificant environmental, visual, and noise impacts to the surrounding residents. The proposed use is not anticipated to create

hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report. At one percent or less of the public safety standard established by the FCC, the risk of Radio Frequency (“RF”) emissions to the surrounding public is remote.

4.3 The proposed use is specifically permitted by Special Use Permit.

The proposed use complies with the requirements of Zoning Ordinance Section 17.14.210.E through J (facility requirements/analysis) and 17.28.210 (minimum yard setbacks for Estate Residential Five-Acre (RE-5) Zone District).

Conditions of Approval

Planning Services

1. This Special Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

- Exhibit F-1Overall Site Plan, Sheet C-1, May 21, 2014
- Exhibit F-2Project Area Enlargement, Sheet C-2, May 21, 2014
- Exhibit F-3Plot Plan/Site Topography, Sheet C-3, May 21, 2014
- Exhibit F-4Plot Plan/Site Topography, Sheet C-4, May 21, 2014
- Exhibit G-1.....Site Plan, Sheet A-1, May 21, 2014
- Exhibit G-2.....Elevations, Sheet A-2, May 21, 2014
- Exhibit G-3.....Elevations, Sheet A-3, May 21, 2014
- Exhibit H-1.....Photo Simulations, May 21, 2014
- Exhibit H-2.....Photo Simulations, May 21, 2014

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.

Approval of the Special Use Permit allows the construction and operation of a new multi-user wireless communications facility to support cellular transmission within the existing 10.0-acre parcel identified by Assessor’s Parcel Number 126-051-17, and consisting of the following:

- a. Up to three Verizon Wireless antennas, each measuring 6 feet tall by 12 inches wide by 7 inches deep, mounted at the 78 foot height of an 85-foot tall monopine (Grey Pine) pole;
- b. One 12x16 foot ground equipment shelter within a 22x40 foot Verizon Wireless lease area to house equipment cabinets and associated equipment;

- c. One six foot tall fence of chain link or other solid non-combustible material, to be painted in natural colors to blend in with the surrounding area;
- d. A 420-foot gravel road extension around the existing accessory structure to provide access to the wireless facility;
- e. Access will be allowed by a 15-foot non-exclusive Verizon Wireless access easement as shown on Exhibit F-1 (Sheet C-1).

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.

Development Services Division (Planning)

- 2. **Expiration:** Pursuant to Section 17.22.250 of the Zoning Ordinance, implementation of the project shall occur within twenty-four (24) months of approval of this 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.
- 3. **Responsibility for Interference:** The applicant shall assume full responsibility for resolving television reception interference or other electrical interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
- 4. **Co-locating:** For co-location purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed lease area, and that there shall not be an increase in overall height of the tower and branches.
- 5. **Facility Appearance and Screening:** All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color to comply with the screening requirements of Section 17.14.210.F of the Zoning Ordinance. The pole shall have simulated bark, and the RF antennas shall be painted with non-reflective paint and maintained to match the color of the branch needles. All antennas shall either be covered with antenna socks that shall match the color and texture of the branch leaves or painted to match the color of the branch leaves. The branches shall be installed with random lengths that create an asymmetrical appearance conforming to the shape of a natural Grey Pine tree. No antenna shall project out past the branch tips. Planning Services shall verify the painting of all structures prior to final inspection and approval of the facility.

6. **Facility Maintenance:** All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Colors of the panels, equipment enclosure, and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
7. **Generator Maintenance:** Any routine maintenance that requires running the generator or automatic recycling of the generator shall be performed between the hours of 9:00 a.m. to 3:00 p.m. Monday through Friday.
8. **Conditions Compliance:** Prior to issuance 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. The applicant shall also schedule an inspection by Planning Services prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
9. **Obsolete Equipment:** All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project conditions.
10. **Five-Year Review:** Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Division every five years. At each five-year review, the permit holder shall provide the Development Services Division with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and determine whether to:
 - a. Allow the facility to continue to operate under all applicable conditions; or
 - b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review.

11. **Compliance Responsibility:** The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

12. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the special use permit and building permits prior to issuance of a building permit.
13. **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 archeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archeological 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.

14. **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.

15. **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 developer and land owner 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 special use permit.

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

Environmental Management-Solid Waste and Hazardous Materials Division

16. **Hazardous Materials:** Under the CUPA programs, if the operation will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 pounds, 200 cubic feet) for backup power generation, a hazardous materials business plan for the site must be submitted to the Community Development Agency/Environmental Management Division and applicable fees paid.

Air Quality Management District

17. **Asbestos Dust:** Current County records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction. (Rules 223 and 223.2) if the project will move more than 20 cubic yards of earth or requires a grading permit. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
18. **Paving:** Project construction may involve road development and shall adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials. (Rule 224).

19. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
20. **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.
21. **New Point Source:** Prior to construction/installation of any new point source emissions units such as gasoline dispensing facilities or emergency standby engines, Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523).
22. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit 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 and daily hours of operations of each piece of equipment.
23. **CEQA:** AQMD's Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act (February 2002) should be used to determine potential impacts of the project pursuant to CEQA. http://www.edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx

El Dorado Hills Fire Department

24. The structure shall have a fire department approved KNOX box installed to contain the master key to open all exterior doors. KNOX box order forms are available at El Dorado Hills Fire Department, located at 1050 Wilson Blvd., El Dorado Hills, CA 95762.
25. The primary access gate shall have a fire department approved KNOX box padlock installed to allow for emergency access.
26. A KNOX Key shunt system shall be installed to terminate power to generators, if installed.

27. The applicant shall provide and maintain a minimum of one 2A 10B: C fire extinguisher. The extinguisher shall be mounted where readily available within the enclosure to the equipment.
28. The applicant shall maintain a 30 foot clearance of dry weeds to a height of 2 inches or less around the structures, to be completed annually by June 1.
29. The title sheet (T-1) shall be revised to reflect compliance with the 2013 California Fire Code and not the 2010 California Fire Code.
30. The applicant shall trim all trees to ensure 13.5 feet of vertical access along the 15 foot wide access route.

Planning Services

31. After installation of the cell tower facility, the applicant shall restore the road(s) to the same condition that was existing prior to installation.
32. The applicant shall add more branches on the monopine starting from the lowest branch level delineated on Elevation Sheets A-2 and A-3 (Exhibits G2 and G3) to 15 feet below that level.

7. **(14-1500)** Hearing to consider request to revise an approved 24 lot tentative map to add a phasing plan and reduce the paved road width to 28 feet [Tentative Map Revision TM05-1395-R/La Caille Estates Subdivision]** on property identified by Assessor's Parcel Number 070-072-44, consisting of 36.51 acres, in the Shingle Springs community region, submitted by Orbis Financial; and staff recommending the Planning Commission take the following actions:
1) Certify that the project is exempt from further CEQA review pursuant to Section 15162 of the CEQA Guidelines; and
2) Approve Tentative Map Revision TM05-1395-R, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 4)

Joe Prutch presented the item to the Commission with a recommendation for approval. He stated that the Staff Report (pages 1 and 4) erroneously referenced the project as being exempt from CEQA when it was actually tiering off of a previously adopted Mitigated Negative Declaration. He read into the record the correct language to use for staff's recommended action #1.

Olga Sciorelli, applicant's agent, made the following comments:

- A vertical curb will be used and not a rolled curb;
- Project is essentially the same;
- Phasing was added for financial reasons;
- Request for a decrease in road width as it was unclear why project was conditioned for a 40 foot road in the original project;

- Emergency Vehicle Access (EVA) would be removed after Phase 4 is completed, but the road is an existing driveway to an existing home; and
- Spoke on the different phases.

Dave Spiegelberg, Transportation, referred to Condition #39 which addressed access during the phases.

Judith Potor made the following comments:

- Lives directly across from project;
- Unaware that 24 lots were scheduled for that area until she received the notice for the proposed revision to the project;
- Concerned on the environmental impact (i.e., wildlife crossing, creek area);
- Has lived there since 1997 and Ponderosa High School students historically park on Meder Road;
- Meder Road is already heavily traveled due to the high school and a 24-lot subdivision would impact the road even more; and
- Questioned what steps Transportation and the subdivision have taken to address safety.

Pat Zurita (?) made the following comments:

- Lives by Meder Road;
- Great deal of traffic already on Meder Road and there have been several accidents where cars have run into the fences;
- Another access point is needed other than Meder Road;
- Car speed is a factor on Meder Road;
- Surprised no environmental impact since there is a creek and wildlife crossings in that area; and
- Transportation and the Fire Department should re-assess the access points.

Bill Swars made the following comments:

- Backs up to Reslear;
- Purchased property in 2009;
- Reslear is unpaved and is concerned on dust mitigation if the road remains unpaved; and
- Reslear is a private road and law enforcement has stated that the speed limit cannot be enforced on private roads.

Ms. Sciorelli made the following rebuttal comments:

- Road improvements to Meder Road were done in 2007, which included widening the road and providing two encroachments;
- Mitigation measures fall under General Plan Policy 7.4.4.4, Option A, and all roadways have been cleared;
- Reslear will unlikely be used by the construction crews and it will not be paved;
- Reslear is a gravel road to Lot 15 and it is not for daily use as it is an Emergency Vehicle Access; and
- Will inform crew during pre-construction meeting that Reslear is an Emergency Vehicle Access.

Martin Boone, applicant, stated that they have been approached by County and private environmentalists to acquire land, which is why they want to phase the project, which would allow them to keep their options open.

Fire Marshall Mike Lilienthal, El Dorado Hills Fire Department, stated that although this is not under his jurisdiction, he made the following general comments in response to Commissioner Stewart's inquiries:

- Spoke on Emergency Vehicle Access requirements; and
- Spoke on access points from a Fire Department's point of view.

Chair Mathews closed public comment.

Commissioner Stewart made the following comments:

- Voiced concern on eliminating sidewalks;
- People are going to park on the streets regarding of signs prohibiting it; and
- Either keep the sidewalks or don't reduce the roads as requested.

