

AZ05-0001/P05-0010 – As recommended by the Planning Commission November 8, 2007

Findings

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 Mitigated Negative Declaration reflects the independent judgment of the County, has been completed in compliance with CEQA, and is adequate for this application.

1.2 The Initial Study identifies that this application proposes a less than significant impact on the environment with specific mitigation outlined within the Air quality, Biological Resources, Land Use, Noise, and Transportation/Traffic categories. By including mitigation for these categories, the effects on the Mandatory Findings of Significant section are also reduced below a level of significance for this application.

1.3 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA 95667.

1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to an application which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved application with project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this application. The monitoring program is designed to ensure compliance during implementation.

2.0 REZONE FINDING

2.1. *That the rezone is consistent with the adopted 2004 General Plan Land Use Designation and the policies of the General Plan.*

The rezone would change the existing Estate Residential Ten-Acre-Airport Safety (RE-10-AA) to Planned Commercial-Airport Safety (CP-AA). With the requirement of the Design Control (DC) overlay to be added to the rezone, development on either the newly created parcel 1 or 2 would need to be reviewed as part of a Design Review (DR) process prior to approval of any County issued permits for grading, improvement or building activities. The rezone will create consistency with the existing Commercial (C) land use

designation of the 10.54 acre property. The property is also in an area of Cameron Park along the Cameron Park Drive corridor where commercial designation and development exists, making this property highly suitable for commercial development. In addition, the economic benefits of this property and potential future development have been considered. Future and specific commercial development on the new parcels would promote the economic factor policies established by the General Plan. A preliminary development concept was provided for assessment that identified a 9.6-acre on-site development footprint for a bowling alley with amusement facilities and an office building. The information has been used to determine General Plan consistency for land use and zone compatibility, transportation and circulation improvements, fire related issues, water availability and wastewater capacity, preliminary grading and drainage improvements, impacts to 30 percent slopes and greater, site resources, oak woodland and landscape issues, noise issues, air quality issues, and public services. Consistency has been reached with applicable policies of the General Plan under the current application.

3.0 TENTATIVE PARCEL MAP FINDINGS

3.1 *The proposed tentative parcel map, including design and improvements, is consistent with the General Plan.*

All necessary issues have been considered by the reviewing disciplines in order to determine that this tentative parcel map, including preliminary and more formal design and improvements based on a preliminary development concept, is consistent with the policies of the General Plan. The General Plan C land use designation allows for commercial development. However, no development is proposed at this time and the review for consistency for the application was based on a preliminary development concept of a bowling alley with amusement facilities on parcel 1, as well as an office building on parcel 2. Future improvements that would be necessary under a parcel-specific scope would be further assessed during required Design Review (DR) application processes required for both parcels. Although certain improvements are highlighted within this document and the permit, those have been documented because the information that was provided has allowed the County to determine consistency with policies of the General Plan, as well as for necessary environmental assessments. The documentation of such issues will minimize the information that would be necessary during subsequent DR applications made for parcel 1 or 2, or combination thereof. Any formal project shall be required to implement County grading and drainage standards to ensure proper grading and improvements are included in the final design.

3.2 *The proposed tentative parcel map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.*

With the rezone and tentative parcel map application, no development is proposed. However, the applicable provisions of the Zoning Ordinance have been considered, specifically, the creation of the two new parcels exceed the lot dimension and standards required of the CP zone. Such standards require parcels within this zone to be a

minimum 5,000 square feet in size with a parcel width of 50 feet and minimum frontage of 50 feet. The necessary level of review has been made to consider this application based on County zoning and land division policies, including anticipated grading and improvements associated to the preliminary development concept of a bowling alley with amusement facilities and an office building. Upon submittal of a formal Design Review (DR) application for a future parcel-specific project on each of the newly created parcels, additional assessments shall be made to consider development standards outlined by the Zoning Ordinance, as well as the Minor Land Division Ordinance that would support the assessments made by this application. At this time, this application conforms to these requirements.

