



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
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Phone: (530) 621-5355 Fax: (530) 642-0508

Walter Mathews, Chair, District 4
Rich Stewart, First Vice-Chair, District 1
Dave Pratt, Second Vice-Chair, District 2
Tom Heflin, District 3
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

DRAFT MINUTES

**Regular Meeting
February 27, 2014 – 8:30 A.M.**

CALL TO ORDER

Meeting was called to order at 8:33 a.m. Present: Commissioners Stewart, Pratt, Heflin, Mathews, and Shinault; David Livingston-County Counsel; and Debbie Ercolini-Planning Services.

ADOPTION OF AGENDA

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

**AYES: Pratt, 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.)

- Minutes:** February 13, 2014

END OF CONSENT CALENDAR

Minutes were pulled by Commissioner Stewart for clarification of Ellen Van Dyke's comment as to the Oak Woodland Mapping was a mistake.

Motion: Commissioner Stewart moved, seconded by Commissioner Pratt, and carried (5-0), to approve the Consent Calendar.

**AYES: Heflin, Shinault, Pratt, Stewart, Mathews
NOES: None**

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

Roger Trout, Development Services, advised the Commission that Peter Maurer is no longer with the County and Lillian MacLeod is now Acting Principal Planner.

Jim Wassner, Supervising Code Enforcement Officer, introduced John Desario as the new Code Enforcement Officer. Mr. Wassner discussed the expanded code enforcement duties under the Community Development Agency.

Dave Defanti, Long Range Planning spoke on the two days at the Board of Supervisors regarding the Travel Demand Model and TGPA ZOU draft Environmental Impact Report 120 day public review period.

Dave Spiegelberg, Transportation spoke on the Green Valley and Salmon Falls Signal project. Commissioner Pratt concerned that the lines on Missouri Flat Road cannot be seen at night or in the rain. Mr. Spiegelberg will have this looked into. Roger Trout commented this might want to be passed along to the Traffic Advisory Commission.

COMMISSIONERS' REPORTS

Commissioner Shinault attended the Meyers Plan meeting on February 26, 2014. There were some concerns and will meet again in three weeks. They are looking to bring the plan to the Commission sometime in May.

Commissioner Pratt attended the El Dorado Hills Survey meeting and commented on the conflicting information. He has also been working with Pleasant Valley Grange regarding the Fire Safe Council.

Commissioner Stewart also attended the El Dorado Hills Survey meeting.

9:00 A.M. – TIME ALLOCATION

PUBLIC FORUM/PUBLIC COMMENT

Art Marinaccio spoke on the General Plan heard by the Board of Supervisors earlier that week.

AGENDA ITEMS

2. (14-0277) Hearing to consider request to create 61 residential lots ranging in size from approximately 3,000 to 6,200 square feet, and one lettered open space lot [Tentative Map TM12-1508/Valley View Village Lot X]** on property identified by APN 118-140-63, consisting of 7.85 acres, in the El Dorado Hills area, submitted by Lennar West Valley LLC (Agent: CTA Engineering); and staff recommending the Planning Commission take the following actions:

- 1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project;
- 2) Approve Tentative Map TM12-1508 based on the Findings and subject to the Conditions of Approval; and
- 3) Approve the following Design Waivers based on the Findings presented: (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and (b) Reduce 52 foot right of way to 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C. (Supervisorial District 2)

Roger Trout presented the item to the Commission and referenced the correct Tentative Subdivision Map date of February 2014 in Condition of Approval 1 Exhibit D and referenced Staff Memo dated February 27, 2014 with a recommendation for approval.

Dave Crosariol, agent with CTA Engineering and Surveying was present and available for questions and read into the record some minor changes to the Staff Report Development Standards, Conditions of Approval and Findings. Roger Trout concurred with the changes.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project; 2) Approve Tentative Map TM12-1508 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Findings as identified in Staff Memo dated 02-27-2014; (b) Amend Condition 1.b.1 to amend 24 foot to 29 foot and delete wording in reference to 8 foot planter; (c) Amend Condition 30 Table 1 Road A and B Exception and Notes to amend wording as identified in discussion; (d) Amend Condition 63 to amend wording as identified in discussion; and 3) Approve the following Design Waivers, as amended, based on the Findings as modified: (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a ~~29~~24 foot road surface instead of a 28 foot road surface ~~and an 8 foot planter between travel way and sidewalk~~; and (b) Reduce 52 foot right of way to 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C.

AYES: Stewart, Shinault, Heflin, Pratt, 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 pursuant to *Section 66472.1* of the *California Government Code*:

1.0 CEQA FINDINGS

1.1 El Dorado County has prepared an addendum to a previously certified EIR in accordance with Subsection (a) of CEQ Guidelines Section 15164 and has determined that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, for the following reasons:

1. **Substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The project would not result in new or expanded impacts beyond those identified in the previously certified Specific Plan EIR.

2. **Substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

No substantial changes have occurred within the plan area, community or region which would lead to new or expanded significant project impacts.

3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete, shows any of the following:**

- a. **The project will have one or more significant effects not discussed in the previous EIR or negative declaration.**

The proposed project does not present any new potentially significant effects not evaluated in the previous EIR.

- b. **Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The analysis provided in this Addendum shows that the previously identified significant effects of the Specific Plan would not be accentuated through implementation of the proposed project.

- 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 at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed tentative map is consistent with the Valley View Specific Plan, as amended. The map is designed in accordance with the Core Residential development standards and design criteria, except as provided through the approved design waivers.

3.0 ADMINISTRATIVE FINDINGS FOR TENTATIVE MAP

- 3.1 **The proposed map is consistent with applicable general and specific plans.**

The proposed tentative map is consistent with the General Plan and VVSP in accordance with the CR district development standards as set forth in Findings Section 2.0.

- 3.2 **The design or improvement of the proposed division is consistent with applicable general and specific plans.**

The subdivision has been designed in conformance with the residential land use requirements in the VVSP. Improvement plans will be reviewed in accordance with the County Design and Improvement Standards Manual and the Conditions of Approval and Mitigation Measures.

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

The site is relatively level with few physical constraints and has been designed to comply with the CR district density requirements of the VVSP.

- 3.4 **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.**

The project will comply with the VVSP Program EIR and the required mitigation measures. An addendum to the Program EIR has been prepared for the project and no additional impact was identified to fish or wildlife or their habitat.