Chair Mathews stated he is not a fan of sidewalks and that there is a push to reduce road widths in order to reduce car speeds.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Shinault, and carried (4-1), to take the following actions: 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review for the proposed revision to TM05-1395 pursuant to Section 15162 of the CEQA Guidelines; and 2) Approve Tentative Map Revision TM05-1395-R, based on the Findings and subject to the Conditions of Approval as presented.

AYES: Ridgeway, Heflin, Shinault, Mathews

NOES: Stewart

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:

1.0 CEQA FINDINGS

1.1 Pursuant to California Public Resources Code section 21166 and CEQA Guidelines Section 15162, approval of the revisions to the approved tentative map certified under a Mitigated Negative Declaration, do not require additional CEQA review, as no substantial changes are being made to the approved tentative map or conditions of

approval. No new environmental impacts will result from the approval of the revised tentative map that were not already addressed under the Mitigated Negative Declaration.

- 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, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

As proposed, the project remains consistent with the Medium Density Residential (MDR) land use designation maximum density of one dwelling unit per acre, as defined within General Plan Policy 2.2.1.2.

2.2 The project is consistent with General Plan Policy TC-1p.

The narrower street design will minimize the intrusion of through traffic on pedestrians and residential uses. There is no efficient connection to adjacent neighborhoods and communities.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 17.

The phasing plan contains the twenty-four previously approved residential lots that are consistent with the required development standards for the R1A Zone District under Section 17.28.080 of the County Zoning Ordinance.

4.0 SUBDIVISION MAP FINDINGS

4.1 The proposed project is consistent with Title 16.

The proposed phasing plan is consistent with Section 16.28.010 of the County Subdivisions Ordinance allowing portions of an approved tentative map to be finalized at various stages. Timing of the subdivision agreements and construction improvements will be required "as may be necessary to form a logical and orderly development of the whole subdivision in units", or phases. The requirement for annexation into EID is more logically and orderly accomplished by having it occur in one action. The current applicant or real party of interest shall apply for annexation of all twenty-four lots prior to Phase 1 Final Map recordation.

Conditions of Approval

Project Description

0.5 The Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit F 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:

Tentative Subdivision Map to subdivide one parcel comprising 36.51 acres into 24 residential lots ranging from 1.0 acre to 2.2 acres in size, to add a phasing plan as shown below, and reduce the paved road width to 28 feet, pursuant to Std. Plan 101B.

- a. Phase 1 to include Lots 7-8 and Lots 13-22 (twelve lots);
- b. Phase 2 to include Lots 1-5 and Lot 24 (six lots);
- c. Phase 3 to include Lots 9-12 (four lots); and
- d. Phase 4 to include Lots 6 and 23 (two lots).

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.

Mitigation Measures

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

1. Mitigation Measures 1 through 3 as outlined in the attached Air Quality Impact Analysis for Meder Road Subdivision, Cameron Park, CA. Ambient Air Quality and Noise Consulting. January 11, 2005. (Pages 13 – 17)
2. Prior to the issuance of a grading or building permit, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD). Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.
3. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

4. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
5. The applicant shall submit a list of all proposed architectural coatings to the AQMD for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
6. The applicant shall submit a list of equipment to the AQMD 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 grading or building permit:
 - Use low-emission on-site mobile construction equipment;
 - Maintain equipment in tune per manufacturer specifications;
 - Retard diesel engine injection timing by two to four degrees;
 - Use electricity from power poles rather than temporary gasoline or diesel generators;
 - Use reformulated low-emission diesel fuel;
 - Use catalytic converters on gasoline-powered equipment;
 - Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible;
 - Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes);
 - Schedule construction activities and material hauls that affect traffic flow to off-peak hours;
 - Configure construction parking to minimize traffic interference; and
 - 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.
7. Prior to building permit issuance, the applicant shall submit payment of the mitigation area 1 rare plant fee.
8. A survey for Northwestern pond turtles and California horned lizards shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review.
9. A survey for Loggerhead shrike shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review. If an

- active nest is found, construction activities shall be kept 250 feet away from the nest until the young have fledged.
10. A survey for birds of prey and migratory birds shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review. If an active nest is found, construction activities shall be kept 250 feet away from the nest until the young have fledged.
 11. Prior to grading permit issuance, the applicant shall notify the Department of Fish and Game at least 10 days in advance of changing the land use, as required under the California Native Plant Protection Act, to allow for salvage of the plants. Evidence of such notification shall be presented to Planning Services at time of grading permit submittal.
 12. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided El Dorado bedstraw plants under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.
 13. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided El Dorado County mule ears under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.
 14. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided gabbroic northern mixed chaparral under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.
 15. A 50-foot setback shall be shown and recorded on the final map from all wetland areas delineated in Figure 3. Biological Resources and Preliminary Jurisdictional Delineation Map attached as Attachment 1.
 16. In order to avoid disturbance to wetland areas, bridges, (similar to those shown in Exhibit L of the original staff report), rather than culverts or fill, shall be utilized for all project roadways and driveways proposed to cross the delineated wetlands in Figure 3. Such structures shall be shown on the submitted project improvement plans prior to Planning Services approval.
 17. Prior to improvement plan approval, applicant shall submit a copy of 1602 Streambed Alteration Agreement from the California Department of Fish and Game, or evidence that such an agreement is not required, to Planning Services.
 18. The applicant shall retain at least 60 percent of the existing tree canopy at the project site in accordance with Option A of General Plan Policy 7.4.4.4. Under Option A, the applicant shall also replace woodland habitat removed at a 1:1 ratio. Prior to

- improvement plan approval, the applicant shall identify on-site tree planting replacement areas on the submitted plans and submit a plan to maintain the replacement trees for seven years for Planning Services review and approval.
19. Option B within General Plan Policy 7.4.4.4 is not available at this time pending the development of the County's Integrated Natural Resources Management Plan (INRMP). As such, Option B is an alternative to Mitigation Measure 18 only if and when the INRMP fund is adopted. The project improvement plans shall not be approved by Planning Services prior to the adoption and implementation of the INRMP if Mitigation Measure 19 is used as an alternative to Mitigation Measure 18 above.
 20. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
 21. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
 22. Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.
 23. Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.
 24. Noise-generating equipment, including portable power generators and air compressors, should be located at the furthest distance possible from the nearest occupied residence.
 25. Developer shall improve sight distance from Resler Road to the east on Meder Road, to a distance of 385 feet. This work must be substantially complete, as determined by the ~~Department of~~ Transportation Division, prior to filing the final map.

Conditions

~~Department of~~ Transportation Division

26. The developer shall irrevocably offer to dedicate the right of way in fee (to be accepted) and construct the half width of Meder Road, along the project frontage to the General

- Plan requirements for a Two Lane Regional Road standards (i.e. 60 foot right of way and 40 foot roadway) and Standard Plan 101B, with curb and gutter and sidewalk, including signage (i.e. stop signs, street name signs, etc.). This work must be substantially complete, as determined by the ~~Department of~~ Transportation Division.
27. The developer shall irrevocably offer to dedicate the right of way as easement with a public utilities easement (to be rejected) and construct onsite roads to Standard Plan 101B, with a 50 foot right of way and ~~40~~ 28 foot roadway width, including signage (i.e. stop signs, street name signs, "Not a County Maintained Road," etc.). As the lots are all greater than 10,000 square feet, no onsite sidewalks are required. This work must be substantially complete, as determined by the ~~Department of~~ Transportation Division.
 28. The developer shall irrevocably offer to dedicate the right of way as easement with a public utilities easement (to be rejected) and construct an onsite road to Standard Plan 101B with a 50 foot right of way and 28 foot wide roadway from the existing Resler Road to join the easterly entrance road with an intersection of near 90 degrees. No sidewalks are required on this connector road. This work must be substantially complete, as determined by the ~~Department of~~ Transportation Division, prior to filing the final map. Said irrevocable offer to dedicate 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.
 29. Prior to filing the final map, the developer shall obtain an irrevocable offer to dedicate right of way in easement and public utilities easement for the portion of the easterly entrance that lies on the adjacent offsite lot (Tract 1 of RS 24-19 Document 2000-0005686/APN 0070-072-96).
 30. Drainage from Lots 17 and 18 must be collected in a drainage swale at the subdivision boundary and carried away from the existing offsite parcels. Drainage from offsite onto the project must be collected at the boundary and carried by a swale or conduit to the street or to the project drainage system. This work must be substantially complete, as determined by the ~~Department of~~ Transportation Division, prior to issuance of the first building permit.
 31. 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 Division and pay all applicable fees prior to commencement of any improvements on the project facilities.
 32. Prior to filing the final map, the project 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.
 33. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the ~~Department of~~

- Transportation Division with the drainage and geotechnical reports in PDF format and the record drawings in TIF format.
34. 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 of the final map.
 35. 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.
 36. 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.
 37. All lots that front on two roads shall take access on the minor roadway, and a non-vehicular access easement shall be established on the major roadway on the final map.
 38. A non-vehicular access easement shall be established along the entire frontage of Meder Road on the final map.
 39. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the responsible Fire District.
 40. 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 six feet which allows structural driveway access only.
 41. 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 Division prior to filing the final map. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the ~~Department of~~ Transportation Division prior to improvement plan approval.
 42. All curb returns, at pedestrian crossings, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. All curb returns shall be profiled on the improvement plans with elevations shown at least 25 feet before the beginning (BC) and at least 25 feet past the end (EC) of the

- curb, at the BC and EC, and at a minimum of quarter curve lengths, in a clockwise direction.
43. An irrevocable offer of dedication, in fee, shall be made of 60 feet in radius for cul-de-sacs and knuckles, 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.
 44. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac bulb and shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.
 45. If the subdivider is required to perform off-site improvements and 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 Division, Right of Way Agent, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the 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 professional appraiser of the cost of land necessary to complete the off-site improvements.
 46. The responsibility for, and access rights to, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
 47. 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.