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

This property is well suited within an established commercial neighborhood to allow a rezone and tentative parcel map application to be processed for this 10.54-acre property. The preliminary development concept has been assessed and the property has been found to be suitable for future development based on information provided for a development footprint of 9.6-acres and off-site improvements necessary for road and access improvements. Specific mitigation and conditions have been developed to address the preliminary development concept assessing the required impacts for improvements that would be necessary for the concept. Because a requirement is included for this application that will necessitate subsequent Design Review (DR) applications for parcel 1 and 2 prior to the County permitting any formal development activities that would further determine necessary and parcel-specific improvements should they differ from those developed for the preliminary development concept. The preliminary development concept provided information for an anticipated, but not a formal major development project. It does not provide information for the ultimate potential development of this site or the newly created parcels. Following the potential approval of this rezone and tentative parcel map application, it is not anticipated that more intense development than what was presented by the preliminary development concept would be presented or could be approved on the property. However, such issues would be again reviewed under the DR process required for both new parcels. As such, all necessary assessments have been made to ensure that a major development based on the preliminary development concept could be established on the new parcels. The site is suitable for future commercial development, more specifically, the preliminary development concept that was assessed with this application.

3.4 *The proposed subdivision is not likely to cause substantial environmental damage*

As designed, the preliminary development concept for a bowling alley with amusement facilities and an office building illustrating an on-site development footprint of 9.6 acres provided the necessary information to determine on as well as off-site improvements. Such improvements have been found to not cause substantial environmental damage based on the information provided to process this application. No development is proposed at this time and with the implementation of specific permit conditions and mitigation measures, sensitive resources shall be protected pursuant to adopted County

policies. Any County approvals for the current application does not relieve the applicant from observing required state and/or federal laws for the protection of special-status plant or animal species, or for the protection of classified jurisdictional wetlands. Based on the information provided and assessed for this application, no such wetlands exist on the property.

Conditions

Project Description

1. This rezone and tentative parcel map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-M dated November 8, 2007, 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 substantial 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:

Approval of this application allows only the following: rezone of the 10.54-acre lot referenced as Assessor's Parcel Number 083-020-29 from Estate Residential Ten-Acre-Airport Safety (RE-10-AA) to Planned Commercial-Design Control-Airport Safety (CP-DC-AA), and a tentative parcel map to subdivide the lot into a 6.05-acre parcel 1 and a 4.46-acre parcel 2.

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

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION

~~All mitigation measures listed in this section shall be placed on a plan sheet on all subsequent grading and/or improvement plans.~~

2. Concurrent with the Design Review (DR) application required for any site specific project on parcel 1 and/or 2, the applicant shall develop an Air Quality Study to assess air quality impacts, based on the County's Air Quality Management District (AQMD) and General Plan policy requirements. In part, specific mitigation shall be developed to reduce source emissions below the

thresholds allowed by the County, including that of 82 lbs/day of ROG and NO_x.
[MM Air Quality-1]

Timing/Implementation: *Design Review applications*
Enforcement/Monitoring: *El Dorado County Planning/AQMD*

3. Prior to the issuance of building permits, the applicant shall pay the Rare Plant Mitigation Area 1 in-lieu fee for commercial development that is in effect at the time of building permit issuance. The fee shall offset impacts within this mitigation area based on adopted County policies. **[MM Bio-1]**

Timing/Implementation: *Prior to building permit issuance*
Enforcement/Monitoring: *El Dorado County Planning*

4. The applicant shall submit a report to be included in the project file addressing the following **[MM Bio-2]**:

- a. Twenty-four hours prior to construction activities, a qualified biologist shall conduct a preconstruction survey for California horned lizard.
- b. All horned lizards found on the areas to be disturbed (on and/or off-site), the preconstruction survey shall identify and relocated found species to the property on the east, or as recommended by a qualified biologist.
- c. A qualified biologist shall be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing shall be relocated to the property on the east, or as recommended by a qualified biologist.

Timing/Implementation: *Prior to clearing and grubbing*
Enforcement/Monitoring: *El Dorado County Planning*

5. A qualified biologist shall conduct a survey within 3 weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey shall be conducted within the property and for areas identified by the development footprint, and areas necessary for road, primary, and ~~secondary~~ emergency access improvements. **[MM Bio-3]**

- a. If no active nests are found, no further avoidance measures shall be necessary.
- b. If an active nest is located within 200 ft of a construction area, the biologist shall record the location(s) on a site map.