- 3.5 **The design of the division or the type of improvements would not cause serious public health hazards.**

The project would require pad and road grading, utility installation, and residential construction. Permits would be required from the County and other agencies for all utility and construction activities. The project will comply with the County Design and Improvement Standards Manual, County Grading Ordinance, Conditions of Approval and Mitigation Measures.

- 3.6 **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 El Dorado Hills Fire Department has reviewed the project and has provided specific Conditions of Approval which have been incorporated into the project. The subdivision conforms to the requirements of Section 4291 of the Public Resource Code.

- 3.7 **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.**

Utility and right-of-way easements for the project have been provided on the project plans and will 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.

4.0 DESIGN WAIVERS

- 4.1 **Reductions in Rights-of-Way and modification of sidewalk standards.**

- 4.1.1 **There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.**

The project is within the Valley View Specific Plan with specified densities and overall development cap. The reduced road widths and modified sidewalks would assist in accommodating the desired density for the specific plan.

- 4.1.2 **Strict application of the design or improvement requirements of Chapter 16 of the County Code would cause extraordinary and unnecessary hardship in developing the property.**

Maintaining the standard road widths and provision of sidewalks on both sides of all roads would limit available area for housing, eliminating the ability to create smaller lots and houses to target a specific, underserved market in the plan area.

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

The road width reduction and modification of sidewalks has been reviewed by the Transportation Division and El Dorado Hills Fire Department and they find that adequate access, parking and emergency vehicle circulation can be accommodated. Sufficient pedestrian circulation has been provided to minimize vehicular/pedestrian conflicts.

- 4.1.4. **The waiver would not have the effect of nullifying the objectives of this Article II of Chapter 16 of the County Code or any other law or ordinance applicable to the subdivision.**

The waiver would not nullify other provisions of Title 16 or the development standards of the VVSP.

4.2 Reductions in road geometry standards:

- a. reduce minimum 100 foot distance between reversed curves (DISM Section 3.B.6), and**
- b. reduce the minimum center line curve radius length from 100 feet to 80 feet, (DISM Section 3.B.7).**

4.2.1 There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.

The project is within the Valley View Specific Plan with specified densities and overall development cap. The reduced road geometry standards would assist in accommodating the desired density for the specific plan. This village has a limited development area. Even with relatively flat topography this property has a limited development area when coupled with other existing constraints (easements, MM BR-9 wetland setbacks, improvements and proposed future county improvements) the road geometry standards would reduce an effective development area even further.

4.2.2 Strict application of the design or improvement requirements of Chapter 16 of the County Code would cause extraordinary and unnecessary hardship in developing the property.

Maintaining the standard road geometry standards would limit available area for housing, eliminating the ability to create smaller lots and houses to target a specific, underserved market in the plan area. Standard 100 foot radii and reversed curve requirements would unnecessarily reduce the land area available for the proposed lots in the proposed Core Residential area, which is intended to accommodate a higher density of residential development pursuant to the Valley View Specific Plan.

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

The road geometry design waiver has been reviewed by the Transportation Division and El Dorado Hills Fire Department and they find that adequate access, parking and emergency vehicle circulation can be accommodated. Sufficient pedestrian circulation has been provided to minimize vehicular/pedestrian conflicts. This village and residential product is different than most areas of the County with smaller lots (less than 6,000 square feet compared to 12,000 square foot typical), narrower street surfaces (25 feet compared to 28 and 36 foot typical), reduced road right-of-ways (38 feet compared to 50 foot typical), and reduced front yard setbacks (15 feet compared to 20 feet typical). The more compact development tends to reduce local road traffic speeds and allows safe implementation of reduced road geometry standards. Therefore, the proposed design waiver is not expected to be detrimental to the health, safety, convenience, and welfare of

the public due to the low traffic volume and low vehicular speeds local streets found in this gated village.

4.2.4. The waiver would not have the effect of nullifying the objectives of this Article II of Chapter 16 of the County Code or any other law or ordinance applicable to the subdivision.

The waiver would not nullify other provisions of Title 16 or the development standards of the Valley View Specific Plan, which does not have specific standards for road geometry. The proposed improvements otherwise meet existing County standards to a practicable extent and therefore would not have the effect of nullifying the overall objectives of Article II of Chapter 16 of the County Code or any other ordinance.

Conditions of Approval

1. **Project Description:** This Specific Plan Amendment, Zone Change and Tentative Subdivision Map is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:

Exhibit D.....Tentative Subdivision Map; February, 2014
Exhibit ESlope Map
Exhibit F.....Preliminary Grading and Drainage Plan
Exhibit G.....Sound Wall/Berm Details
Exhibit K.....Table 4-Tentative Map Lot Details

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 tentative map 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 to subdivide 7.85 acres into 61 single-family residential lots and two lettered lots; and
- b. Design Waivers to allow the following:
 1. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 29~~24~~ foot road surface instead of a 28 foot road surface ~~and an 8-foot planter between travel way and sidewalk~~; and
 2. Reduce 52 foot right of way to 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of lots, open space and landscape areas, public improvements, 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 attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Mitigation Measures from the Certified Program EIR for the Valley View Specific Plan

The following are the applicable adopted Mitigation Measures from the Valley View Specific Plan EIR and additional Mitigation Measures provided within the project Addendum required as a means to reduce potential significant environmental effects to a level of insignificance:

Public Facilities and Services

2. **MM PF-4:** No final subdivision map shall be approved for the project until the applicant has provided documentation demonstrating, in a manner acceptable to the El Dorado County Community Development Agency, that adequate wastewater service is available from the El Dorado Irrigation District to serve the development.

Timing/Implementation: Prior to Tentative Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-
Transportation Division

Biological Resources

3. **MM BR-9:** The applicant shall be responsible for mitigating impacts on wetlands during construction by implementing protective buffer zone construction fencing of sensitive habitat. Provide a 50-foot buffer zone as recommended in the El Dorado County General Plan EIR, measured from the edge of the jurisdictional wetland. Keep all construction vehicles and supplies out of these fenced areas.

Timing/Implementation: Prior to issuance of a Grading Permit and During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-
Development Services Division

4. **MM BR-15:** Human access and usage of the wetland areas of project site where elderberry bushes are present shall be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and

(e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws.

