

CONDITIONS OF APPROVAL

TM08-1477-R/Ridgeview Village Unit No. 9 Planning Commission/October 24, 2019

(Note: The following are the original conditions of approval for Ridgeview Village Unit No. 9 under TM08-1477 approved on July 11, 2013 with edits shown in double underlines and ~~strikethroughs~~ for the proposed revisions to the tentative subdivision map.

Project Description

1. This revised tentative subdivision map are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits ~~F, H, and I~~ H, J, K, M, N, and O, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project consists of the following:

Revisions to the approved Ridgeview Village Unit No. 9 Tentative Subdivision Map consisting of the following:

1. Addition of a Phasing Plan (two phases) in accordance El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes. Phase 1 consists of 21 residential lots and Phase 2 with 23 residential lots;
2. Re-alignment of the off-site sewer line through an off-site property APN 120-610-18; and
3. Revisions to and replacement of Condition of Approval Nos.7 through 9 with the provisions of the Oak Resources Management Plan (ORMP) under El Dorado County Zoning Ordinance Chapter 130.39.

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.

Planning Department

Mitigation Monitoring Reporting Program (MMRP) Mitigation Measures

2. Mitigation Measure MM AIR-1: The applicant shall implement EDCAQMD's Rule 223-1 regulations.

Method of Verification: Incorporate as Notes on Improvement Plan and Grading Plan

Monitoring Requirement: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

3. Mitigation Measure AIR-2: The applicant shall implement EDCAQMD's Rule 223-2 regulations.

Method of Verification: Incorporate as Notes on Improvement Plan and Grading Plan

Monitoring Requirement: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

4. Mitigation Measure BIO-1: The applicant shall submit a pre-construction survey for active bird and raptor nests conducted within the nesting period for most migratory bird species and nesting raptor species (between February and September) by a qualified biologist. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFW.

Method of Verification: Submittal of Pre-Construction Survey

Monitoring Requirement: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Planning Services

5. Mitigation Measure BIO-2: A 20-foot setback line shall be shown on the Final Map from all high-water marks or the outer boundary of the identified wetland. No development shall occur within the setback area. A Notice of Restriction (NOR) shall be recorded with the Final Map against each lot encumbered with the modified setback which shall provide construction notice of the setback to future lot owners. The notice shall be reviewed and be subject to approval by Planning Services.

Method of Verification: Review of Final Map

Monitoring Requirement: Prior to Final Map

Monitoring Agency: Planning Services

6. Mitigation Measure BIO-3: The applicant shall implement the following Standard Best Management Practices (BMP) measures during site construction.

A Storm Water Pollution Prevention Program (SWPPP) will be required by a National Pollutant Discharge Elimination System (NPDES) construction permit. To protect the channel and wetlands, the following Best Management Practices (BMP's) will be incorporated into the SWPPP.

- A. Silt fences and /or waddles will be installed to prevent sediments from entering the creek and wetlands.
- B. Orange construction fencing will be placed outside the identified buffers for the creek and all protected wetlands to avoid impacts from construction equipment. Buffers will not be used to store construction equipment or temporary stockpiling.
- A. Drip pans will be placed under all work vehicles.
- B. Fuel waste will be contained throughout the site during construction.
- C. The construction site will be winterized utilizing the distribution of straw and/or hydroseeding.

Method of Verification: The above provisions shall be incorporated as a note on Grading and Improvement Plan

Monitoring Requirement: Prior to approval of Grading and Improvement Plan

Monitoring Agency: Planning Services

- ~~7. Mitigation Measure BIO 4: The applicant shall submit a Final Oak Tree Preservation Plan for Ridgeview Village Unit No.9 depicting the removed and preserved Oak Tree Canopy in accordance with General Policy 7.4.4.4 Option A and Interim Interpretive Guideline.~~

~~Method of Verification: Review of Final Oak Tree Preservation Plan during review of Grading Plan~~

~~Monitoring Responsibility: Planning Services~~

~~Monitoring Requirement: Prior to approval of Grading Permit or recording of the Final Map, whichever occurs first.~~

- ~~8. Mitigation Measure BIO 5: The applicant shall establish and submit proof of an executed Conservation Easement as part of the Final Oak Tree Preservation Plan for Ridgeview Village Unit No.9 in accordance with General Policy 7.4.4.4 Option A and Interim Interpretive Guideline.~~

Method of Verification: Review of Conservation Easement and documentation during review of Final Map

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to recordation of Final Map

9. Mitigation Measure BIO-6: The applicant shall a record a Notice of Restriction (NOR) requiring development of each lot submittal of a Development Notebook with the building permit. The Development Notebook shall depict the extent of the impacted and preserved oak tree canopy in accordance with Final Oak Tree Preservation Plan for Ridgeview Village Unit No.9.

Method of Verification: Review of Notice of Restriction

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to recordation of Final Map

Standard Conditions of Approval

10. Prior to approval of Improvement Plans for Ridgeview Village Unit No.9 subdivision, the applicant shall submit a Final Arborist Report detailing the oak resources impacted within the on-site and off-site portion of the project and mitigations in accordance with the requirements of the Chapter 130.39 (Oak Resource Conservation) of the El Dorado County Zoning Ordinance.
11. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
12. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).
13. This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.