- If the species is listed under the federal or state endangered species acts, the appropriate federal or state agency shall be contacted for guidance.
- If the species is not federal or state listed, but protected under the federal Migratory Bird Treaty Act of 1918, the biologist shall establish a minimum 100 ft buffer (Environmentally Sensitive Area) around the nest tree.
- The biologist shall delimit the buffer zone with yellow caution tape, surveyor's flagging, pin flags, stakes, etc. The buffer zone shall be maintained until young have fledged. No construction activities shall occur within 100 ft of a nest tree while young are in the nest.
- A biologist shall monitor the nest weekly during construction to evaluate potential disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.

Timing/Implementation: *Prior to clearing and grubbing*

Enforcement/Monitoring: *El Dorado County Planning*

6. The landscaping plan must show that only plants associated with gabbroic northern mixed chaparral shall be planted on graded slopes surrounding the property. **[MM Bio-4]**

Timing/Implementation: *Prior to clearing and grubbing*

Enforcement/Monitoring: *El Dorado County Planning*

7. Prepare tree replacement plan showing the replacement of trees to conform to the El Dorado County Policy 7.4.4.4, Option A and the Interim Guidelines. In the event that Policy 7.4.4.4 Option B is available, the replacement plan shall be prepared in accordance with Option B and/or the Interim Guidelines prepared for that option. Interior live oak saplings are recommended for replaced oak canopy on the property. **[MM Bio-5]**

Timing/Implementation: *Prior to grading permit approval*

Monitoring/Enforcement: *El Dorado County Planning*

8. Final landscape plans shall show replacement of oak canopy, pursuant to MM Bio-65. **[MM Bio-6]**

Timing/Implementation: *Design Reviews/prior to grading permit approval*

Monitoring/Enforcement: *El Dorado County Planning*

9. A Design Control (DC) zone overlay to control development activity shall be added to the Planned Commercial-Airport Safety (CP-AA) zone. **[MM Land Use-1]**

Timing/Implementation: As part of this rezone and tentative parcel map (AZ05-0001, P05-0010) application

Enforcement/Monitoring: El Dorado County Planning Services

10. A complete Design Review (DR) application must be processed prior to building permit approvals for either parcel 1 and/or 2. A CEQA document shall be prepared to address project-specific impacts not identified in the current analysis. Submittal checklist items that shall be required for the DR application (revised 8/02) include the following: 1-9, 10 (site specific oak assessment based on Option A or B noted in the Biological Resources section), 13 (Noise Study for ‘acoustical analysis’ based on the Noise section), 17 (Air Quality Study based on the Air Quality section), all ‘Site Plan Requirements’ 1-19, all ‘Landscape Plan Requirements’ 1-5, and all ‘Plan of Building Elevations’ 1-3. On/off site impact for Archaeological resources (#11), wetland investigation (#12), biological resources/special status plant and animal species (#14), preliminary grading and drainage (#16), have been provided for the preliminary development concept for ~~this application rezone~~ and based on the preliminary grading and drainage plans. The traffic study prepared for this application assesses a preliminary development concept scope. Should site-specific projects on parcels 1 and/or 2 substantially conform to the preliminary development concept scope, then additional assessment may not be required, as determined by the Department of Transportation (DOT). In case the scope does not substantially conform to the preliminary development concept currently analyzed, then modifications or new studies must be submitted for review and assessment based on a formal site-specific project scope. All submittal checklist items for the DR must provide adequate information to ensure consistency with County General Plan, Zoning, and subdivision policies. **[MM Land Use-2]**

Timing/Implementation: Design Review application

Enforcement/Monitoring: El Dorado County Planning Services

11. Prior to the issuance of building permits, the applicant shall illustrate how parcel specific projects conforms to the approved Design Review (DR) application materials submitted for review and upon DR approvals by the County. **[MM Land Use-3]**