Timing/Implementation: Prior to Final Map Approval and During Project Construction
Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Geology and Soils

5. **MM SG-3:** Minimize topographic modifications of the site to reduce sedimentation and erosion potential. Require drainage facilities to be lined as necessary to prevent erosion of the site soils. Prior to tentative map approval, require the project applicant to perform a detailed geotechnical investigation to confirm site characteristics and to identify site soils that may be subject to erosion when excavated and exposed to weathering. Require erosion control measures implemented during and after construction to conform with National Pollution Discharge Elimination System (NPDES) storm drain standards and El Dorado County standards (including El Dorado County Department of Transportation erosion control specifications). Where possible, design collection systems to divert natural drainage away from parking facilities, roadway surfaces and buildings, and to collect water concentrated by impervious surfaces and convey it away from the site in accordance with the above-mentioned standards.

Timing/Implementation: Prior to Final Subdivision Map Approval
Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

6. **MM SG-4:** Require that cut slopes parallel or subparallel to the geologic structure be eliminated where possible or reinforced with retaining structures. Any cut or fill slopes and their appurtenant drainage facilities should be designed in accordance with Uniform Building Code Appendix Chapter 33, Sections 3312 and 3313 and in general should be no steeper than 2:1 (horizontal to vertical) unless authorized by the El Dorado County Building Department based on corroborating evaluation by the project geotechnical engineer. Slope angles should be designed to conform to the competence of the material into which they are excavated.

Timing/Implementation: Prior to Final Subdivision Map Approval
Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division/Development Services Division

7. **MM SG-5:** Require that trenches greater than five feet in depth 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.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Hydrology and Water Quality

8. MM H-5: Require the applicant to (a) obtain a general construction activity stormwater permit under NPDES regulations, (b) obtain a County General Grading Permit, (c) include a County-approved erosion and sediment control plan in the project drainage plans, and (d) prepare a Storm Water Pollution Prevention Plan as part of the NPDES permit. Clear all drainage culverts and downstream receiving channels from accumulated sediment after each project construction phase is completed. These measures would reduce project construction-related erosion and sedimentation impacts, but not necessarily to a *less-than significant level*. The effect of project construction-related erosion and sedimentation would therefore remain a *significant, unavoidable impact*.

Timing/Implementation: Prior to Issuance of Grading Permit and During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Air Quality

9. MM AQ-3: In addition to the general restriction on open-hearth fireplaces included in the main text of the EIR under *Mitigation Measure AQ-2*, the following restriction should be adopted as a development standard for the *MF* and *CR* land use districts: Only natural gas fueled fireplaces are permitted.

Timing/Implementation: Prior to issuance of a building permit

Enforcement/Monitoring: El Dorado County Air Quality Management District/Development Services Division

Noise

10. MM N-1: Noise attenuation such as earth berms or combination earth berm /wall shall be installed at the time of development of project residential structures within the affected Latrobe Road frontage area (i.e., within the projected 60 dBA Ldn contour) and shall be designed according to the recommendations of an acoustical engineer, subject to the approval of the County. Special noise abatement measures and specifications in the architectural design of single and multi-family residential structures shall also be implemented within the affected frontage area. Single- and multi-family housing shall incorporate noise abatement measures as necessary to achieve an interior noise level of 45 dBA Ldn or less. Multi-family housing, which is subject to the requirement of Title 24, Part 2, of the State Building Code, shall be reviewed and an Acoustical Report submitted to the County prior to issuance of a building permit.

Timing/Implementation: Prior to Tentative Subdivision Map approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

11. **MM N-5:** For all construction within the specific plan area, implement the following measures pertaining to construction scheduling, public notification, and equipment maintenance and use:
- (a) *Construction Scheduling.* Limit noise generating construction activities near sensitive land uses to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. Prohibit construction on Sundays.
 - (b) *Construction Equipment.* Properly muffle and maintain all construction equipment powered by internal combustion engines.
 - (c) *Idling Prohibitions.* Prohibit unnecessary idling of internal combustion engines near sensitive receptors.
 - (d) *Equipment Location.* Locate all stationary noise-generating construction equipment, such as air compressors and portable power generators, as far as practical from noise sensitive land uses.
 - (e) *Quiet Equipment Selection.* Select quiet construction equipment whenever possible.
 - (f) *Noise Disturbance Coordinator.* Designate a project Noise Disturbance Coordinator (such as a County staff person or a superintendent already working at the construction site) responsible for responding to local complaints regarding construction noise. Include the name and the phone number of the disturbance coordinator on the construction schedule notification mailed to nearby residents. Post a related sign at the main entry points to the portion(s) of the project under construction.

Timing/Implementation: Prior to issuance of Grading Permit, Building Permit and During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Cultural Resources

12. **MM CR-6:** The applicant shall implement the following:
- (a) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
 - (b) If human remains are inadvertently discovered, cease work immediately and notify the county coroner, in accordance with California law.
 - (c) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: Prior to Tentative Subdivision Map approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

13. **MM CR-7:** Further consultation with the local Native American community is required in order to determine areas of potential traditional cultural importance. The applicant shall implement the following:
- (a) Maintain the initial contacts established with the Shingle Springs Band of Miwok and the El Dorado Indian Council during the archaeological inventory phase as part of ongoing operations.
 - (b) In consultation with local Native Americans, research the available project-specific ethnographic data pertaining to local Nisenan and Miwok groups within the project vicinity.
 - (c) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
 - (d) If human remains are inadvertently discovered, cease work immediately and notify the county coroner.
 - (e) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Energy

14. **MM E-1:** Require the project to comply with Title 24 Energy Efficiency Standards.

Timing/Implementation: Prior to Building Permit Issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

15. **MM E-2:** Reduce automobile trips by facilitating and encouraging use of local public transit opportunities and other alternative modes of transportation. Implement the following measures:
- Develop a bikeway and pedestrian trail system along major roadways to connect residences to the Village Center and existing commercial centers and park-and-ride lot north of the site.
 - Require the installation of secure bicycle parking facilities at project schools, commercial areas and parks.
 - Wire each housing unit to allow use of emerging electronic communication technology. Implement feasible travel demand management (TDM) measures for project of this type. This would include a ride matching program (i.e., an information service for residents interested in carpooling) and a public education program to inform residents of ridesharing and transit opportunities.

Timing/Implementation: Prior to Tentative Subdivision Map approval

Enforcement/Monitoring: El Dorado County Community Development Agency-
Development Services Division

Development Services Division (Planning)

16. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.
17. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.
18. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.
The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.
19. **Notice of Exemption:** The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Exemption by the County. No final map shall be recorded or grading permits issued until said fee is paid.
20. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services at the time of Final Map filing.
21. **Liens for Assessment or Bonds:** Prior to filing the Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
22. **Blasting Activities:** 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.
23. **Burning Activities:** 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.