48. 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.
49. Prior to approval of the grading and improvement plans:
 - a. Grading activities 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.
 - b. 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 Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
 - c. The project applicant shall submit and obtain approval of final drainage plans by the El Dorado County ~~Department of~~ Transportation Division. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1996. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed using El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and to the satisfaction of El Dorado County Department of Transportation. BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.
50. The grading plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

51. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation Division~~. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation Division~~ 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 Division~~ approves the final grading and erosion control plans and the grading is completed.
52. 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 Division~~. The ~~Department of Transportation Division~~ shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
53. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
54. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
55. Grading and improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

El Dorado County Fire Protection District

56. Prior to improvement plan approval, the applicant shall submit a review fee of \$320.00 to the El Dorado County Fire Protection District (EDCFPD)
57. Six Muller model 200 Centurion fire hydrants shall be shown on the improvement plans and installed throughout the subdivision subject to EDCFPD approval.
58. The applicant shall demonstrate a fire flow of 1,500 gpm at 20 psi for two hours for homes greater than 3,600 square feet and 1,000 gpm at 20 psi for two hours for homes less than 3,600 square feet to the satisfaction of the EDCFPD prior to final map filing.
59. A fire safe management plan, acceptable to the EDCFPD and the California Department of Forestry and Fire Protection, shall be prepared and implemented. A letter of

compliance with this condition shall be submitted by the fire district to Planning Services prior to filing the map.

60. Gating of the subdivision is prohibited without an approved special use permit.

60.5 With approval of the reduction in road width to 28 feet and pursuant to California Fire Code 503.4.3, the roadway shall be posted on both sides as a fire lane, with no parking allowed on either side of the roadway.

Local Agency Formation Commission

61. Prior to the first final map filing, the applicant shall complete the annexation process into EID through LAFCO and submit evidence of the satisfaction of this condition to Planning Services upon completion.

Planning Services

62. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.

63. 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.

64. 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.

65. The developer shall enter into an agreement with the School Districts to pay the sum of \$8,288.00 per residential unit constructed within the boundaries of the subdivision. The agreement shall provide for an annual adjustment in the fee by the increase in the Engineering News Record Construction Cost Index. This annual adjustment is based upon a base amount of \$8,288.00 as of January 1, 1997. The increase shall be calculated by the Districts as of January 1 of each year and implemented on July 1 of each year. The applicant should contact the County Office of Education prior to the issuance of any building permits to verify the applicable fee at the time of building permit issuance. The fee shall be payable by the owner of record at the time the building permit is issued and the agreement or a notice of restriction shall be recorded on the property to alert subsequent owners of this obligation

Surveyor's Office

66. 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 the surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.

67. The roads serving the development shall be named by filing a completed road name petition with the County Surveyor's Office prior to filing the final map.

8. (14-1501) Hearing to consider request to revise an approved tentative map to reduce the number of residential lots from 111 to 105 and revise the phasing plan [Tentative Map Revision TM06-1409-R/West Valley Village Lots 6 and 7 Subdivision]** on property identified by Assessor's Parcel Numbers 118-570-02 and 118-570-03, consisting of 5.78 acres, in the El Dorado Hills area and within the Valley View Specific Plan, submitted by MJM Properties LLC and Ardor Consulting Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Certify that the project is exempt from further CEQA review pursuant to Section 15162 of the CEQA Guidelines; and
 - 2) Approve Tentative Map Revision TM06-1409-R, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 2)

Joe Prutch presented the item to the Commission with a recommendation for approval. He stated that the Staff Report (pages 1 and 5) erroneously referenced the project as being exempt from CEQA when it was actually tiering off of a previously adopted Environmental Impact Report. He read into the record the correct language to use for staff's recommended action #1.

Larry Ito/Ardor Consulting, applicant, explained that during the grading phase for the areas of the subdivision that had been finalized, they discovered issues that would require blasting. That is what prompted their request to reduce the number of lots.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Heflin moved, seconded by Commissioner Stewart, and carried (5-0), to take the following actions: 1) Find the previously adopted Environmental Impact Report to be an adequate environmental review for the proposed revision to TM06-1409 pursuant to Section 15162 of the CEQA Guidelines;; and 2) Approve Tentative Map Revision TM06-1409-R, based on the Findings and subject to the Conditions of Approval as presented.

AYES: Ridgeway, Shinault, Stewart, Heflin, Mathews
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:

1.0 CEQA FINDINGS

- 1.1 Pursuant to California Public Resources Code section 21166 and CEQA Guidelines Section 15162, approval of the revisions to the approved tentative map certified under a Environmental Impact Report (EIR), do not require additional CEQA review, as no substantial changes are being made to the approved tentative map or conditions of approval. No new environmental impacts will result from the approval of the revised tentative map that were not already addressed under the 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 Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 El Dorado County General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within and by the County. The Valley View Specific Plan and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for the project area. The residential subdivision conforms to the specific policies in the Valley View Specific Plan, and subject to the mitigation measures in Environmental Impact Report. Therefore, the project is consistent with the General Plan.

2.2 Valley View Specific Plan and Zoning

The project has been verified for conformance with the specific policies and requirements of the Valley View Specific Plan. The residential subdivision meets the required density, residential product type, and applicable ER-2 development and design standards. Therefore, the project has been found to be consistent with the Valley View Specific Plan and the Estate Residential Zone District.

3.0 SUBDIVISION MAP FINDINGS

3.1 The proposed project is consistent with Title 16;

The proposed phasing plan is consistent with Section 16.28.010 of the County Subdivisions Ordinance allowing portions of an approved tentative map to be finalized at various stages. Timing of the subdivision agreements and construction improvements

will be required “as may be necessary to form a logical and orderly development of the whole subdivision in units”, or phases.

3.2 That the proposed map is consistent with applicable general and specific plans;

The proposed project has been verified for conformance with applicable General Plan and Valley View Specific Policies including provisions relating to density, site and layout design, zone development standards, and amenities. The anticipated development shall be subject conformance with the approved Conditions of Approval and Mitigation Measures. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Valley View Specific Plan.

3.3 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

The design and improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. Subsequent improvement plans, grading plans and other permit application shall be further reviewed in accordance with the applicable County standards and recommended conditions of approval/mitigation measures for this project. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Valley View Specific Plan design and improvements.

3.4 That the site is physically suitable for the type of development; and

3.5 That the site is physically suitable for the proposed density of development;

The site is physically suitable to accommodate the proposed type of development, density and improvements to accommodate the residential subdivision. The site contains moderate sloping topography with sparse vegetation. The tributaries within the project site shall be preserved with open space lots. Prior to any activity, the anticipated development would require various permit and plan approval, subject to review for consistency with the conditions of approval for the project by the County and affected agencies.

3.6 That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

Development of the subdivision would be subject to the applicable provisions of the Valley View Specific Plan, and the required mitigation measures originally evaluated under the certified Environmental Impact Report (EIR) for the Specific Plan. Off-site improvements associated with the project are not anticipated to have any significant environmental impacts and shall be further verified by the affected agency. Therefore, the project would have less than significant environmental impact, subject to the conditions of approval and mitigation measures imposed on the project.

3.7 That the design of the division or the type of improvements would not cause serious public health hazards;

The proposed development has been designed and conditioned to ensure no public hazard would occur. In accordance with the VVSP, the design and improvements would involve a controlled internal road systems, public utility services, on- and off-site amenities, and adequate vehicular accesses. Development of the project would be subject to improvement plans and permits verifying construction of utilities for water, sewer, power, drainage, and roads in accordance with the El Dorado County Design and Improvement Manual, County Grading Ordinance, VVSP, and the adopted EIR.

3.8 That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

The development is subject to the applicable Specific Plan standards involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regulating location of on-site hydrant, construction of non-combustible fencing material, and preparation, submittal, and implementation of a Wildfire Management Plan. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;

3.9 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

Coupled with imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing and approval of the Final Map for any portions of the approved tentative map.

Conditions of Approval

1. The Tentative Subdivision Map Revision is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A through H 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 Tentative Subdivision Map of 218-acre property within the West Valley Village portion of the Valley View Specific Plan Area consisting of the following:

1. Large-Lot Tentative Map creating five (5) lots for financing purpose;
2. Small-Lot Tentative Map creating one hundred and ~~eleven-five (111105)~~ Class I custom residential lots, ranging from approximately 12,000 to ~~63,127~~ 119,700 square feet in size, four (4) Open Space lots; two (2) private roadway lots; and one (1) open space/utility lot; and
3. Phasing Plan identifying ~~five (5)~~ four (4) phases of subdivision development and construction.

Lot Designation	Type/Use	Lot Size	Note
1-111	Estate Residential	<u>Approximately</u> 12,000 to 63,127 <u>119,700</u> sf	Gross residential density at 0.51 <u>0.48</u> du/ac (maximum in ER district at 2 du/ac); Required setbacks for each lot shown on the map; Lots 10, 17, 23, 24, 43, 55, 57, and 87 include specific building setbacks in accordance with the Building Envelope Standards under the ER Zone District Standards; Large Lot/Phasing Plan consists of: Phase 1 (Lots R1 and 1-5, 10-16), Phase 2 (Lots R2, 17-27, and 84-111), Phase 3 (Lots 30-83), Phase 4 (Lots 6-9) and Phase 5 (Lots 28-29) <u>Phase 1 - Lots R1 (por), 1-5, 12-16;</u> <u>Phase 2 - Lots R2, 17- 26, 30-111;</u> <u>Phase 3 - Lots R1 (por), 6 and 7; and</u> <u>Phase 4 - Lot 8</u>
AA, BB, CC, DD	Open Space	<u>Approximately</u> 54,350 to 6,272,750 sf	Some of the lots would contain and preserve wetland areas
R1 and R2	Private Road	<u>Approximately</u> 1.30 <u>1.10</u> acres and 8.60 <u>8.29</u> acres	R1 (C Street) would serve residential lots 1 through <u>7</u> and 12 through 16; R2 (A-E Courts and A-B Streets) would serve residential lots <u>8, 17 through 26 and 30 through to</u> 111
A	Open Space/Utility	<u>Approximately</u> 13,846 sf	Location of existing EID waterline easement

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.