Timing/Implementation: Building plan reviews

Enforcement/Monitoring: El Dorado County Planning and Building Services

12. Concurrent with the Design Review (DR) application required for any site specific project on parcel 1 and/or 2, the applicant shall prepare a Noise Study to

assess noise impacts for traffic, airport, and/or related noise generating activities. The study shall be prepared based on the Draft Environmental Impact Report (DEIR) for the 2004 adopted General Plan, the policies of the 2004 General Plan, and the approved Final EIR. **[MM Noise-1]**

Timing/Implementation: Design Review applications
Enforcement/Monitoring: El Dorado County Planning/AQMD

13. The applicant shall install two traffic signals. One at Cameron Park Drive (prior to recordation of the final map) and Virada Road (prior to issuance of building permits) and one at the primary property access on Cameron Park Drive. The installation of the traffic signal shall be based on Department of Transportation (DOT) processes, methods, and standards, as identified in the permit and conditions of approval. **[MM Traffic-1]**

Timing/Implementation: Prior to the recordation of the final map and/or building permits as noted
Enforcement/Monitoring: El Dorado County Department of Transportation

14. The applicant shall widen and improve the ~~Cambridge~~ Cameron Park Drive road frontage. The improvements shall be based on Department of Transportation (DOT) processes, methods, and standards, as identified in the permit and conditions of approval. **[MM Traffic-2]**

Timing/Implementation: Prior to the recordation of the final map
Enforcement/Monitoring: El Dorado County Department of Transportation

Planning Services

15. 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 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.

16. This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed.

17. The applicant shall make the actual and full payment of planning processing fees for the rezone and tentative map application prior to the County Recorder processing the final map.
18. Prior to the approval of any ~~grading or~~ building permits on parcel 1 or 2, the applicant shall submit a staff level Design Review (DR) application for processing. The staff level DR for either parcel 1 and/or 2 (or combination) shall be distributed to the Cameron Park Design Review Committee for comments and input, and can be appealed first to the Planning Commission and second to the Board of Supervisors, based on County adopted appeals process.
19. Concurrent with final map recording, the applicant shall record an Avigation Easement on parcels 1 and 2.
20. The 1-foot non-vehicular access along the Cameron Park Drive frontage shall remain in place, except for the portion that is necessary for primary access with the driveway encroachment referenced on the tentative parcel map. This shall occur with the filing and recording of the final map.
21. Concurrent with the final map recording, a reciprocal access agreement shall be recorded between parcels 1 and 2.
22. Prior to the issuance of grading, building, and/or occupancy permits (and only following County approvals of a Design Review application), the applicant shall consult with the Department of Transportation and El Dorado County Transit to provide bus turnouts. ~~Other improvements shall also be considered once deemed feasible, to include, but not be limited to, designated park and ride or rideshare drop-off and pick-up areas.~~
23. In the event a heritage resource or other item of historical or archaeological interest is discovered during future grading and construction activities (and only following County approvals of a Design Review application), the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
24. In the event of the discovery of human remains during future grading and construction activities (and only following County approvals of a Design Review application), 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 review the grading plans prior to the issuance of a grading permit.

Department of Transportation

25. The applicant shall construct the following roadways. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing the final map:

Table 1		
Road Name	Road Width	Exceptions/Notes
Cameron Park Drive	34 ft roadway (40 ft ROW) from CL 2 Way Left Turn Lane, per Std. Plan 101B	Widen Cameron Park Drive consisting of roadway improvements consisting of a 12' wide left turn lane, 12' through lanes, and a 4' paved shoulder (excluding gutter pan) with Type 2 vertical curb & gutter (per DISM, Std. Plan 104 & 110) and a six <u>four</u> foot sidewalk along the project frontage. The encroachment onto Cameron Park Drive from the project site will be constructed consistent with Standard Plan 103E. A Class II Bike Lane will be required from Mira Loma Drive to Meder Road. Dedicate right of way, and slope easements as needed. The County shall award and administer public contract(s) for this work.
On-Site Access Road	48 ft roadway (66 ft ROW) per Std Plan 101B, as submitted	Consisting of 2 inbound lanes, 2 outbound lanes, Type 2 vertical curb & gutter per DISM Std. Plan 104 and a six <u>four</u> foot sidewalk per Std Plan 101B.
On- Site Roundabout Circle	Design to comply with AASHTO	Std Plan Type 2 vertical curb and gutter and six <u>four</u> foot sidewalk, per DISM, Std. Plan 104 & 110. Sidewalks at driveway encroachments. AASHTO design of roundabouts are governed by the maneuvering of the largest vehicles expected to travel through the intersection'.