24. **Removal of Notice of Restriction:** A Notice of Restriction was placed on the Lots V, W, and X with the recording of the Phase O large lot map for West Valley Village, which states the following:

On lot V, development shall be limited to non-residential only, with a square footage limitation of 60,000 square feet. Similarly, on Lots W and X, development shall be limited to non-residential only, with a square footage limitation 60,000 square feet for Lot W and 60,000 square feet for Lot X, or a combination of 120,000 square feet between the two Lots. Any development beyond those limitations which is consistent with the Valley View Specific Plan, which includes residential, multi-family, commercial, office and mixed use, shall require an additional or supplemental traffic study meeting the requirements of the Valley View Specific Plan's EIR Mitigation Measure T-16 as adopted by the Board of Supervisors.

The Notice of Restriction shall be removed for Lot X with the approval of this Tentative Map.

Transportation Division

25. 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 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 final environmental document shall be completed 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.

- 1) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane¹ 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 overpass². 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, the applicant shall secure the funding for the roadway improvements, subject to reimbursement³. In addition, the project includes the construction of auxiliary lanes eastbound⁴ 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.
- 2) 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.

26. 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.
27. 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.
28. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
29. A Class I bicycle and pedestrian trail shall be constructed along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills Community Services District standards. If bike paths are included in the RIF program, the applicant shall be eligible for reimbursement or credits.

Transportation Division – Project Specific Conditions

30. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), the road standards for the Valley View Specific Plan, as modified by the approved design waivers, and as shown in Table 1.

ROAD	RIGHT-OF-WAY WIDTH	ROAD WIDTH	DRIVE AISLE WIDTH	EXCEPTIONS/ NOTES
A and B	38 feet	29 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW , and a 4 foot sidewalk on both sides within the ROW of the ROW . Street parking would be limited to one side of the street. ROW width based on modified DISM Standard Plan 101B
C	25 feet	25 feet	(2) 11-foot aisle	Includes curb and gutter pans. There would be no street parking. ROW width based on modified DISM Standard Plan 101B

31. **Primary Gate:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the

traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the Department of Transportation and the Fire Department.

32. **Secondary Egress Gate:** The secondary egress gate shall be at least two feet wider than the width of the traffic lane(s) serving that gate. The gate shall be designed to allow egress in the event of an emergency or at the desire of the fire department. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
33. **Encroachment for Primary Access Gate:** The applicant shall construct the encroachment from the primary access gate onto Blackstone Parkway to the provisions of DISM Std 110 or an approved equivalent by the Department of Transportation.
34. **Encroachment for Secondary Access Gate:** The applicant shall construct the encroachment from the secondary egress gate onto Blackstone Parkway to the provisions of DISM Std 110 or an approved equivalent by the Department of Transportation.
35. **Bike Trail:** The applicant shall construct a class 1 bicycle and pedestrian trail along the fronting portion of Latrobe Road adjacent to the project site. This shall be in conformance with Condition of Approval #61 of West Valley Village Tentative Map TM99-1359.
36. **Vehicular Access Restriction:** The applicant shall record on the final map, a vehicular access restriction on the rear property line of the lots adjacent to Blackstone Parkway and Clubview Drive. (Lots 1-17)
37. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

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

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or the applicant shall 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.

38. **Off-site Easements:** Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

Transportation Division - Standard Conditions

39. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
40. **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 Department of Transportation review of the Improvement Plans and 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).
41. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
42. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
43. **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. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
44. **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 County of El Dorado inspector prior to being used.
45. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design

- Waivers) from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
46. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.
 47. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within the County of El Dorado, shall require an additional grading permit for that offsite grading.
 48. **Grading Permit / Plan:** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the DOT for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
 49. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
 50. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

51. **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 County of El Dorado Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
52. **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.
53. **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.
54. **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.
55. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by the County of El Dorado’s municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with “Attachment 4’ of the County of El Dorado’s NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

56. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer. 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.

57. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
58. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

El Dorado Hills Fire Department

59. **Secondary Egress:** Secondary means of egress shall be provided prior to any construction or a phasing plan may be approved by the Fire Department, prior to issuance of a building permit.
60. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute

with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes 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.

61. **Fire Hydrant Locations:** This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.
62. **Fire Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
63. **Parking Restrictions:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. All streets will have **NO** parking and the roadway shall be signed every 25 feet “no parking fire lane” on one side of Roads A and B, and both sides of Road C. All street curbs shall be marked red where parking is prohibited, or as approved by the fire marshal.
64. **Traffic Calming Devices Prohibited:** Installation of any type of traffic calming device that utilizes a raised bump/dip section of roadway shall be prohibited.
65. **Combustible Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
66. **Gate Standards:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
67. **Wildland Fire Safe Plan:** This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations. This shall address the homes that back up to the open wildland areas that surround this project.
68. **Non-Combustible Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

El Dorado County Surveyor

69. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit.

Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.

70. **Road Naming:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map.

County of El Dorado Air Quality Management District

71. **Fugitive Dust and Air Quality:** 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.

3. (14-0278) Hearing to consider request for a Specific Plan Amendment Development Plan Amendment, and a Special Use Permit to allow a residential senior care facility, a Parcel Map creating one 14.8 acre and one 5.5 acre lot, and a Development Plan revision to the existing commercial property [Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/Planned Development Revision PD95-0007-R/Parcel Map P12-0004/Special Use Permit S13-0017 El Dorado Hills Retirement Residence]* on property identified by APN 117-160-38, consisting of 20.30 acres, in the El Dorado Hills area, submitted by Lenity Architecture, LLC (Agent: Mark Lowen); and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Mitigated Negative Declaration prepared by staff based on the Initial Study;
- 2) Adopt Specific Plan Amendment SP13-0001 based on the Findings and subject to the Amendments and Revisions document;
- 3) Approve Planned Development Revision PD95-0002-R based on the Findings and subject to the Amendments and Revisions document;
- 4) Approve Planned Development Revision PD95-0007-R based on the Findings and subject to the Conditions of Approval;
- 5) Approve Parcel Map P12-0004 based on the Findings and subject to the Conditions of Approval; and
- 6) Approve Special Use Permit S13-0017 based on the Findings and subject to the Conditions of Approval. (Supervisory District 1)

Jim Wiley, applicant's agent, requested the item be continued to the March 27, 2014 hearing.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (5-0), to continue the item to the March 27, 2014 hearing.