3. Prior to approval 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 and executed for this project.
4. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
5. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
6. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
7. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of

the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

8. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.
9. This project is proposing mass pad grading. Chapter 15.14 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance No. 4719, 3/13/07) states that a final mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance of grading permit. If the final grading plan substantially differs from the preliminary grading plan reviewed during the tentative map stage, the district supervisor will be allowed 15 calendar days to respond, before the grading permit is issued.
10. A meter award letter or similar commitment to provide water and sewer service to each lot by the El Dorado Irrigation District shall be submitted to the Planning Services prior to Final Map application submittal.

DEPARTMENT OF TRANSPORTATION DIVISION (EDCTD)

PROJECT SPECIFIC CONDITIONS

11. 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 Division (~~DOT~~EDCTD) 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 Standards for West Valley Village Lot 6 and 7				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*	RIGHT OF WAY**	EXCEPTIONS/ NOTES
A, B, and C Street	Modified Std Plan 101B	36ft	56ft	Curb, gutter and 4-foot detached sidewalk along both sides.
A Court	Modified Std Plan 101B	40ft	60ft	Curb and gutter along both sides of the road. Sidewalks not required.
B,C	Modified Std Plan	28ft	46 ft	Curb and gutter along both

and E Court	101B			sides of the road.
D Court	Modified Std Plan 101B	36ft	56ft	Curb and gutter along both sides of the road. No sidewalk.

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included

12. The applicant shall improve the on-site portion of Blackstone Parkway (providing access to Latrobe Road) and Valley View Parkway (Blackstone Pkwy. to White Rock Road). These improvements are currently under construction and pending ~~DOT~~FEDCTD acceptance for final approval. All of these improvements shall be completed and approved by ~~DOT~~FEDCTD, prior to the issuance of any building permit for this project.
13. A vehicular access restriction shall be established along lots 1, 2, and 16 adjacent to Blackstone Parkway and lots ~~6,7, and 8, 9, 28 and 29~~ along the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) prior to or concurrently with filing of the final map.
14. The applicant shall provide all required easements (slope, drainage, landscape, utility), for the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) and all on-site roadways, as required by the approved improvement plans and/or the provisions to the El Dorado Hills Valley View Specific Plan. The required slope easements shall extend 5 feet beyond top of cut/ toe of fill, all to be accomplished prior to filing the Final Map.
15. The applicant shall rough grade the undeveloped portion of Valley View Parkway from Blackstone Parkway intersection Sta 34+00 to Sta 55+00. This required grading for the extension of Valley View Parkway shall comprise the ultimate road section per the provisions of the El Dorado Hills Valley View Specific Plan. The required grading improvements shall be accomplished prior to the issuance of any building permit for lots within Phase 4 ~~3 (Lots 6, 7, 8 and 9 Lot 6)~~ and Phase ~~5 4 (Lots 28 and 29 Lot 8)~~ of the tentative map.
16. Pursuant to Resolution 205-2008, this project is subject to the following fees:
 - a. *El Dorado Hills/Salmon Falls Area Road Impact Fee:* Said fee shall be due upon issuance of a building permit. If at the issuance of the building permit, it has been determined that the prepayment of these fees or a portion thereof have been pre-paid on the property, the property will be credited for those pre-paid fees. If prior to the issuance of each building permit for said project a revised fee is established and in effect, such revised amount shall be paid.
 - b. *El Dorado Hills Transportation Impact Mitigation Fee for State System Capacity and Interchanges:* Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building permit for said project a revised fee is established and in effect such revised amount shall be paid.

- c. *Interim Highway 50 Variable Traffic Impact Fee Program:* Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building permit for said project a revised fee is established and in effect, such revised amount shall be paid.
17. Turnarounds shall be constructed at any proposed entry gates within this subdivision and are subject to the review and approval by the ~~Department of Transportation~~ EDCTD at the improvement plan stage.
18. The applicant shall fund the Silva Valley Parkway interchange in the manner set forth below.

The applicant shall, immediately upon recording of the first small lot Final Map, begin the design, engineering and processing necessary with ~~County Department of Transportation~~ EDCTD and Caltrans to achieve all necessary approvals for bidding the contract for construction of the improvements described below, as conceptually depicted in the Supplemental Traffic Analysis for the West Valley TM99-1359 of the Valley View Specific Plan, December, 2003, or as subsequently modified through the project approval process with the County, Caltrans, or other regulatory agencies, except to the extent the work and improvements are completed by third parties. As a method of measuring progress, the following scheduling milestones are provided herein and are considered non-binding target milestones and, further, the applicant shall submit the engineering design contract and other consulting contracts for the Silva Valley Parkway interchange, which shall contain schedules for completion, to the County for review and approval prior to the applicant executing said contracts: preliminary design, preliminary right-of-way mapping and a circulation ready draft environmental document shall be completed by the applicant upon the issuance of the 200th building permit within the tentative map, final approved design, final approved right-of-way mapping and a certified final environmental document shall be completed by the applicant by before the issuance of the 400th building permit, right-of-way certification and necessary regulatory permits shall be obtained by the applicant by the issuance of the 700th building permit. A complete package shall include all necessary Caltrans' permits and all other necessary regulatory permits for constructing the improvement. Once the complete package for the improvement is provided to the County by the applicant, this condition with respect to such improvement shall be deemed satisfied and the County shall thereafter take full responsibility for causing the construction of the improvement.

- a) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane improvements located adjacent to the School site to a connection with the existing White Rock Road, together with the construction of the bridge abutments for the new Parkway overpass. The applicant shall provide the funding for the construction of the north and south bridge abutments. The roadway improvements are the obligation of a third party and should be constructed, or under construction, prior to the funding obligation contained herein. However, if such roadway improvements are not substantially completed, as determined by the ~~Department of Transportation~~ EDCTD, the

applicant shall secure the funding for the roadway improvements, subject to reimbursement. In addition, the project includes the construction of auxiliary lanes eastbound from the El Dorado Hills Boulevard interchange on-ramp to the planned Silva Valley Parkway Interchange off ramp, west bound from the Silva Valley interchange west bound on ramp to the El Dorado Hills interchange westbound off ramp, and east bound from the Silva Valley Parkway Interchange on ramp to the Bass Lake truck climbing lanes. No improvement to the existing bridge crossing at White Rock Road shall be required for this improvement.

- b) Improvements including all four on and off ramps from US Highway 50 both in the eastbound and westbound directions, including traffic signals as warranted at the interchange.

The County shall appropriate the entire balance of the Silva Valley Parkway Interchange set-aside account fund, for payment of the cost of the improvements at such time as a contract is awarded for the construction of such improvements less any prior reimbursements to County, Serrano Associates, LLC, or other third parties for Silva Valley Interchange related facilities constructed by these parties prior to the award of the construction contract under this condition of approval. The applicant shall fund the difference in cost for the construction of the improvement and the amount that has been collected in the set-aside account at such time as the County is prepared to put the project contract out to bid. The applicant's contribution of funding improvements once made shall be creditable/ reimbursable against the Silva Valley Parkway Interchange set-aside amount in the following manner: (1) the applicant shall be entitled to a credit/reimbursement of the 30 percent of the prevailing RIF Fee which would otherwise be paid by the applicant into the Silva Valley Parkway Interchange set-aside fund; (2) reimbursement from revenues into the Silva Valley Parkway Interchange set-aside fund from other sources until such time as the applicant has been fully reimbursed for the construction costs, subject to additional set-aside that might be necessary to construct the final phased improvement; and (3) any other applicable fee. The preceding points shall be incorporated into a credit/reimbursement agreement between the applicant and the County, consistent with Board of Supervisors' adopted reimbursement policies. The agreement shall be entered into prior to the recording of the first Final Map.

Notwithstanding the foregoing, the amount of the advance for Lots Y and Z for the Silva Valley Parkway Interchange project shall not exceed the Silva Valley Parkway Interchange fees generated by the Lot Y and Z Final Map. The calculation of the obligation shall be limited to the number of lots that have not obtained a building permit multiplied by the Silva Valley Parkway Interchange set-aside amount. Any advance of the Silva Valley Parkway Interchange impact fee for Lot Y and Z shall be credited and/or reimbursed in accordance with the terms and conditions of the Funding, Credit and Reimbursement Agreement between West Valley, LLC and the County of El Dorado.

- 19. It is anticipated as part of the current General Plan update process that a comprehensive update of the County's various impact fee programs will be completed. This update may substantially alter the existing impact fee programs. The developer shall be responsible to

pay fees associated with all impact fee programs in effect at the time building permits are issued.

20. Trenches greater than five feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform to local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or de-watering as necessary.
21. Prior to Final Map approval, each lot potentially affected by the proximity to the Bear Mountain Fault, pursuant to the geologic mapping locating said Fault on the West Valley Village site shall have a disclosure informing all potential home buyers of the potential seismic risk associated with the Foothills Fault System.

STANDARD ~~DOF~~ EDCTD CONDITIONS

22. 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~~ EDCTD, and pay all applicable fees prior to filing of the Final Map.
23. 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.
24. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the ~~Department of Transportation~~ EDCTD or by the El Dorado Hills Fire District, and shall be in conformance with the approved West Valley Wildfire Safety Plan.
25. The construction of all required improvements shall be completed with the presentation of the Final Map to the ~~Planning-Development Services~~ 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~~ EDCTD. 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.

26. Prior to the filing of the 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.
27. 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~~ EDCTD 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.

28. 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.
29. 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.
30. Prior to the filing of a Final Map, the applicant shall construct and/or bond to ensure the construction of all drainage facilities as described in the Preliminary Engineering Report for West Valley View Specific Plan Master Drainage Study, dated September 28, 1999.

