

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number P 99-0003 - Wilkin
December 20, 2006 Zoning Administrator Hearing

CONDITIONS OF APPROVAL

Planning Services

- 1 The applicant shall be required to pay Park-in-Lieu fee of \$150.⁰⁰ payable to the County Recreation Department, pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090.

In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to *Section 7050.5* of the *Health and Safety Code* and *Section 5097.98* of the *Public Resources Code*. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The Planning Services shall review the grading plans prior to the issuance of a grading permit, to ensure that this notation has been placed on the grading plans.

Department of Transportation

3. The applicant shall irrevocably offer to dedicate the 50 foot radius turnaround and 50 foot wide road easement and improve the existing 20-foot wide road and turnaround (hammerhead or cul-de-sac), and the road, turnaround and public utility easement shall be shown on the parcel map from the eastern property line.
4. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.
5. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California department of Forestry and air pollution permits from the County prior to said burning activities.
6. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible Fire Protection District. The Department of Transportation will require plans

to meet Fire Safe Standards, but only the responsible Fire Protection District may wave or relax those Fire Safe Standards.

7. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, 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.
8. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
9. 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.
10. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

Fire District

1. Applicant shall submit a \$120.00 application review fee.
12. A fire hydrant shall be required at the intersection of ~~Shingle Springs Drive and Artesia Road~~ end of Silver Ridge Court at the turn around. In place of a fire hydrant the applicant shall record a notice of restriction on the new parcels. The restriction will be for a Fire District approved NFPA 13D fire sprinkler system with 2,500 gallons of water storage for all new structures built.
13. Applicant shall provide documentation from El Dorado Irrigation District and the Fire District to show that the system will meet the required fire flow for this project.
14. No gates shall be installed on the cul-de-sac turn around.

Environmental Management

15. Subject to Environmental Health approval as required in the Minor Land Division Ordinance prior to filing the final map.

El Dorado County Surveyor

16. All survey monuments must be set prior to filling the parcel map.
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7. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

El Dorado Irrigation District

18. Upon approval of a tentative map, an offsite meter on the existing 6 inch waterline shall be purchased and set upon completion of the parcel split and assignment of new parcel number.
 19. The legal property owner(s) shall enter into a Temporary Service Agreement. The Temporary Service Agreement is a document that will be recorded against the **property**.
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