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

4. (14-0280) Hearing to consider request to amend the El Dorado Hills Specific Plan reducing the required commercial acreage in Village J, rezone approximately 4.5-acres from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD), a Development plan to modify the one-family residential zone standards, and Tentative Map creating 119 lots, ranging in size from 6,000 to 15,000 square feet, 9 landscape lots, 1 passive park, and a road easement for the future Sienna Ridge Drive [Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 & J6]** on property identified by APNs 123-040-07, 123-040-09, and 115-400-13, consisting of 36.54 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
- 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
- 3) Approve Rezone Z13-0002 based on the Findings presented;
- 4) Approve Planned Development PD13-0001, adopting the Development Plan as the official development plan, based on the Findings and subject to the Conditions of Approval;
- 5) Approve Tentative Map TM13-1511 based on the Findings and subject to the Conditions of Approval; and

6) Approve the following design waiver requests as the appropriate Findings have been made:
(a) Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:

- (1) 35 feet = E Street, sta. 8+43.60 to 10+43.00
- (2) 36 feet = A Street, sta. 1+49.00 to 4+15.82; E Street, sta. 5+79.28 to 8+43.60; and C Street, F, G, and H Courts.
- (3) 37 feet = J Street
- (4) 38 feet = I Street
- (5) 42 feet = A Street, sta. 4+15.82 to 10+50.69; E Street, sta. 1+00 to 5+79.28; and B, D, and G Streets.

(b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets and F, G, and H Courts;

(c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reductions from 100 feet centerline curve radius to 50 feet for “elbow” curves on A, C, and I Streets, and G Court; and

(d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. (Supervisory District 1)

Kirk Bone, applicant’s agent, requested the item be continued to the April 24, 2014 hearing.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Stewart, and carried (5-0), to continue the item to the April 24, 2014 hearing.

AYES: Heflin, Shinault, Stewart, Pratt, Mathews

NOES: None

5. (14-0176) Hearing to consider a request for a Boundary Line Adjustment and revision to an approved Tentative Map with a phasing plan to create eight single-family residential lots ranging in size from 3 to 4.5 acres [Tentative Map Revision TM07-1458-R/Boundary Line Adjustment BLA13-0015/Migianella] on property identified by APN 110-020-45, consisting of 26 acres, in the El Dorado Hills area, submitted by Shan Nejatian and Marie Mitchell; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d) as incorporated in the Conditions of Approval and Mitigation Measures;
- 3) Approve Boundary Line Adjustment BLA13-0015 based on the Findings presented; and
- 4) Conditionally approve Tentative Map Revision TM07-1458-R based on the Findings and subject to the Conditions of Approval. (Supervisorial District 1) (Cont. 02-13-14, Item 4)

Tom Dougherty presented the item to the Commission with a recommendation for approval and referenced Staff Memos dated February 21, 2014 and February 26, 2014.

Olga Sciorelli, CTA Engineering and Surveying was present and available for questions.

Chair Mathews opened public comment.

J. Dennis, Resident of Lake Hills Ct-Concerned that Lake Hills Ct being used as a driveway as it would be a dangerous situation and is in support of the project.

Bill V?, El Dorado Hills CSD-Not opposed to the project.

Art Marinaccio-Spoke on the history of Kaila Way.

Nick ? - Resident of Kaila Way- Has received more information for Olga. Is concerned with the drainage, fire hydrant removal and how this will affect his property.

Michael Lilienthal, El Dorado Hills Fire District-Happy that Kaila Way is being graded and that the fire hydrant will be replaced.

Chair Mathews closed public comment.

Olga Sciorelli discussed the concerns with Lake Hills Ct. The road will remain where it is and there will be some grading.

Ensued discussion regarding Kaila Way, Lake Hills Ct and Lot 2 access.

Dave Spiegelberg, Transportation Division spoke on the Traffic Study.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d) as incorporated in the Conditions of Approval and Mitigation Measures; 3) Approve Boundary Line Adjustment BLA13-0015 based on the Findings as modified; and 4) Conditionally approve Tentative Map Revision TM07-1458-R based on the Findings and subject to the Conditions of Approval as modified in the Staff Memo dated February 21, 2014 and the Staff Memo dated February 26, 2014.

AYES: Stewart, Shinault, Heflin, Pratt, 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:

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 Through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 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 approved project description and conditions of approval, with the corresponding permit monitoring requirement, is hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.4 The changes to the condition of approval requiring oak canopy removal replacement does not create any new potentially significant environmental effects. Pursuant to CEQA Guidelines §15073.5, recirculation of the negative declaration is not required because the addition of different tree replacement plan was in response to the applicant's request to utilize an off-site planting conservation easement option, which is allowed by Section 7.4.4.4.D of the Oak Woodland Management Plan, and it does not create new avoidable significant effects. The revised oak canopy replacement condition replaces the one previously considered in the negative declaration and is an equivalent measure to address oak canopy replacement.

~~1.4~~1.5 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with the Medium Density Residential (MDR) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. The project consists a tentative map creating 8 single-family residential lots for 26 acres, 0.31 units per acre, which is consistent with the one unit per acre maximum standard for MDR.

2.2 The project is consistent with all applicable Policies of the General Plan. As conditioned, the proposal is consistent with the intent of the following Policies:

2.2.1 2.2.5.21 (compatibility with surroundings) because the project provides larger sized parcels and setbacks designed to provide a more efficient transition from the HDR designated lots to the west and the LDR designated lots to the east;

2.2.2 5.1.2.1 (adequate utilities and public services), 5.2.1.2 (water for emergency), 5.2.1.4 (available domestic water), 5.7.1.1 (adequate emergency water and related facilities), because review of the El Dorado Irrigation District Facility Improvement Letter, septic capability test results, and El Dorado Hills Fire Department recommended conditions of approval have demonstrated there are adequate water and sewer facilities to support the project;

2.2.3 6.2.3.2 (adequate emergency vehicle ingress/egress) because the project must adhere to the approved Wildland Fire Safe Plan, and conditions have been added as recommended by the El Dorado Hills Fire Department to assure adequate emergency vehicle ingress/egress;

2.2.4 7.4.4.4 (impacts to oak canopy) because the project has demonstrated it can meet the requirements of Option A onsite and off-site by replanting within tree-less areas and as conditioned that planting will be compliant with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A).