31. 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~~ EDCTD. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
32. 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.
33. 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.
34. 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~~ EDCTD. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
35. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ EDCTD. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of Transportation~~ EDCTD 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~~ EDCTD approves the final grading and erosion control plans and the grading is completed.
36. 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~~ EDCTD. The ~~Department of Transportation~~ EDCTD shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
37. 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.

38. 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).
39. 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.
40. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to ~~DOT~~ EDCTD with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
41. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
42. 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.
43. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
44. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4569 shall apply.

EL DORADO HILLS FIRE DEPARTMENT

45. The potable water system for the purpose for the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13D 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. This condition shall be verified and enforced prior to issuance of building permit.

46. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between locations of each hydrant shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. This condition shall be verified during review and prior to approval of Improvement Plans.
47. 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 El Dorado Hills Fire Department Standard 103. This condition shall be verified during review and prior to approval of Improvement Plans.
48. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing. The fencing shall include three-foot gates spaced approximately 300 feet apart or as required by the Fire Department. These gates would be used by the Fire Department to access the open space during an emergency. This condition shall be verified during review and prior to approval of Improvement Plans.
49. The driveways serving Lots 28 & 30-32 shall be a minimum of 12 feet in width and designed to a maximum of 20% grade as required by the Uniform Fire Code. This condition shall be verified during review and prior to approval of Improvement Plans.
50. The applicant shall revise and implement the existing Wildland Fire Safe Plan to include Lots 6 and 7. A final copy of the document shall be provided prior to approval of the Final Map.
51. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified during review and prior to approval of Improvement Plans.
52. ~~The driveway serving Lot 28 exceeds 150 feet in length and shall be conditioned to comply with the turnout and turnaround requirements of the State Fire Regulations. This condition shall be enforced during review and prior to approval of Improvement Plans and/or building permit.~~ The driveway to Parcel 8 (old parcel numbers 27, 28 & 29) exceeds 150 feet in length and shall be required to provide a turnout near the midpoint of the driveway and an additional turnaround within 50 feet of the house.
53. The EID access gate at the end of A Court shall have a low priority Knox lock installed for emergency service access. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

54. All electronic gates shall comply with the El Dorado Hills Fire Department Gate Standard. Plans shall be submitted for approval prior to installation. This condition shall be verified as a note during review and prior to approval of Improvement Plans.
55. Any proposed gates in West Valley Village shall be reviewed and approved by the El Dorado Hills Fire District.

OFFICE OF COUNTY SURVEYOR

56. All survey monuments must be set prior to the representation of the Final Map to the Board of Supervisors for approval, or the developer shall a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyor's Office.
57. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the Final Map.
58. Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Department and County Surveyor's Office prior to Final Map.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

59. Prior to Final Map approval, the subdivider shall provide a will serve letter from the designated franchise refuse hauler providing waste management services, including recycling service.
60. All construction debris resulting from development of the village shall be disposed of in a manner consistent with the solid waste diversion plan practiced by 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. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

AIR QUALITY MANAGEMENT DISTRICT

61. All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR.

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

62. As further detailed in Attachment 3, the following are selected VVSP EIR mitigation measures applicable to the project, subject to specific timing requirements for completion and verification by the corresponding enforcement agency. The applicant shall provide

written justification of conformance to these measures for verification during review and prior to Final Map approval.

Identified Impact	Mitigation Measure Reference	Timing Requirement	Enforcement Agency
Land Use	LU-2	Prior to Final Map Approval	El Dorado County Planning Services
Visual/ Aesthetic	V-1	Prior to Final Map Approval	El Dorado County Planning Services
	V-6	Prior to Project Occupancy	El Dorado County Planning Services
Transportation	T-14	Prior to Project Occupancy	El Dorado County Department of Transportation EDCTD
	T-15	Prior to Project Occupancy	El Dorado County Department of Transportation EDCTD
Public Facilities and Services	PF-1	Prior to Final Map Approval; Prior to Issuance of Grading Permit; Prior to Issuance of Building Permit	El Dorado County Planning Services
	PF-2	Prior to Final Map Approval	El Dorado County Planning Services
	PF-3	Prior to Final Map Approval	El Dorado County Planning Services
	PF-4	Prior to Final Map Approval	El Dorado County Department of Transportation EDCTD
	PF-5	Prior to Final Map Approval	El Dorado Hills Fire Department
	PF-6	Prior to Final Map Approval	El Dorado Hills Fire Department
Biological Resources	BR-6	Prior to Final Map Approval	El Dorado County Planning Services
	BR-7	Prior to Issuance of Grading Permit	El Dorado County Planning Services
	BR-12	During Project Construction	El Dorado County Planning Services
	BR-13	During Project Construction	El Dorado County Planning Services
	BR-15	Prior to Final Map Approval	El Dorado County Planning Services

Geology and Soils	SG-1	Prior to Final Map Approval	El Dorado County Department of Transportation EDCTD; El Dorado County Building Department
	SG-2	Prior to Issuance of Grading Permit	El Dorado County Department of Transportation EDCTD; El Dorado County Building Department
	SG-3	Prior to Final Map Approval	El Dorado County Department of Transportation EDCTD; El Dorado County Building Department
	SG-4	Prior to Issuance of Grading Permit	El Dorado County Building Department
	SG-7	Prior to Final Map Approval	El Dorado County Building Department
	SG-8	Prior to Final Map Approval	El Dorado County Building Department
	SG-10	Prior to Final Map Approval	El Dorado County Building Department
	Hydrology and Water Quality	H-1	Prior to Final Map Approval
H-4		Prior to Final Map Approval	El Dorado County Department of Transportation EDCTD
H-5		Prior to Issuance of Grading Permit	El Dorado County Department of Transportation EDCTD
H-6		Prior to Final Map Approval	El Dorado County Department of Transportation EDCTD
Air Quality	AQ-1a	During Project Construction	El Dorado County Planning Services
	AQ-1b	During Project Construction	El Dorado County Planning Services
	AQ-2	Prior to Final Map Approval	El Dorado County Planning Services
	AQ-3	Prior to Issuance of Building Permit	El Dorado County Building Department
Noise	N-5	During Project Construction	El Dorado County Planning Services; El

			Dorado County Building Department
Public Health and Safety	PHS-2	Prior to Final Map Approval	El Dorado County Planning Services; El Dorado County Environmental Health
	PH-4	Prior to Final Map Approval	El Dorado County Planning Services
Cultural Resource	CR-6	During Project Construction	El Dorado County Planning Services
	CR-7	During Project Construction	El Dorado County Planning Services
Energy	E-1	Prior to Issuance of Building Permit	El Dorado County Building Department

9. (14-1502) Hearing to consider request for the following: 1) Rezone Assessor’s Parcel Numbers 070-011-45 and 070-011-33 from One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA); 2) Rescind Planned Development PD08-0006; 3) Reduce number of residential lots from 33 to 26 lots; 4) Design Waiver to allow proposed Lots 23 and 24 to exceed the 3:1 depth to width lot ratio; and 5) Reduce interim wetland buffer from 50 feet to a minimum of five feet [Rezone Z14-0004/Tentative Map Revision TM08-1482-R/Cameron Woods Unit No. 9] on property identified by Assessor’s Parcel Number’s 070-011-45, 070-011-33 and 083-020-21, consisting of 75.24 acres, in the Cameron Park area, submitted by Craig Rasmussen; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project;
- 2) Approve Rezone Z14-0004 based on the Findings as presented;
- 3) Rescind approved Planned Development PD08-0006;
- 4) Approve proposed revision to Cameron Woods Unit No. 9 Tentative Subdivision Map under TM08-1482-R based on the Findings and subject to the Conditions of Approval as presented;
- 5) Approve Design Waiver allowing Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and
- 6) Approve reduced interim wetland buffer from 50 feet to a minimum of five feet in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4.

(Supervisory District 4)

Mel Pabalinas presented the item to the Commission with a recommendation to the Board of Supervisors for approval. He stated that on page 6 of the Staff Report, the second paragraph in the Environmental Review section should be deleted as it doesn’t apply.

Mr. Pabalinas identified the following Conditions of Approval that staff was recommending changes to:

- Conditions 4 and 5: Delete as there are no impacts to the wetlands;
- Condition 15: Bottom row in table should be changed from a vertical curb to a rolled curb;
- Condition 44: Read into the record recommended revised language;
- Condition 45: First sentence is missing the word “minute” at the end; and
- All references to DOT should be changed to Transportation Division.

Mr. Pabalinas indicated that yesterday he spoke to Mr. Holland, a member of the public, on some misunderstandings of the project by the neighbors. He encouraged Mr. Holland to still submit the public comments from him and his neighbors.

County Counsel David Livingston stated that it would be inappropriate to delete Conditions 4 and 5 as they are Mitigation Measures from the original project and he recommended that they remain in the Conditions of Approval.

Craig Rasmussen, applicant, made the following comments:

- This is the last phase of the subdivision;
- U.S. Army Corps of Engineers changed their policy on encroachment of wetlands, which is why the map is being revised;
- Spoke on the area that was requiring a setback reduction from the wetlands;
- Voiced concern on retaining Conditions 4 and 5 when they longer applied;
- Believed that the neighbors’ concerns have been addressed; and
- No plans to develop the estate lot as it is being used by the family.

Lillian MacLeod stated that an addendum to the Negative Declaration would be required in order to remove Conditions 4 and 5. Since these conditions would need to have something to occur to trigger them, she suggested that it would be better to leave them in the document.

Dave Spiegelberg, Transportation, stated that he would ensure that the project file points to today’s Planning Commission minutes so this discussion would be made available to the Plan Checkers.

Chair Mathews closed public comment.

Commissioner Heflin suggested adding the words “if needed” to Conditions 4 and 5 to address the applicant’s concerns.

Commissioner Ridgeway stated that the public’s perception is that there is a 50 foot wetland buffer. Mr. Rasmussen responded by stating that there is except for two small spots and the consultant has indicated that there would be no impact to the wetlands. Mr. Pabalinas confirmed that this is shown on the map.

