



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
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Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char TimClerk of the Planning Commission

MINUTES

Regular Meeting January 23, 2014 – 8:30 A.M.

1. CALL TO ORDER

Meeting was called to order at 8:35 a.m. Present: Commissioners Stewart, Pratt, Heflin, Mathews, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

2. ADOPTION OF AGENDA

Motion: Commissioner Stewart moved, seconded by Commissioner Heflin, and carried (5-0), to table Item 4.a to the end of the agenda to allow sufficient time for review.

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

3. PLEDGE OF ALLEGIANCE

4. CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

a. Minutes: January 9, 2014

Motion: Commissioner Mathews moved, seconded by Commissioner Shinault, and carried (5-0), to approve the January 9, 2014 meeting minutes as presented.

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

Findings of Consistency with General Plan:

b. **GOV14-0001/Rubicon Trail Easements** submitted by EL DORADO COUNTY for a Finding of Consistency with the El Dorado County General Plan for the acquisition of road easements for the Rubicon Trail pursuant to Government Code 65402. The properties, identified by Assessor's Parcel Numbers 010-100-01 (located approximately 3.9 trail miles northeast from the Loon Lake Kiosk; from the west boundary of the parcel, the Trail traverses the parcel for approximately 1.1 miles before entering the U.S. Forest Service parcel to the southwest) and 010-180-07 (located approximately 6.4 trail miles east from the Wentworth Springs Campground; from the southern boundary of the parcel, the Trail traverses the parcel for approximately 1.3 miles before entering Placer County), in the Crystal Basin area, Supervisorial District 4. [*Project Planner: Peter Maurer*]

Motion: Commissioner Mathews moved, seconded by Commissioner Shinault, and carried (5-0), to find that the acquisition of road easements by the County for the Rubicon Trail is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.

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

END OF CONSENT CALENDAR

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

Dave Defanti/Long-Range Planning distributed a timeline for the Targeted General Plan Amendments and discussed the proposed reviewing process. Commissioner Shinault voiced concern if there were back-to-back meetings as proposed, due to the distance he has to travel and that he has his own business to run. Commissioner Mathews stated he had a similar challenge as he would have to request time off from his employer to attend these meetings. Chair Pratt suggested having public outreach meetings outside of the Commission. Commissioner Stewart stated he would like to have a 90 day public review period for the EIR, instead of 45 days.

Peter Maurer/Current Planning notified the Commission that the County received notification that there was litigation on the County-approved Green Valley Convenience Center project.

6. COMMISSIONERS' REPORTS

Chair Pratt thanked Transportation for all of the work that is currently being done in South County. He stated that a public meeting was scheduled for the following week to review the current status of the plans for the Buck's Bar Bridge project. Chair Pratt voiced concerns about residents that have low level wells during this dry year and would like to hear from the El Dorado Irrigation District and the Fire Council on how they plan to address the issue.

9:00 A.M. – TIME ALLOCATION

7. PUBLIC FORUM/PUBLIC COMMENT – None

8. TENTATIVE MAP (Public Hearing)

TM13-1513/Promontory Village 8 submitted by RENASCI VILLAGE 8, LLC (Agent: CTA Engineering and Surveying) to create 63 residential lots, ranging in size from approximately 8,000 square feet to 51,500 square feet, and 10 open space lots. The property, identified by Assessor's Parcel Number 124-400-01, consisting of 63.24 acres, is located west of the future extension of Via Treviso, between the Ridgeview West Units 1 and 4 subdivision and the Ridgeview Village Estates Unit 3 subdivision and the El Dorado/Sacramento County line, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Peter Maurer] (Statutory Exemption pursuant to Section 65457 of the CEQA Guidelines)**

Peter Maurer presented the item to the Commission with a recommendation for approval. He distributed recommended minor modifications to Conditions 13 and 51. He also stated that one concern was brought up by a City of Folsom resident regarding traffic impact. Mr. Maurer indicated that the map in the agenda packet had been slightly revised and the updated version was on display.

Mike McDougall/applicant's agent spoke on the status of the roadway identified in the public comment letter.

Dave Spiegelberg/Transportation spoke on the Saratoga/Iron Point Road project that was included in the 20-year CIP.

Larry Ito/applicant's agent stated that the map changes were very minor and included having the stub street put as a turnaround to address conditions of approval, and placing a 30 foot area in upper lots to address the Fire Department's concern regarding clearing space.

In response to Chair Pratt's inquiry on vehicular access restrictions, Mr. Maurer stated that it was a note on the final map identifying certain lots not being allowed to have a driveway off of the identified access road.

Chair Pratt closed public comment.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1. Find that the project is exempt from CEQA pursuant to California Government Code Section 65457; and 2. Conditionally approve Tentative Map TM13-1513 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Conditions 13 and 51 as recommended by staff.