14. Prior to final map approval, the applicant shall pay all Planning Department fees associated with this application.
15. The applicant shall submit to Planning Department a \$50.00 recording fee and a Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No final map shall be filed until said fees are paid.
16. A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.
17. 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).
18. 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 parcel map, which action is brought within the time period provided for in Section 66499.37.

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

Department of Transportation

Project Specific

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

Table 1. Ridgeview Village Unit No.9 Road Design and Improvements				
Road Name	DISM Plan	Road Width*	Right-of-Way**	Exceptions/Notes
Beatty Drive	Modified Std Plan 101B (3"AC over 8"AB Min.)	40 ft	50ft	Type 1 rolled curb and gutter, 4.5-ft sidewalks on downhill side. Street will be County owned and maintained.
‘A’ Court	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft	50ft	Type 1 rolled curb and gutter. Court will be County owned and maintained.
‘B’ Court	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft	50ft	Type 1 rolled curb and gutter. Court will be County owned and maintained.
‘C’ Court	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft min.	50ft	Type 1 rolled curb and gutter. Court will be County owned and maintained.

* Road widths are measured from face of curb to face of curb (traveled way).

** Non-exclusive road and public utility easements included

20. Offer of Dedication, Court "A" through Court "C": Developer shall irrevocably offer to dedicate in fee, a 50 foot wide road and public utilities easement as determined by department, and for all other onsite roadways, prior to the filing of the map. Slope easements shall be included as necessary. This offer will be accepted by the County.
21. Turnaround: The applicant shall provide a turnaround at the end of ‘A’ Court, ‘B’ Court, and ‘C’ Court to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
22. Off-site Easements: Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
23. 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, as modified with approval of design waivers, 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.

Standard Conditions

24. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
25. **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.
26. **Curb Returns:** All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
27. **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).
28. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
29. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
30. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
31. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

32. 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 off-site grading.
33. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. All applicable plan check 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.
34. 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.
35. 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.
36. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
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 demonstrate that there are no downstream impacts; and
- The ultimate drainage outfall of the project.

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

38. 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 final map.
39. 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 the final map.
40. 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.
41. 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.

Air Quality Management District

42. The applicant shall submit and pay appropriate fees for an Asbestos Dust Mitigation Plan, in accordance with Rule 223.2. The District shall review and approve the plan prior to issuance of a grading permit.
43. The applicant shall adhere to all District rules during project construction including, but not limited to, Rule 300 (Open Burning), Rule 215 (Architectural Coatings), and Rule 224 (Cutback and Emulsified Asphalt Paving Materials).

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

Heavy Equipment and Mobile Source Mitigation Measures

- A. Use low-emission on-site mobile construction equipment.
 - B. Maintain equipment in tune per manufacturer specifications.
 - C. Retard diesel engine injection timing by two to four degrees.
 - D. Use electricity from power poles rather than temporary gasoline or diesel generators.
 - E. Use reformulated low-emission diesel fuel.
 - F. Use catalytic converters on gasoline powered equipment.
 - G. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
 - H. Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
 - I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
 - J. Configure construction parking to minimize traffic interference.
 - K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
44. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.
 45. All portable equipment (non-mobile) with a 50-horse power or greater engine to be utilized on the project shall be permitted by the California Air Resources Board. Copy of the current portable equipment permit shall be with equipment. This condition shall be verified prior to site construction.

County Surveyor's Office

46. All survey monuments shall be set prior to the filing of the Final Map or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set monuments or amount of bond or deposit to be coordinated with the Surveyors Office.
47. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

El Dorado Hills Fire Department

48. 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. Conformance with this condition shall be verified prior to prior to recordation of the final map.
49. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. Hydrant locations shall be shown the Improvement Plan.
50. Prior to approval of Improvement Plan, the following changes shall be implemented:
 - A. The fire hydrant located on the Tentative Map at the boundary of lots 477 & 478 shall be moved to the boundary of lots 478 & 479.
 - B. The fire hydrant located on the Tentative Map at the boundary of lots 487 & 488 shall be moved to the boundary of lots 486 & 487.
51. 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. This condition shall be shown as a note and verified on the Improvement Plan prior to approval of Improvement Plans.
52. The driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved. This condition shall be verified prior to approval of Improvement Plans.
53. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be shown as a note and verified on the Improvement Plan prior to approval of Improvement Plan.

54. Prior to final map recordation, the applicant shall submit a revised Wildland Fire Safe Plan, prepared in accordance with the State Fire Safe Regulations, to be implemented for this subdivision.
55. All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. This condition shall be shown as a note and verified on the Improvement Plan prior to approval of Improvement Plan.
 - A. Roads A & B - there shall be no parking on either side of the street.
 - B. Road C - there shall be parking on one side of the street only.
 - C. Beatty Road - parking is allowed on either side of the street after it is widened and improved.
 - D. The roadway shall be marked or signed per Appendix D of the California Fire Code.
56. Prior to filing of the Final Map, the applicant shall install traffic calming design entrance feature and monument signs at the northerly entrance to the subdivision along Beatty Drive. The road width shall be narrowed for a short length of the road to accommodate the monument signs and to provide physical means to reduce traffic speed. Final design of the narrowed road shall be subject to the approval of the Transportation Division. The minimum road width shall be 28-feet and conform to the general layout on the proposed tentative map dated July, 2013.
57. Maintenance Entity: The proposed project must form an entity for the maintenance of the monument signs and associated landscaping. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the monument signs and associated landscaping of the current project. Transportation shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.