There was no further discussion.

Motion: Commissioner Shinault moved, seconded by Commissioner Heflin, and carried (5-0), to recommend the Board of Supervisors take the following actions: 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project; 2) Approve Rezone Z14-0004 based on the Findings as presented; 3) Rescind approved Planned Development PD08-0006; 4) Approve proposed revision to Cameron Woods Unit No. 9 Tentative Subdivision Map under TM08-1482-R based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Conditions 4 and 5 to add the words “if needed”; (b) Amend Condition 15 table to change Virada Road, Street A, from “vertical curb” to “rolled curb”; (c) Amend Condition 44 with revised language read into the record; (d) Amend Condition 45 by adding the word “minute” to the end of the first sentence and changing the word “are” to “or” in the second sentence; and (e) Change all references to DOT to Transportation Division in the Conditions of Approval; 5) Approve Design Waiver allowing Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and 6) Approve reduced interim wetland buffer from 50 feet to a minimum of five feet in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4.

AYES: Stewart, Ridgeway, Heflin, Shinault, Mathews
NOES: None

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 A Mitigated Negative Declaration was adopted for the original Cameron Woods Unit No.9 tentative map based on an Initial Study (Exhibit O). The environmental document analyzed impacts to resources including Biological Resources and Transportation/Traffic with application specific mitigation measures incorporated as project conditions of approval. In accordance with California Environmental Quality Act (CEQA) Section 21166 (Limitation: Subsequent or Supplemental environmental impact report), the revised tentative map is substantially consistent with the original tentative map, but would reduce development impacts, and decrease previously identified environmental effects. Therefore, the previously adopted Mitigated Negative Declaration is an adequate environmental analysis for this revised tentative map. No further environmental analysis is necessary.
- 1.2 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Development Services Department-Planning Services 2850 Fairlane Court Placerville, CA 95667.

- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The project description and conditions of approval, which include the original mitigation measures, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 GENERAL PLAN FINDINGS

Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. The project has been reviewed for consistency with the following applicable General Plan Policies supported by a corresponding justification statement.

2.1 Use Element – General Plan Policy 2.1.1.7 (Applicable General Plan Policies and Timing of Development within Community Region)

Cameron Woods Unit No.9 is within the Community Region of Cameron Park where public infrastructures such roads and utility exists. The project would construct and/or extend on-site infrastructures necessary to serve the proposed development.

2.2 Land Use Element- General Plan Policies 2.2.1.2, 2.2.1.3, 2.2.5.19 (Land Use Designation and Density)

The project site is designated as High Density Residential (HDR). Cameron Woods Unit No.9 development would result in a density 0.37 du/ac, which is below the HDR density range of 1-5 du/ace under this designation. However, policy 2.2.5.19 allows for this lower density to occur and determines the project to be consistent as the project would further promote and achieve other policies of the General Plan.

2.3 Land Use Element- General Plan Policy 2.2.5.3 (Rezone Consistency)

The project is currently within the El Dorado Irrigation District (EID) service area. Based on the Facility Improvement Letter (FIL) from EID (dated November 13, 2014), there is adequate amount of water and sewer capacity that would serve future development in the area, based on contractual commitment for acquisition of water and sewer connections, subject to verification during Final Map review. Existing EID facilities abutting the project site would be required to be improved and/or extended in order to serve the proposed development. Submittal of a Facility Plan Report (FPR) would be subject to review and approval by EID.

The project site is within the Rescue Union School District (RUSD) and El Dorado Union High School District (EDHUSD). The two elementary schools near the project site are Green Valley Elementary School and Rescue Union Elementary School. Based on RUSD's 0.338 student/lot ration, the proposed subdivision would generate a total of approximately nine elementary students which would be sufficiently accommodated by

the District. Based on EDHUSD student generation factor of 0.177 student/lot, a total of four students would be generated by the subdivision which would be sufficiently accommodated by the District.

Cameron Park Fire Department provides fire and emergency service in Cameron Park. The nearest station is located at 2961 Alhambra Drive, approximately 0.5 mile west of the project site. The emergency response time is below the 8 minute standard response time required in the Community Region.

The primary soil composition is within the Rescue Series, which poses a moderate hazard for erosion hazard and medium potential for storm runoff. As part of project implementation, potential for erosion would be controlled through Best Management Practices. Based on the Improvement Plan, a grading plan would be required evaluating effects and methods in preventing erosion during construction in accordance with the Grading and Drainage Ordinance.

The site contains potential foraging habitat for raptor species with the existence of oak woodland canopy. Mitigation measure would be incorporated that would prevent impact to these species prior to site construction. The study determined that no rare plants are located on the project site. As required by the County Code, the project would be required to pay the Rare Plant Mitigation Fee for each of the proposed lots.

2.4 Land Use Element- General Plan Policy 2.2.5.4 (Application of Planned Development)

The proposed project is consistent with the exemption under this policy and does not require a Planned Development. However, to prevent bifurcation, future development application(s) to further subdivide the approved lots would be evaluated cumulatively for consistency with Planned Development policies in the General Plan under Objective 2.2.3 (Planned Development).

2.5 Land Use Element- General Plan Policy 2.2.5.21 (Project Compatibility)

Cameron Woods Unit No.9 is within an area compatible with existing and planned residential uses and density.

2.6 Circulation and Transportation Element- General Plan Policies TC-Xe, TC-Xf, TC-Xg, TC-Xh (Levels of Service and Concurrency)

The proposed development would be accessed by extension and improvement to existing road infrastructure currently serving the immediate residential neighborhood. As determined by the Transportation Division, given the amount of lots and construction of subdivision roads, the proposed development would not worsen the existing LOS in the area. As conditioned, payment of standard traffic impact mitigation (TIM) fees shall be required prior to issuance of the residential building permits.

2.7 Public Services and Utility Element- General Plan Policies 5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1.3 (Adequacy of Public Utility for Water and Sewer Services)

The proposed development is within the El Dorado Irrigation District (EID) service area where public water and sewer utilities currently exist. The development would be required to improve and connect to these infrastructures in order to obtain the service. A Facility Plan Report (FPR), which details the necessary facility improvements, would be required subject to review and approval by EID. An EID meter award letter would be required as proof of rights to service prior to filing of the Final Map.

2.8 Public Services and Utility Element- General Plan Policies 5.4.1.1, 5.4.1.2 (Drainage and Erosion)

The subdivision is designed to address storm drainage using open ditch and underground pipes, subject to DISM standards. Best Management Practices shall be enforced in order to minimize erosion effects during site construction. On-site wetland would be buffered from development in accordance to General Policy 7.3.3.4.

2.9 Health and Safety Element-General Plan Policies 6.2.3.1 and 6.2.3.2 (Fire Protection Services)

The project is located within the Cameron Park Community Region, where fire protection service is provided by Cameron Park Fire Department. This site is designated as moderate in terms of fire hazard. Specific project conditions of approval, including minimum fire suppression and road standards, shall be applied, subject to verification by the department prior to any construction. Site development shall be required to implement and adhere to specific provisions identified in the approved Wildfire Safe Plan.

2.10 Conservation and Open Space Element –General Plan Policy 7.3.3.4 (Wetland Buffer)

This policy and its Interim Interpretive Guideline require a minimum 50-foot development setback to the intermittent wetland. Two wetland areas exist on the southeastern of the project site. The project proposes a minimum of 5-foot wetland setback to the proposed driveway widening. This setback would adequately prevent any disturbance to the function and value of the wetlands. Additionally, implementation of applicable Storm Water Pollution Prevention Program (SWPPP) and Best Management Practices (BMP) measures (incorporated as project conditions of approval) would further protect these wetlands. This feature has been incorporated as part of the Lot 26.

2.11 Conservation and Open Space Element – General Plan Policy 7.4.4.4 (Option A-Oak Tree Canopy Retention and Replacement)

The revised tentative map would have impacts to oak canopy consistent with General Plan Policy 7.4.4.4 Option A and the Interim Interpretive Guideline. A total of 2.47 acres of the 22.49 acre of canopy would be removed as part of the project and a total of 3.07

acres of replacement canopy shall be replanted within areas of Lot 26. This will be applied as a condition of approval for the project.

3.0 ZONING CONSISTENCY FINDING

The proposed rezone to R1-AA is consistent with the General Plan. The proposed Zone Change to One-family Residential (R1) will be consistent within the (HDR) land use designation. The proposed zone change to Professional Office Commercial-Design Control (CPO-DC) will be consistent with in the (C) land use designation. All future development of the proposed commercial lots will be reviewed for consistency with the General Plan either through the building permit process or during the Design Review process for the commercial parcels.

4.0 TENTATIVE MAP CONSISTENCY FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.

The proposed Tentative Map will create a total 26 single-family residential lots which will be consistent with the density requirements of the High Density Residential (HDR) land use designation of the General Plan. The proposed commercial parcels will be consistent within the Commercial land use designation. The project will require road and infrastructure improvements consistent with the requirements of the General Plan.

The project will be consistent with applicable General Plan policies regarding Oak Canopy, Rare Plants, Slope, Riparian Habitat, Traffic and Circulation, and Public Utilities. Mitigation Measures have been included which will require pre-construction surveys to ensure impacts to biological resources will be avoided or reduced to less than significant. Riparian areas impacted as part of the off-site road improvements will require state and federal permits to reduce potential impacts during project construction.

4.2 The design or improvements of the proposed division are consistent with the General Plan.

The project will construct road improvements consistent with the County Design Manual and the Fire Safe Regulations. The project will connect to public water and sewer services in the project area which have adequate capacity to serve the project.

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

The project site is relatively flat and is suitable for residential and commercial development. Infrastructures including roads and utilities will be constructed to serve the development, compatible with the existing neighborhood. Oak canopy proposed to be preserved or replaced are consistent with the General Plan and wetlands will be avoided.