Notes for Condition 1 Table 1: Road widths in the preceding table are measured from curb face to curb face.

- ~~26. The applicant shall sign and strip a Class 2 bike lane along both sides of Cameron Park Drive, from the signalized intersection at Meder Road to the intersection of Mira Loma Drive. The Class 2 bike lane shall be constructed as required and according to the provisions of the El Dorado County Bicycle Transportation Plan. The striping and signing shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.~~

27. Prior to filing of the final map, the applicant shall provide bid ready plans and funding or security for the site improvements and the ~~for a~~ signalized intersection at the project site's access onto Cameron Park Drive, including curb, gutter and sidewalks and shall meet current El Dorado County Standards. ~~The County shall award and administer public contract(s) for this work.~~ The design, 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. Furthermore, the signal installation shall include signal timing coordination with the existing signal at the Cameron Park Drive/Meder Road intersection and allow for the future coordination of the eventual signalization at the intersection of Cameron Park / Mira Loma Drive intersection. The improvements shall be substantially completed as determined by the Department of Transportation ~~or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map occupancy.~~ The costs associated with the compliance with this condition are not reimbursable to the developer.
28. Prior to issuance of a building permit, the applicant shall provide bid ready plans and funding or security for a signalized intersection at the intersection of Cameron Park Drive and Virada Road and shall meet current El Dorado County Standards. The County shall award and administer public contract(s) for this work. The design, 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 substantially completed as determined by the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map. Should this intersection be included in the County Capital Improvement Program,~~ The developer ~~may~~ will be eligible for reimbursement for some or all of the associated costs related to compliance with this condition pursuant to the TIM Fee Program Reimbursement Guidelines. The developer may be eligible to receive credit for the cost of said improvements to this signalized intersection as a direct application of the traffic impact fees to be imposed upon any building permit within the site.
29. A complete bid-ready package shall include plans, specifications, right-of-way acquisition (if necessary), utility agreements executed with all impacted utility, relocation work completed/scheduled, environmental clearance for both on-site and off-site work complete, all necessary regulatory/encroachment permits secured, and all documents for bidding the contract signed and sealed by a registered civil engineer. If the funding and the complete bid-ready package for the improvements are provided to the County by the applicant prior to final map processing, the final maps can record without need for additional security for these improvements.

The road improvement agreement or subdivision improvement agreement shall be required and shall include provisions that the applicant provides supplemental

- funds to the County as necessary to pay for any change orders generated through the construction phase, that the developer's engineer be available to provide engineering services in support of the project during construction, and that said designer shall indemnify the County per the County's standard indemnification language.
30. 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. Pedestrian crossings required at driveway encroachments adjacent to on-site roundabouts.
 31. The applicant shall enter into a road improvement agreement (RIA) and bonding with the Department of Transportation for all roadway, frontage, and intersection improvements. The executed agreement and subsequent improvements shall be completed by the following milestones, to the approval of the Department of Transportation:
 - a. The Developer shall have the offsite and frontage plans reviewed and approved concurrently with the on-site grading plans.
 - b. No on-site building plans will be issued until the bid ready plans have been approved and funding received.
 - c. Upon receipt of the plans, funding and execution of the related agreement to ensure reimbursement for a portion of the work, the condition will have been deemed complete.
 32. The applicant shall irrevocably offer to dedicate, in fee, any additional right of way and slope easements as required for the approved improvement plans along the entire project frontage of Cameron Park Drive, prior to the filing of the map. The offer will be accepted by the County.
 33. ~~Prior to filing of the map,~~ The applicant shall record with the Parcel Map a vehicular access restriction along the entire frontage of Cameron Park Drive, excluding the locations of the approved access encroachment.
 34. A commercial grading permit is required for on-site improvements. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services Department for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. The improvements and grading shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.

35. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
36. 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.

37. 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.

38. 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.
39. 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.
40. 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.
41. 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).
42. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
43. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

44. 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.
45. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
46. 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.
47. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
48. 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.
49. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete. The fees are due and payable at the time of building permit issuance. Credit for all off-site improvements not associated with frontage improvements shall be used as an offset against the required traffic impact fees.

Cameron Park Fire Department/California Department of Forestry

50. Prior to the approval of Design Reviews (DRs) on parcel 1 and/or 2, the Cameron Park Fire Department shall review any parcel-specific DR proposal to ensure that adequate fire-related improvements are included in the design for a parcel-specific project on either new parcel.
51. Based on the preliminary development concept, the required fire flow for parcel 1 is based on a two-story, 62,640 square foot building built to Type V-1 hour construction specifications. With a 50 percent reduction for fire sprinklers, the required fire flow is 2,250 gallons per minute (gpm) for a four hour duration with 20 pounds per square inch (psi) residual pressure. The required fire flow for parcel 2 is based on a two story 39,720 square foot building built to Type V-1 hour construction specifications. With a 50 percent reduction for fire sprinklers, the required fire flow for parcel 2 is 1,750 gpm for a three hour duration with a 20 psi residual pressure.

52. Based on the preliminary development concept, the addition of three new fire hydrants for parcel 1 and two new fire hydrants for parcel 2 will be required. One fire hydrant for each building shall be located with the department connection and post indicator valve for the building. The location of the other fire hydrants and the fire department connections will be determined during civil plan review. Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 801.11.3. For marking, see Section 901.43. For obstruction, see Section 1001.7.
53. A review for emergency access shall be made during the Design Review (DR) process for parcel 1 and parcel 2. The Fire Department shall identify necessary emergency access for either new parcel as part of a formal (DR) project application process.
54. Prior to the approval of Design Reviews (DRs), the applicant shall illustrate the location of propane tanks on the DR plans, if they are to be installed. The location of propane tanks shall comply with provisions set forth in Article 82 of the CFC 1998 edition. Propane tank enclosures shall comply with the provisions set forth in NFPA 58 sec. 3.2.2.9 of the 1998 edition.

Environmental Management

55. Food facilities shall be in compliance with the California Health and Safety Code, 'California Retail Food Code' which requires a set of plans for the proposed food facility be submitted to the County Environmental Health Department for review and approval at the time of construction. The applicant shall obtain a yearly permit to operate a food facility from Environmental Health. In addition, at least one person from the facility must be a certified food handler and hold a food safety certification.
56. Prior to approval of grading and/or improvement plans, the applicant shall provide a Fugitive Dust Mitigation Plan (FDMP) and application with the appropriate fees to be reviewed and approved by the County Air Quality Management District (AQMD). The FDMP shall comply with the requirements of Rule 223 and 223.1.
57. All project construction activities (following Design Review approvals) shall adhere to AQMD Rule 224 for Cutback and Emulsified Paving Materials.
58. Any burning of wastes that result from 'Land Development Clearing' must be permitted through the AQMD. Only vegetative waste material may be disposed of using an open outdoor fire pursuant to AQMD Rule 300.
59. The following measures shall be implemented during construction activities to maintain the air quality standards established by the AQMD. The standards include: use of low emission on-site mobile construction equipment, maintenance

- of on-site equipment to manufacture's specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled for delivery during off-peak hours, configure construction parking to minimize traffic interference, and develop a construction traffic management plan.
60. Prior to the construction or installation of any new point source emission units or non-permitted emission units such as gasoline dispensing facilities, boilers, internal combustion engines, the applicant shall submit an authority to construct application to be reviewed and approved by the AQMD. Submittal of the application shall include facility diagram(s), equipment specifications, and emission factors.

County Surveyor

61. All survey monuments must be set prior to filing the Parcel Map.
62. The roads serving the development shall be named by filing out a completed Road Name Petition with the County Surveyors Office prior to filing the final map.
63. Provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2).