

## CONDITIONS OF APPROVAL

### Rezone Z14-0004/Tentative Map Revision TM08-1482-R/Cameron Woods Unit No. 9 Planning Commission/November 13, 2014

#### Project Description

1. This Rezone, and Revised Tentative Map and Development Plan are based upon and limited to compliance with the Project Description, the Staff Report Exhibits H-O, and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

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

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

~~APN 070 011 33 (53.74 acres): Rezone from Estate Residential Ten Acre/One Acre Residential/Professional Office Commercial Design Control Airport Safety (RE-10/R1A/CPO-DC-AA) to One Family Residential Planned Development Airport Safety (R1-PD-AA).~~

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

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

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

~~Development Plan: The Development Plan is required for the dedication of 21.11 acres (30 percent) of the residential portion of the project as open space. The Open Space shall be zoned Open Space Planned Development (OS-PD). The Tentative Map shall serve as the~~

~~adopted Development Plan. No modifications to the Development Standards of the R1 or CPO Zone District Development Standards are approved as part of the Development Plan.~~

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

<b>Cameron Woods Unit 9 Land Use Summary</b>		
<b>Land Use</b>	<b>Square Footage</b>	<b>Acreage</b>
<b>Road right-of-way</b>	144,227	3.56 acres
<b>Commercial Parcels</b>	213,255	4.89 acres
<b>Residential Parcels</b>	2,037,301	45.91 acres
<b>Open Space</b>	920,000	21.11 acres
<b>Total area</b>	3,278,325	75.47 acres

**Residential Lot Count Table**

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

**Commercial Lot Count Table**

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

The grading, development, use and maintenance of the property, the size, shape, arrangement and location of structures, parking areas, landscape areas, and protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approved and shall be implemented as approved by the County. Minor modifications may be approved by the Development Services Director or designee; major modifications shall constitute a revision to this application and shall require review and approval by the Planning Commission.

**CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION:**

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

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

If vegetation removal is conducted within the nesting period (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG. (BIO-1).

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

3. **Pre-Construction Survey:** A pre-construction survey shall be conducted by a qualified biologist for the presence of the California coast horned lizard. The assessment shall be conducted in early morning immediately prior to project construction. If the lizard is not

found, no further mitigation shall be required. No discovered lizards shall be disturbed without a permit or other authorization from USFWS or CDFG (BIO-2).

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

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

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

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

**MONITORING:** The permit and certification requirements shall be submitted to the Transportation Division for review prior to issuance of a grading permit.

## CONDITIONS OF APPROVAL

### Planning Services

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

The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. ~~Planning Services shall verify that the~~ Payment of the required fees shall be remitted to Planning Services on behalf of ~~have been paid to the~~ Cameron Park CSD prior to the filing of the Final Map.

7. **Meter Award Letter:** A water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the residential parcels created, shall be submitted prior to filing the Final Map. A water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the commercial parcels created shall be submitted prior to issuance of a building permit.

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

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

~~All future oak canopy removal as a result of lot development of the subdivision shall be in conformance with the Oak Woodlands Management Plan. Individual property owners shall pay the mitigation Oak Conservation In lieu Fee or provide a replacement plan for all oak canopy removed as part of residential development. The mitigation fee shall be paid as required by the Oak Woodland Conservation Ordinance. The applicant shall provide proof of payment of the mitigation in lieu fee or replacement plan prepared by a qualified professional to Planning Services prior to issuance of a building permit.~~

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

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

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

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

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

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

13. **Compliance with Conditions:** Prior to filing the Final Map or issuance of any building permit authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. Planning Services shall verify compliance prior to filing the Final Map.

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

14. **Expiration:** The revised map shall expire on February 23, 2017. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

15. ~~**Open Space Maintenance:** The applicant shall dedicate the Open Space lot to a Homeowner's Association or similar entity with an appropriate maintenance program. Planning Services shall verify the open space dedication and approve the maintenance program prior to filing the Final Map.~~

**El Dorado County Transportation Division (EDCTD)**

***Project Specific Conditions***

**4615. Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map: (the requirements outlined in Table 1 are minimums)

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

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

\*\* Non-exclusive road and public utility easements included

**4716. Signalization:** The applicant shall provide their fair share cost (22% of Virada signalization) for the construction of the signal and intersection improvements at Cameron Park Drive and Mira Loma as proposed by the DOT staff report dated 1/11/2010. The applicant shall obtain an approved fair share agreement to the approval of the Department of Transportation, prior to the filing of the final map.

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

If the County has placed the Cameron Park Drive and Mira Loma Drive Traffic Signal in the County's 10-year Capital Improvement Program at the time of filing of the final map, or, if

the Traffic Signal has been installed by others, then payment of Traffic Impact Mitigation Fees is considered to satisfy the project's fair share requirements.

- ~~1817.~~ **Encroachment Permit:** The applicant shall obtain an encroachment permit from Transportation Division for all required roadway improvements within the County right of way. The commercial driveway encroachments shall be constructed consistent with Design Standard Plan 110. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to filing the Final Map.
- ~~1918.~~ **Turnaround:** All proposed turnarounds shall be built to the provisions of County Standard Plan 114 or approved equivalent. The gradient within the turnaround shall not exceed 8 percent or an acceptable alternative approved by the County Engineer (DISM Sec 3.B.3). The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to filing the Final Map.
- ~~20.~~ **Knuckle Design:** ~~The proposed roadway knuckle shall include a minimum radius of 50ft. This radius may be reduced only with approval by the Fire District having jurisdiction. The final radius length (and associated Fire District approval, if necessary), shall be placed on the map. The Transportation Division shall review and approve the design prior to filing the Final Map.~~
- ~~219.~~ **Roadway Slopes:** Pursuant to Design Standard Plan 101B, Roads with Average Daily Trips (ADT) of less than 2,000 shall have slopes no greater than 12percent. Slopes may exceed 12percent, but not more than 15percent, and only with County Engineer approval. All road slopes shall be indicated on the improvement plans. Slopes exceeding 12percent shall be specially indicated and the lengths included and must receive County Engineer approval prior to filing the Final Map.
- ~~220.~~ **Tangents:** Pursuant to DISM Sec. 3.B.6, a minimum 100-ft tangent shall be introduced between reversed curves. The County Engineer may approve a tangent of less than 100-ft on local roads provided the adjacent curves have a minimum radius of 200-ft or an acceptable alternative approved by the County Engineer. The tangent and radius lengths shall be graphically depicted on the site plans or included in a Line & Curve Table on the site plans prior to filing Final Map.