- 4.4 **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.**

The revised tentative map is in substantial conformance with the previously approved tentative map but has lesser impacts incorporated in subdivision design. Therefore, the previously adopted Mitigated Negative Declaration and Initial Study sufficiently analyze and mitigates for the identified project impacts.

- 4.5 **The design of the subdivision or the improvements are suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).**

The project has been designed to comply with the requirements of the County Design Manual and the Fire Safe Regulations. The Cameron Park Fire Department has required Conditions of Approval to require a fire safe plan and construction of roadways to Fire Safe Regulation standards.

- 4.6 **The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.**

The project will construct through roads which will connect to existing roadways in the Cameron Park Area. The proposed improvements will not conflict with existing access in the area. The project will provide the ability for existing and future developments in the area to connect to the proposed roadways and utilities services.

5.0 DESIGN WAIVER FINDINGS

- 5.1 **The Design Waivers requested are subject to specific findings under Section 16.08.020 of the El Dorado County Zoning Ordinance described below.**

Design Waiver Request: Allow proposed Lots 23 and 24 to exceed the 3:1 depth to width ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM).

- A. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.
- B. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.
- C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.

Response to Required Findings:

- A. In order to achieve a subdivision design that avoids wetland, maintain usable lot, and match existing road design, a waiver of the lot ratio standard is needed for Lots 23 and 24.
- B. Strict application of the design requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property which, if the requested waiver is denied, would result in unnecessary impact to wetlands, incompatible road design, and constrained lot development.
- C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, and welfare of the public but would maintain conformance to the design of the existing residential development.
- D. Granting of this waiver would not nullify the objectives or other applicable law and ordinance but would further the objectives in creating a subdivision that is compatible with the existing neighborhood, would be built in conformance to County standards, and would maintain consistency with the applicable policies of the General Plan.

Conditions of Approval

Project Description

1. This Rezone, and Revised Tentative Map and Development Plan are based upon and limited to compliance with the Project Description, the Staff Report Exhibits H-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 description is as follows:

~~Rezone: The rezone would amend the project parcels zoning as follows:~~

~~APN 070 011 45 (54.17 acres): Rezone from Estate Residential Five Acre/One Acre Residential/Professional Office Commercial Design Control Airport Safety (RE-5/R1A/CPO DC AA) to One Family Residential Planned Development Airport Safety (R1 PD AA). The 21.11 acre Open Space parcel shall be rezoned to Open Space Planned Development Airport Safety (OS PD AA).~~

~~APN 070 011 33 (53.74 acres): Rezone from Estate Residential Ten Acre/One Acre Residential/Professional Office Commercial Design Control Airport Safety (RE-~~

~~10/R1A/CPO-DC-AA) to One Family Residential Planned Development Airport Safety (R1-PD-AA).~~

~~APN 083-020-21 (5.56 acres): Rezone from Estate Residential Five Acre Airport Safety (RE-5-AA) to Professional Office Commercial Design Control Airport Safety (CPO-DC-AA).~~

~~Tentative Map: The Tentative Map to subdivide the project parcels into 33 residential lots ranging in size from 0.35 acres to 27.03 acres. Two commercial lots of size from 0.94 acres and 3.96 acres in size. One 21.11 acre open space parcel would be dedicated as Open Space~~

~~All parcels would be served by public water and sewer services. The project would be required to construct on site and off site road improvements. A phasing plan accompanies the Tentative Map. The proposed lots shall substantially correspond to the tables below:~~

~~Development Plan: The Development Plan is required for the dedication of 21.11 acres (30 percent) of the residential portion of the project as open space. The Open Space shall be zoned Open Space Planned Development (OS-PD). The Tentative Map shall serve as the adopted Development Plan. No modifications to the Development Standards of the R1 or CPO Zone District Development Standards are approved as part of the Development Plan.~~

- ~~a) Rezone APNs 070-011-45 and -33 from One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA);~~
- ~~b) Rescind Planned Development PD08-0006 approved with the Cameron Woods Unit No.9 tentative subdivision map;~~
- ~~c) Revision to the approved Cameron Woods Unit No.9 tentative subdivision map reducing the quantity of residential lots from 33 to 26 lots. The revised map includes a preliminary Phasing Plan for the development and financing of the map;~~
- ~~d) Approve the Design Waiver allowing proposed Lots 23 and 24 to exceed the 3:1 depth to width ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and~~
- ~~e) Reduce the intermittent wetland buffer from 50 feet to a minimum of five feet in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4.~~

Cameron Woods Unit 9 Land Use Summary		
Land Use	Square Footage	Acreage
Road right-of-way	144,227	3.56 acres
Commercial Parcels	213,255	4.89 acres
Residential Parcels	2,037,301	45.91 acres

Open Space	920,000	21.11 acres
Total area	3,278,325	75.47 acres

Residential Lot Count Table

Lot Number	Gross Area (S.F.)	Lot Number	Gross Area (S.F.)
1	18,710	18	26,794
2	20,412	19	16,138
3	23,423	20	16,634
4	22,794	21	16,425
5	29,375	22	22,546
6	41,108	23	17,044
7	40,420	24	15,398
8	36,853	25	18,921
9	28,443	26	18,069
10	26,418	27	24,479
11	21,715	28	23,510
12	20,062	29	19,603

Commercial Lot Count Table

Lot Number	Gross Area (S.F.)
35	172,288
36	40,966

The grading, development, use and maintenance of the property, the size, shape, arrangement and location of structures, parking areas, landscape areas, and 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 approved and shall be implemented as approved by the County. Minor modifications may be approved by the Development Services Director or designee; major modifications shall constitute a revision to this application and shall require review and approval by the Planning Commission.

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION:

The following Mitigation Measures are required as means to reduce potential significant environmental effects to a level of less than insignificant:

2. **Pre-construction Survey Required:** Removal of vegetation within the project area shall be conducted between August 15 and February 28 if feasible which is outside of the peak nesting period for most migratory bird species and nesting raptor species.

If vegetation removal is conducted within the nesting period (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. 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. (BIO-1).

MONITORING: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans. Planning Services shall review the surveys prior to issuance of a grading permit.

3. **Pre-Construction Survey:** A pre-construction survey shall be conducted by a qualified biologist for the presence of the California coast horned lizard. The assessment shall be conducted in early morning immediately prior to project construction. If the lizard is not found, no further mitigation shall be required. No discovered lizards shall be disturbed without a permit or other authorization from USFWS or CDFG (BIO-2).

MONITORING: The applicant shall submit the site assessment to Planning Services. This requirement shall be placed on the grading plans. Planning Services shall review the survey prior to issuance of a grading permit.

4. **Streambed Alteration Agreement (off-site):** If needed, ~~¶~~the applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game for each stream crossing or any activities affecting the onsite riparian vegetation. The agreement shall be submitted to the Transportation Division for review prior to issuance of a grading permit (BIO-3).

MONITORING: If needed, ~~¶~~the Transportation Division shall verify the agreement has been obtained and CDFG Conditions of Approval are incorporated on the improvement plans prior to issuance of a grading permit.

5. **404 Permit (off-site):** If needed, ~~¶~~prior to issuance of a grading permit that would result in any stream crossing or impacts to riparian vegetation, the applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a 401 Water Quality Certification from the Central Valley RWQCB. The project applicant shall incorporate all conditions attached to the permit and certification into the project (BIO-4).

MONITORING: If needed, ~~¶~~the permit and certification requirements shall be submitted to the Transportation Division for review prior to issuance of a grading permit.

CONDITIONS OF APPROVAL

Planning Services

6. **Park In-Lieu Fees:** The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

The subdivision 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. ~~Planning Services shall verify that the~~ Payment of the required fees shall be remitted to Planning Services on behalf of ~~have been paid to the~~ Cameron Park CSD prior to the filing of the Final Map.

7. **Meter Award Letter:** A water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the residential parcels created, shall be submitted prior to filing the Final Map. A water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the commercial parcels created shall be submitted prior to issuance of a building permit.
8. **Avigation Easement:** The applicant shall grant to the County an Avigation Easement for each lot. The easement shall be in a form acceptable to the County, consistent with Chapter 17.38 of the County Code prior to filing the Final Map.
9. **Archeological Resources:** In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall confirm the inclusion of this requirement on the grading plans prior to issuance of a grading permit.
10. **Oak Canopy Conservation:** ~~The applicant shall pay the oak mitigation in lieu fee for all impacted oak canopy in accordance with General Plan Policy 7.4.4.4 and the Oak Woodland Management Plan. The mitigation fee shall be paid based on the fee established by the Board of Supervisors. Proof of payment of the fee shall be provided to Planning Services prior to issuance of a grading permit or subdivision improvement agreement.~~

~~The Final Subdivision Map shall include the following notes:~~

~~All future oak canopy removal as a result of lot development of the subdivision shall be in conformance with the Oak Woodlands Management Plan. Individual property owners shall pay the mitigation Oak Conservation In-lieu Fee or provide a replacement plan for all oak canopy removed as part of residential development.~~

~~The mitigation fee shall be paid as required by the Oak Woodland Conservation Ordinance. The applicant shall provide proof of payment of the mitigation in lieu fee or replacement plan prepared by a qualified professional to Planning Services prior to issuance of a building permit.~~

Prior to approval of Grading Permit or filing of the Final Map, the applicant shall submit and secure approval of a Final Oak Tree Preservation and Replacement Plan for Cameron Woods Unit No.9 depicting the preserved, removed, replanting, and monitoring of Oak Tree Canopy in accordance with General Policy 7.4.4.4 Option A and Interim Interpretive Guideline. The plan shall substantially comply with the Arborist Report prepared by Foothill Tree Service dated March 20, 2014 (Exhibit N). The replanting areas shall be delineated on the Final Map.

11. **Processing Fees:** Prior to filing of the Final Map, all Development Services and Noticing fees shall be paid. The applicant shall submit to Planning Services a recording fee and a California Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Final Map filed until said fees are paid.
12. **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, 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.

Prior to the filing of a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (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 that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493(d).