As conditioned and mitigated, the project provides adequate access and site design that ensure compatibility with surrounding land uses, and is consistent with the General Plan policies identified above.

3.0 ZONING FINDINGS

- 3.1 The project is consistent with the El Dorado County Zoning Ordinance Development Standards. The eight lots conform to zoning and the development standards in Section 17.28.440 for minimum lot width of 150 feet, minimum parcel size of three acres, building setback requirements of 30 feet, as well having the space to comply with the parking requirements of two spaces not in tandem per dwelling unit pursuant to Section 17.18.060.

4.0 ADMINISTRATIVE FINDINGS

4.1 Tentative Subdivision Map Findings

- 4.1.1 The proposed Tentative Subdivision Map, including design and improvements, is consistent with the General Plan policies and land use map because as proposed, and modified by the Mitigation and Conditions of Approval, the map conforms to the Medium Density Residential General Plan land use designation and applicable General Plan policies including land use compatibility, lot size, fire safe access and emergency water supply, oak canopy replacement, and mitigation for threatened species, as set forth in the General Plan Findings, Section 2.0.

- 4.1.2 The site is physically suitable for the type and density of development proposed because the site contains sufficient developable areas to accommodate the proposed residential use and proposed density of approximately 0.3 units per acre.

- 4.1.3 The design of the subdivision and proposed improvements as conditioned, will not cause significant environmental damage or injure fish and wildlife habitat because potential environmental impacts for the subdivision have been minimized by the lot designs and three-acre plus sizes. The loss of indigenous oak tree canopy will be mitigated by replanting in compliance with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A). The potential for erosion during grading activities will be minimized by adherence to Best Management Practices required during the grading permit process.

- 4.1.4 The subdivision will have adequate access to accommodate the proposed density because the project has been conditioned to comply with El Dorado County Transportation Division and El Dorado Hills Fire Department requirements to assure adequate access.

- 4.1.5 The subdivision will not create serious public health and safety problems or unacceptable fire risk to future occupants to adjoining properties because the map will adhere to Fire Safe and Fire Code standards, and the approved Fire Safe Plan, which will ensure that the project does not create serious public health and safety problems or unacceptable fire risk to current and future occupants of adjoining properties.

4.2 Lot Line Adjustment

4.2.1 The Lot Line Adjustment conforms to the General Plan and Zoning Ordinance.

The Boundary Line Adjustment conforms to the General Plan and Zoning Ordinance by meeting the minimum parcel sizes and development standards.

Conditions of Approval

Planning Services:

1. This Tentative Map revision is based upon and limited to compliance with the project description, ~~the Staff Report hearing exhibit marked Exhibit B (tentative subdivision map) dated March 26, 2009~~, the conditions of approval set forth below, and the following Exhibits:

<u>Exhibit E</u>	<u>Tentative Subdivision Map dated April 2013</u>
<u>Exhibit F</u>	<u>Tree Preservation Plan dated April 2013</u>
<u>Exhibit F-1</u>	<u>Tree Preservation Plan map dated February 2014</u>
<u>Exhibit F-2</u>	<u>Arborist Confirmation of Oak Woodlands Conservation Easement dated February 19, 2014</u>
<u>Exhibit F-3</u>	<u>Oak Woodland Conservation Easement APN 110-430-03 dated February 2014</u>

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.

This Tentative Subdivision Map is based upon and limited to compliance with the project description, the Conditions of Approval set forth below,

~~The project description is as follows:~~ The project approval shall include the following and applies to the parcel identified by Assessor's Parcel Number 110-020-45:

~~A Rezone of the property zoning from Estate Residential Five Acre (RE-10) to Three-Acre Residential (R3A).~~

A Tentative Map creating eight residential lots ranging in size from 3 to 4.5 acres. ~~The lots would be served by EID public water and individual septic systems.~~

~~The gross and net acreages of the proposed lots shall correspond to the table below:~~

Lot Number	Gross Area (acres)	Net Area (acres)
1	3.00	2.86
2	3.50	2.95
3	3.04	2.85
4	3.00	2.80
5	3.45	2.96
6	3.05	2.64
7	3.00	2.14
8	3.00	1.94

The project shall connect to EID public water and construct private on-site septic systems. The map may be recorded in phases, subject to Development Services Director review.

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

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION:

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

- ~~Prior to any construction activities during the nesting season (February 1–August 31), a pre-construction survey shall be required to determine if active nests are present onsite. The survey shall be completed no more than 30 days prior to the commencement of construction activities. If nests are found and considered active, construction activities shall not occur within 500 feet of the active nest until the young have fledged or until a biologist determines that the nest is no longer active. The survey shall be submitted to the California Department of Fish and Game Wildlife and Planning Services prior to issuance of a grading permit (MM BIO-1).~~

~~MONITORING: Planning Services shall verify that the above measure has been incorporated in the project plans prior to issuance of a grading permit. Planning Services shall coordinate with the applicant and/or biologist to verify conformance with this measure.~~

BIO-1: If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests. If construction is scheduled to begin between 1 February and 31 August then a qualified biologist shall

conduct a preconstruction survey for active nests at the construction site. In order to avoid take (FGC § 86) of protected birds and raptors (FGC § 3503, 3503.5, 3511, and 3513), a pre-construction bird and raptor nest survey shall be conducted within 10 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to CDFW. If active raptor nests are found, a quarter-mile (1320 feet) initial temporary nest disturbance buffer shall be established. If active passerine nests are found, a two hundred foot (500 feet for special status species) initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an on-site biologist/monitor experienced with the species' behavior shall be retained by the project proponent to monitor the nest, and shall along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if birds/raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated on-site biologist/monitor shall be on-site daily if necessary while construction related activities are taking place and shall have the authority to stop work if birds/raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the birds/raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the birds/raptors' acclimation to construction related activities.

Monitoring Responsibility: Planning Services.