### *Standard Conditions*

- ~~2321.~~ **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
- ~~2422.~~ **Road & Public Utility Easements:** The applicant shall irrevocably offer to dedicate a 50-foot wide and 60-foot wide non-exclusive road and public utility easement for the on-site



access roadways as shown in Table 1 above prior to the filing of the Final Map. Slope easements shall be included as necessary.

2523. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Transportation Division prior to the filing of the Final Map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
2624. **Sidewalks:** The commercial parcel sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.
2725. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
- ~~28.~~ **Maintenance Entity:** ~~The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing the Final Map.~~
2926. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Conditions and Restrictions (CC&Rs).
3027. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
3128. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays. This note shall be placed on the Grading Plans.

3229. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the Transportation Division, and pay all applicable fees prior to filing the Final Map.
3330. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Transportation Division for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of Transportation Division or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing the Final Map.
3431. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadways, drainage infrastructure, grading, and other improvements. The developer shall complete the improvements to the satisfaction of Transportation Division or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing the Final Map.
3532. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
3733. **Grading Permit / Plan:** A residential grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing the Final Map.
3834. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

3835. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

3936. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

4037. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division. The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

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

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

4138. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the

County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing the Final Map.

4239. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and /or on the Final Map.
4340. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a “Notice of Intent” (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
4441. **Off-site Improvements (Security):** Prior to the filing of a Final Map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
4542. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant’s expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any Final Map, the applicant shall submit the following to the Transportation Division Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:
- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.

- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

- 4643. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
- 4744. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

#### **Cameron Park Fire Department**

- 4845. **Fire Flow:** ~~The project shall maintain a fire flow of 1,000 gpm with a 20 psi residual pressure for residential structures not in excess of 3,600 square feet. The District shall verify the fire flow prior to issuance of a building permit.~~ The minimum fire flow requirements for one and two family residential floor area which does not exceed 3,600 sq ft shall be 1,000 gallon per. One and two family residential dwellings at are over 3,600 sq ft shall have a minimum fire flow of 1,500 gallons per minute. Fire flow shall meet Appendix B Table B105.1 and Cameron Park Fire Department (Department) amendments.
- 4946. **Fire Safe Plan:** ~~The applicant shall prepare submit a Fire Safe Plan for the revised tentative map, in accordance with El Dorado County Fire Safe Ordinance. The Department shall review and approve the plan prior to recordation of Final Map issuance of a building permit.~~
- 5047. **Fire Hydrant:** ~~Additional fire hydrants shall be required. The spacing shall not exceed 500 feet. The number and location of the hydrants shall be reviewed and approved by the District prior to issuance of a grading permit or subdivision improvement agreement. Fire hydrant spacing shall not exceed 300 feet in residential area per Appendix C Table C105.1 and Cameron Park Fire Department amendments. All hydrants shall be on a loop system. Fire hydrant location shall be determined during civil plan review.~~
- 5148. **Roadway Widths:** All roads shall meet the minimum road widths pursuant to the California Fire Code. The Department shall review and approve the road widths prior to issuance of a grading permit or subdivision improvement agreement.

49. **Driveway Length:** Driveways longer than 150 shall meet El Dorado County Design Improvement Standards Manual requirements.
50. **Weed Abatement:** The project must comply with the Cameron Park Community Services District Weed Abatement Ordinance.

### **Air Quality Management District**

5251. **Fugitive Dust Plan:** The applicant shall submit and pay appropriate fees to the District for a Fugitive Dust Mitigation Plan. The District shall review and approve the plan prior to issuance of a grading permit or subdivision improvement agreement. The project shall adhere to the regulations for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
5352. **District Rules:** The applicant shall adhere to all District rules during project construction and obtain all necessary permits prior to issuance of any building permits. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224). Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
53. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
54. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
55. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
56. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used

on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

57. **Wood-burning devices:** Wood-burning devices: The installation of open hearth wood-burning fireplaces shall be prohibited. All wood-burning fireplaces installed shall be qualified to the most current EPA standard. Please refer to EPA's "List of Cleaner Fireplaces and Retrofit Devices" , <http://www.epa.gov/burnwise/fireplacelist.html>. Woodstoves and wood-burning inserts shall be certified to the most current EPA standard. Please refer to EPA's "List of EPA Certified Wood Heaters", [http://www.epa.gov/Compliance/resources/publications/monitoring/caa/woodstoves/certified\\_wood.pdf](http://www.epa.gov/Compliance/resources/publications/monitoring/caa/woodstoves/certified_wood.pdf)
58. **Electric Vehicle Charging:** All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (120V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.
59. **Exterior Electrical Outlets:** Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.
60. **Solar/Photovoltaic Equipment:** All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.

### County Surveyor

5461. **Survey Monuments:** All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval, or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set monuments, or amount of bond or deposit to be coordinated with the Surveyors Office.
5562. **Road Name Petition:** The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.