13. **Compliance with Conditions:** Prior to filing the Final Map or issuance of any building permit 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. Planning Services shall verify compliance prior to filing the Final Map.

The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable Conditions of Approval.

- 14. **Expiration:** The revised map shall expire on February 23, 2017. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
- 15. **Open Space Maintenance:** ~~The applicant shall dedicate the Open Space lot to a Homeowner's Association or similar entity with an appropriate maintenance program. Planning Services shall verify the open space dedication and approve the maintenance program prior to filing the Final Map.~~

El Dorado County Transportation Division (EDCTD)

Project Specific Conditions

- ~~16~~15. **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 Transportation Division 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)

Cameron Woods Unit No. 9 Road Improvements					
Road Name	DISM Plan	Road Width*	Right-of-Way**	Design Speed	Exceptions/Notes
Virada Road (onsite along the commercial lot frontage)	Modified Std Plan 101A (3"AC over 8"AB Min.)	32ft	60 ft IOD required	40 mph	Type 2 vertical curb, gutter on both sides and 8ft sidewalks along Lot 33 & 34 frontage.
	Std Plan 110 for encroachments				
Virada Road, Street A, Cinsant Drive, Unnamed cul-de-sac (onsite along residential lot frontage)	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft	50 ft IOD required	25 mph	Type 2 vertical rolled curb, gutter on both sides. No sidewalk required due to lots greater than 10,000sf (GP Policy TC-5a).

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included

1716. **Signalization:** The applicant shall provide their fair share cost (22% of Virada signalization) for the construction of the signal and intersection improvements at Cameron Park Drive and Mira Loma as proposed by the ~~DOT~~ Transportation Division staff report dated 1/11/2010. The applicant shall obtain an approved fair share agreement to the approval of the ~~Department of~~ Transportation Division, prior to the filing of the final map.

As an alternative, the applicant may prepare a supplemental traffic impact analysis that calculates the project's fair share of the cost of installing the traffic signal within 120 days prior to filing of the final map. The supplemental traffic impact analysis is subject to review and approval by the Transportation Division.

If the County has placed the Cameron Park Drive and Mira Loma Drive Traffic Signal in the County's 10-year Capital Improvement Program at the time of filing of the final map, or, if the Traffic Signal has been installed by others, then payment of Traffic Impact Mitigation Fees is considered to satisfy the project's fair share requirements.

1817. **Encroachment Permit:** The applicant shall obtain an encroachment permit from Transportation Division for all required roadway improvements within the County right of way. The commercial driveway encroachments shall be constructed consistent with Design Standard Plan 110. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to filing the Final Map.

1918. **Turnaround:** All proposed turnarounds shall be built to the provisions of County Standard Plan 114 or approved equivalent. The gradient within the turnaround shall not exceed 8 percent or an acceptable alternative approved by the County Engineer (DISM Sec 3.B.3). The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to filing the Final Map.

~~20. **Knuckle Design:** The proposed roadway knuckle shall include a minimum radius of 50ft. This radius may be reduced only with approval by the Fire District having jurisdiction. The final radius length (and associated Fire District approval, if necessary), shall be placed on the map. The Transportation Division shall review and approve the design prior to filing the Final Map.~~

2119. **Roadway Slopes:** Pursuant to Design Standard Plan 101B, Roads with Average Daily Trips (ADT) of less than 2,000 shall have slopes no greater than 12percent. Slopes may exceed 12percent, but not more than 15percent, and only with County Engineer approval. All road slopes shall be indicated on the improvement plans. Slopes exceeding 12percent shall be specially indicated and the lengths included and must receive County Engineer approval prior to filing the Final Map.

2220. **Tangents:** Pursuant to DISM Sec. 3.B.6, a minimum 100-ft tangent shall be introduced between reversed curves. The County Engineer may approve a tangent of less than 100-

ft on local roads provided the adjacent curves have a minimum radius of 200-ft or an acceptable alternative approved by the County Engineer. The tangent and radius lengths shall be graphically depicted on the site plans or included in a Line & Curve Table on the site plans prior to filing Final Map.

Standard Conditions

- ~~2321.~~ **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
- ~~2422.~~ **Road & Public Utility Easements:** The applicant shall irrevocably offer to dedicate a 50- foot wide and 60-foot wide non-exclusive road and public utility easement for the on-site access roadways as shown in Table 1 above prior to the filing of the Final Map. Slope easements shall be included as necessary.
- ~~2523.~~ **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Transportation Division prior to the filing of the Final Map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
- ~~2624.~~ **Sidewalks:** The commercial parcel 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 Transportation Division 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 Transportation Division prior to improvement plan approval.
- ~~2725.~~ **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.
- ~~28.~~ ~~**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. 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, signs, and drainage facilities of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing the Final Map.~~
- ~~2926.~~ **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 Conditions and Restrictions (CC&Rs).

- ~~3027~~. **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.
- ~~3428~~. **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. This note shall be place on the Grading Plans.
- ~~3229~~. **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 Transportation Division, and pay all applicable fees prior to filing the Final Map.
- ~~3330~~. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Transportation Division for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of Transportation Division or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing the Final Map.
- ~~3431~~. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadways, drainage infrastructure, grading, and other improvements. The developer shall complete the improvements to the satisfaction of Transportation Division or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing the Final Map.
- ~~3532~~. **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.
- ~~3733~~. **Grading Permit / Plan:** A residential grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division 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 the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing the Final Map.

3834. **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 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.
3835. **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 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.
3936. **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 Transportation Division. 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.
4037. **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 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. The improvements shall be completed to the approval of the Transportation Division prior to the filing of the Final Map or the applicant shall obtain an approved improvement agreement with security.

- ~~4138.~~ **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing the Final Map.
- ~~4239.~~ **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.
- ~~4340.~~ **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.
- ~~4441.~~ **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.
- ~~4542.~~ **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 Transportation Division 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 percent 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.

4643. **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 Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

4744. **TIM Fees:** ~~The applicant shall pay the~~ Traffic impact mitigation fees are due and payable in effect at the time a upon issuance of building permits is deemed complete.

Cameron Park Fire Department

4845. **Fire Flow:** ~~The project shall maintain a fire flow of 1,000 gpm with a 20 psi residual pressure for residential structures not in excess of 3,600 square feet. The District shall verify the fire flow prior to issuance of a building permit. 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 or 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 (Department) amendments.~~

4946. **Fire Safe Plan:** ~~The applicant shall prepare~~ submit a Fire Safe Plan for the revised tentative map, in accordance with El Dorado County Fire Safe Ordinance. The Department shall review and approve the plan prior to recordation of Final Map ~~issuance of a building permit.~~

5047. **Fire Hydrant:** ~~Additional fire hydrants shall be required. The spacing shall not exceed 500 feet. The number and location of the hydrants shall be reviewed and approved by the District prior to issuance of a grading permit or subdivision improvement agreement. 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. Fire hydrant location shall be determined during civil plan review.

- ~~5148.~~ **Roadway Widths:** All roads shall meet the minimum road widths pursuant to the California Fire Code. The Department shall review and approve the road widths prior to issuance of a grading permit or subdivision improvement agreement.
49. **Driveway Length:** Driveways longer than 150 shall meet El Dorado County Design Improvement Standards Manual requirements.
50. **Weed Abatement:** The project must comply with the Cameron Park Community Services District Weed Abatement Ordinance.

Air Quality Management District

- ~~5251.~~ **Fugitive Dust Plan:** ~~The applicant shall submit and pay appropriate fees to the District for a Fugitive Dust Mitigation Plan. The District shall review and approve the plan prior to issuance of a grading permit or subdivision improvement agreement. The project shall adhere to the regulations 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)~~
- ~~5352.~~ **District Rules:** ~~The applicant shall adhere to all District rules during project construction and obtain all necessary permits prior to issuance of any building permits. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224). Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).~~
53. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
54. **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).
55. **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.
56. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit 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.
57. **Wood-burning devices:** Wood-burning devices: The installation of open hearth wood-burning fireplaces shall be prohibited. All wood-burning fireplaces installed shall be qualified to the most current EPA standard. Please refer to EPA's "List of Cleaner Fireplaces and Retrofit Devices" , <http://www.epa.gov/burnwise/fireplacelist.html>. Woodstoves and wood-burning inserts shall be certified to the most current EPA standard. Please refer to EPA's "List of EPA Certified Wood Heaters", <http://www.epa.gov/Compliance/resources/publications/monitoring/caa/woodstoves/certifiedwood.pdf>
58. **Electric Vehicle Charging:** All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (120V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.
59. **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.
60. **Solar/Photovoltaic Equipment:** All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.

County Surveyor

5461. **Survey Monuments:** All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval, 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.
5562. **Road Name Petition:** 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.

ADDENDUM

CONSENT CALENDAR

10. (14-0767) Community Development Agency, Development Services Division, requesting the Planning Commission clarify and amend their motion made on October 23, 2014, for Special Use Permit S13-0014/AT&T Silva Valley Parkway Cellular Site (Mono-Oak) to include the Staff Memo dated September 9, 2014 which was presented to the Planning Commission at their September 11, 2014 meeting with the intent that it be included in the Planning Commission's final action for the project; and staff recommending the Planning Commission amend their October 23, 2014 motion to state:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
 - 2) Approve Special Use Permit S13-0014 based on the Findings and subject to the Conditions of Approval;
 - 3) Approve the revisions to the Conditions of Approval as presented in the Staff Memo dated September 9, 2014; and
 - 4) Approve the revisions to Condition of Approval 15 as presented in the Staff Memo dated October 22, 2014.
- (Supervisory District 1)

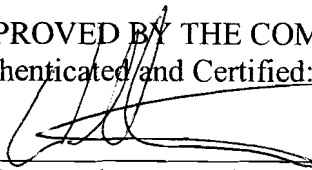
This was Approved on Consent Calendar.

ADJOURNMENT

Meeting adjourned at 12:14 p.m.

APPROVED BY THE COMMISSION

Authenticated and Certified:



Walter Mathews, Chair