Monitoring Requirement: 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 all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

CONDITIONS OF APPROVAL

Planning Services

3. The applicant shall provide to Planning Services, a meter award letter or similar document from EID, prior to filing the Final Map.
4. ~~Construction activities shall be limited to 7:00a.m. to 7:00p.m. on weekdays and 8:00a.m. to 5:00p.m. on weekends and federally recognized holidays. This limitation shall be written on the grading plans. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading permit.~~
- 5.4. ~~The developer shall pay the mitigation Oak Conservation In lieu Fee or provide a replacement plan for all oak canopy removed as part of road and infrastructure improvements (1.67 acres). The mitigation fee shall be paid at a 1:1 ratio as required by~~

~~the Oak Woodland Conservation Ordinance and shall be based upon the in lieu fee established by the Board of Supervisors. The applicant shall provide proof of payment of the mitigation in lieu fee or replace plan prepared by a qualified professional to Planning Services prior to issuance of a grading permit. The project will remove 4.62 acres of oak canopy. The applicant shall plant, maintain and monitor the required replacement of oak canopy as described in the Tree Preservation Plan dated April 2013 (Exhibit F). The applicant shall supply Planning Services with proof that the planting has occurred prior to filing the final map. The project could remove up to 4.62 acres of oak canopy under GP Policy 7.4.4.4 Option A. The applicant shall establish and submit proof of an executed Conservation Easement of 3.7 acres per the Tree Preservation Plan map dated February 2014 (Exhibit F-1), Arborist confirmation of Oak Woodland Conservation Easement dated February 19, 2014 (Exhibit F-2), and the Oak Woodland Conservation Easement APN:110-430-03 dated February 2014 (Exhibit F-3) prior to filing of the Final Map. Up to 0.37 acre is made available to each lot for mitigation in the Conservation Easement. Removal of the Canopy exceeding 0.37 acre (up to 0.5 acre) shall be mitigated on individual lots by replanting prior to occupancy. Note 9 on the Tree Preservation Plan map dated February 2014 is subject to Development Services Division Director approval and may require additional CEQA analysis or another public hearing.~~

A Notice of Restriction (NOR) shall be recorded that limits the oak canopy removal for each lot to the allocations listed on the Table on the Tree Preservation Plan for the development of a residence on each lot. A note shall be placed on the recorded map identifying the applicability and standards of said Notice. The draft NOR shall be reviewed and approved by Planning Services prior to recordation, and recordation shall occur with the recordation of the final map.

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

~~(1.) All future oak canopy removal as a result of residential development of the subdivision shall correspond to the table below. 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 at a 1:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based upon the in lieu fee established by the Board of Supervisors. The applicant shall provide proof of payment of the mitigation in lieu fee or replace plan prepared by a qualified professional to Planning Services prior to issuance of a building permit.~~

Lot Number	Maximum Allowable Removal (ac)
Lot 1	0.43
Lot 2	0.12
Lot 3	0.31
Lot 4	0.33
Lot 5	0.44

Lot 6	0.46
Lot 7	0.43
Lot 8	0.38
Total	3.78

~~(2.) Any oak canopy removal on any individual lot exceeding the maximum allowable removal indicated in the table above shall pay the mitigation fee at a 2:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the in-lieu fee established by the Board of Supervisors. The applicant shall provide proof of payment of the mitigation in-lieu fee to Planning Services prior to issuance of a building permit.~~

~~7.5. 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. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading permit. The following shall be incorporated as a note on the grading/improvement plans:~~

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

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

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

~~6. 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.

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

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

- 9.8. All Development Services fees shall be paid prior to filing of the Final Map.

- 10.9. ~~The applicant shall submit to Planning Services the recording fee and the 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. The applicant shall submit to Planning Services a \$50.00 recording fee and a \$ 2,181.25 Department of Fish~~

and Wildlife 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.

- 11.10. The map shall remain in effect for three years from the date of approval. 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.

The Department of Transportation:

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

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SHOULDER WIDTH	RIGHT OF WAY**	DESIGN SPEED	EXCEPTIONS /NOTES
Road A (onsite)	Modified Std Plan 101B Std Plan 114 at cul-de-sacs	20ft / 2ft 3" AC over 8" AB or 6" chip seal	50ft	20 mph	No curb, gutter, or sidewalk, road width is measured Edge of Pavement(EP) to EP.
Road B (onsite)	Modified Std Plan 101B Std Plan 114 at cul-de-sacs	20ft / 2ft 3" AC over 8" AB or 6" chip seal	50ft	20 mph	No curb, gutter, or sidewalk, road width is measured EP to EP.
Kaila Way (offsite)	Modified Std Plan 101B Std Plan 103C at Salmon Falls Road	20ft / 2ft	50ft	25 mph	No curb, gutter, or sidewalk, road width is measured EP to EP.
Wolf Creek Road (Offsite)	Modified Std Plan 101B	20ft / 2ft 3" AC over 8" AB	50ft	25 mph	No curb, gutter, or sidewalk, road width is measured EP to EP.

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

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

** Non-exclusive road and public utility easements included

13. ~~**Secondary Access:** The nearest County roadway having two means of access for this site is Salmon Falls Road. The DISM [Section 3 A. 9. & 12)] states and therefore the applicant shall be required to verify and/or provide a secondary access to this site. Both the primary and secondary off site accesses shall meet the requirements of El Dorado County Standard Plan 101B with a 20 foot road width with 2 foot shoulders on each side~~

~~of the roadway, as required in Section 3 A. 2. c. ii, of the DISM. These off site improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map~~

14.12. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads 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 and drainage facilities of the current project. ~~DOT~~ EDCTD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.

15. ~~**Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment from Kaila Way onto Salmon Falls Road to the provisions of County Design Std 103C if necessary. The signing and striping for this encroachment shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.~~

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

17.14. **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.~~prior to filing of the map.~~

18.15. **Turnaround:** The applicant shall provide a turnaround at the end of ~~the northern roadway and at the end of the southern emergency access roadway connecting to Wolf Creek Road (if a gate is installed)~~ the Roadway "A" and at the end of Roadway "B" to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the ~~Department of Transportation~~ EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

19.16. **Driveway Cuts:** 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. Attention should be given to the minimum required sight distance at all driveway encroachments. 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.

- 20.17. **Intersection / Turnaround Grades:** The DISM Section 3.B.3 requires the summation of the absolute values of the centerline gradients of proposed streets within an intersection shall not exceed 10 % percent. Also, the centerline gradient of a street terminating at an intersection shall not exceed 5 % percent at any point within the intersection and for a distance of 50-ft from the point of intersection. Finally, the gradient within turnarounds shall not exceed 8 % percent or an acceptable alternative approved by the County Engineer. Road profiles indicating compliance with these standards shall be submitted and approved by DOT prior to approval of improvement plans.
- 24.18. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
- 22.19. **Road & Public Utility Easements:** The applicant shall provide a 50 foot wide non-exclusive road and public utility easement for the on-site access roadways prior to the filing of the ~~parcel~~ final map.
- 23.20. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the ~~Department of Transportation~~ EDCTD prior to the filing of the ~~parcel~~ final map. The signing and striping shall be designed and constructed per the latest version of the Manual of Uniform Traffic Control Devices (MUTCD) and the California Supplement.
- 24.21. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
- 25.22. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to ~~Sacramento County Standard Drawing 11-10~~ 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.
- 26.23. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on weekends and holidays.

- 27.24. **DISM Consistency:** The developer shall obtain approval (as modified by these conditions herein) of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990) from the ~~County Department of Transportation~~ EDCTD, and pay all applicable fees prior to filing of the final map.
- 28.25. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the ~~Department of Transportation~~ EDCTD for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of ~~DOT~~ EDCTD or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.
- 29.26. **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.
- 30.27. **Grading Permit / Plan:** If more than 250 cubic yards of earth movement are required for the improvements, ~~The~~ applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.
- 31.28. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ 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. 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.
- 32.29. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The

Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

33.30. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the ~~El Dorado County Department of Transportation~~ EDCTD. 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.

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

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

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

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the ~~Department of Transportation~~ EDCTD prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

35.32. 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 ~~State of California~~ 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 ~~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.

36. ~~**Off-site Improvements (Security):** Prior to the filing of a final map or parcel map, the subdivider 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 subdivider 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.~~

37. ~~**Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:~~

- a. ~~— A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.~~
- b. ~~— Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.~~
- c. ~~— An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.~~

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

38. ~~**Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road, together with the legal right to improve such access. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the parcel map.~~

33. **Off-site Improvements (Security):** Prior to the filing of a final map or parcel map, the subdivider 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 subdivider 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.

34. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

35. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road, together with the legal right to improve such access. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the parcel map.

39.~~33~~.~~36~~. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to ~~DOT~~ the EDCTD with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

40.~~34~~.~~37~~. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado Hills Fire Department:

35.38. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure 13,400 square feet or less in size, Type V-B construction. All structures 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.

36.39. This development shall install Mueller Dry Barrel fire hydrants, or any other type of hydrant which conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.

37.40. In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

38.41. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.

39.42. The applicant shall record a Notice of Restriction (NOR) that states that all eight lots shall adhere to the conditions of the Migianella Wildland Fire Safe Plan dated July 21, 2013 and have an attached copy of the approved Plan. The NOR shall be reviewed and approved by the El Dorado Hills Fire Department, and subsequently shall be recorded and a copy of the recorded document shall be received by Planning Services and the Fire Department prior to filing the Final Map.

40.43. Lots that back up to wildland open space shall be required to use non-combustible type fencing.

41.44. Installing any type of traffic calming device that utilizes a raised bump/dip section of roadway shall be prohibited.

42.45. The driveways serving this project shall be designed to a maximum of 16 percent grade and can be increased to 20 percent if paved. In addition, driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the

driveway. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

43.46. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

44.47. All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. On-street parking shall be prohibited and the roadway shall be signed every 25 feet "no parking fire lane." All street curbs shall be marked red (if existing).

45.48. All hammerheads shall meet Fire Department standards. The roadway shall be signed every 25 feet "no parking fire lane." All street curbs shall be marked red.

~~41. The project shall provide a potable water system that is capable of supplying the required fire flow as determined by the Department for the protection of lives and property within this development. The Department shall review and approve the fire flow prior to filing the final map.~~

~~42. The applicant shall install Mueller Dry Barrel fire hydrants conforming to the El Dorado Irrigation District specification for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet spacing. The location of each hydrant shall be reviewed and approved by the Department prior to filing the final map.~~

~~43. The existing dwarf fed hydrant shall be dismantled. The Department shall verify the destruction of the hydrant prior to filing the final map.~~

~~44. All access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members. The Department shall verify compliance with this requirement prior to issuance of a building permit.~~

~~45. The driveways shall not exceed a 15% grade. Any driveways exceeding this requirement shall install fire sprinklers per NFPA 13D within any dwelling unit. The Department shall review and approve all driveways prior to issuance of a building permit.~~

~~46. The applicant shall prepare a Wildland Fire Safe Plan. The Department shall review and approve the plan prior to filing the final map.~~

~~47. The development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway. The Department shall review and approve the improvement plans prior to issuance of a grading permit.~~

~~48. All lots shall conform to the 30 foot setback as required by the Fire Safe Regulations. The Department shall verify the setback prior to issuance of a building permit.~~

- ~~49. Wolf Creek Road shall be improved with an all weather asphalt surface to no less than 20 feet wide with a 15 foot vertical clearance, from the project site to Lakehills Drive. The road shall support 75,000 pounds. The Department shall verify the road improvements prior to issuance of a grading permit.~~
- ~~50. The road system within this development shall conform to the El Dorado County Design standards and Fire Department Regulations. The Department shall review and approve the road system prior to issuance of a grading permit.~~
- ~~51. The minimum water flow to provide fire protection to any home in this subdivision is 1,000 gallons per minute for a home less than 3,600 square feet. Any home greater than 3,600 square feet shall meet fire flow according to Appendix B in the 2007 California Fire Code. A 50% fire flow credit shall be given when fire sprinklers are installed. The Department shall verify the fire flow prior to filing the final map.~~
- ~~52. The gate between Wolf Creek Road and the project shall be constructed to El Dorado Hills Fire Department Standards. The Department shall review and approve the gate design prior to issuance of a grading permit.~~

El Dorado Hills Community Services District:

- ~~53.46.49.~~ The developer shall ensure that any CC&Rs established for the project are reviewed and approval by the El Dorado Hills CSD.
- ~~54.47.50.~~ The subdivider shall pay a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
- ~~55.48.51.~~ 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 to the CSD at the time of filing the final map.

Department of Environmental Health- Air Quality Management District:

- ~~56.49.52.~~ The applicant shall prepare a Fugitive Dust- Asbestos Hazard Mitigation Plan. The District shall review and approve the plan prior to issuance of a grading plan.
- ~~57.50.53.~~ The project shall adhere to all District rules during project construction.

Surveyor's Office:

- ~~58.51.54.~~ All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.

59.52.55. 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.

ADJOURNMENT

Meeting adjourned at 11:26 a.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:

Walter Mathews, Chair