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

This action can be appealed to the Board of Supervisors within 10 working days.

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDINGS

- 1.1 Approval of this tentative map is Statutorily Exempt from CEQA pursuant to Government Code Section 65457. This section provides that for residential projects in a specific plan for which an EIR was prepared, no further environmental review is necessary. An EIR was prepared and certified for the Promontory Specific Plan.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed tentative map is consistent with the description within the Promontory Specific Plan for the type of residential development, the maximum density of 63 single family residential dwelling units permitted in Village 8, and the design criteria for the village.
- 2.2 The design of the subdivision is consistent with the development standards and applicable policies of the specific plan which encourage clustering the density in the more level areas of the site, larger lots on the steeper slopes, and creating design notebooks to identify limitations on grading on more sensitive lots. The street design, oak protection and replanting, open space and drainage facility provisions meet the requirements of the specific plan.

3.0 ADMINISTRATIVE FINDINGS – TENTATIVE MAP

- 3.1 **The map is consistent with the applicable general and specific plan.**

As set forth in Finding 2.1, the tentative map is consistent with the Promontory Specific Plan.

- 3.2 **The design and improvements are consistent with the applicable general and specific plan.**

As set forth in Finding 2.2, the tentative map is consistent with the Promontory Specific Plan.

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

The site is planned for an average density of one dwelling unit per acre. Lots have been clustered to avoid steep slopes, drainages and oak woodlands. Adequate access and infrastructure can be provided.

3.4 The design of the subdivision is not likely to cause substantial environmental damage or injure fish and wildlife or their habitat.

The design of the subdivision has been reviewed against the mitigation measures identified in the Promontory Specific Plan EIR and all applicable measures to protect wildlife habitat have been implemented.

3.5 The design of the subdivision is not likely to create public health and safety problems or unacceptable fire risks to occupants or adjoin properties.

The project has been reviewed by the County Transportation and Environmental Management Divisions, the El Dorado County Air Quality Management District, and the El Dorado Hills Fire Department. Applicable conditions have been applied to ensure that there are no health or safety risks and that adequate fire protection measures will be in place to serve the project.

3.6 The map does not conflict with any easement for public access through the property.

The project has been reviewed by the County Surveyor and no easements exist that would conflict with the map.

Conditions of Approval

Development Services Division (Planning)

- Project Description:** This Tentative Map approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit E	Tentative Map
Exhibit F.....	Slope Map
Exhibit G.....	Preliminary Grading and Drainage Plan
Exhibit H.....	Oak Tree Retention and Planting Plan
Exhibit I	Lot Design Notebook

Any deviations from the project description, conditions, or exhibits shall 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:

Tentative map creating 63 residential lots, ranging in size from approximately 8,000 square feet to 51,500 square feet, and 10 open space lots.

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.

2. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.
3. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.
4. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

5. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services at the time of Final Map filing.
6. **Liens for Assessment or Bonds:** Prior to filing the Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the

Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

7. **Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

8. **Lot Notebook:** A Lot Notebook shall be recorded with the final map identifying building and grading envelopes and other design criteria for lots 1, 19, 43-47, 59, and 63. The Lot Notebook shall be subject to approval by Planning Services and shall be substantially in conformance with the Draft Lot Design Notebook, Exhibit I.

Transportation Division

9. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), and 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)

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*/ SIDEWALK WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Via Barlogio (Tucher Way to Via Treviso)	Std Plan 101B (3"AC over 8"AB Min.)	32ft / 4ft Sidewalk on both sides (2- 12ft travel) (1-8ft parking)	50ft	Type 2 vertical curb & gutter. (Specific Plan Figure 21)

A Street & portion of B Street Section A-A	Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft Sidewalk on both sides	38ft	Type 1 rolled curb & gutter. Type 2 vertical curb & gutter adjacent open space. setback per Specific Plan & 12.5ft PUE, parking & slope easement.
D Street Section B-B	Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft Sidewalk on one side	38ft	Type 1 rolled curb, gutter & sidewalk on frontage of lots. Type 2 vertical curb & gutter adjacent open space. setback per Specific Plan & 12.5ft PUE, parking & slope easement on both sides.
A Court & portion of B Street Section C-C	Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft No sidewalks	38ft	Type 1 rolled curb & gutter. Type 2 vertical curb & gutter adjacent open space.

10. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate, with the exception of Via Barlogio, the right-of-ways for all the onsite roads as shown in Table 1 and as shown on the Tentative Subdivision Map dated October 2013, with the filing of the final map. Slope easements shall be included as necessary. This offer shall be rejected by the County.
11. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate the right-of-ways as shown in Table 1 for the onsite portion of Via Barlogio with the filing of the final map, as shown on the Tentative Subdivision map dated October 2013. Slope easements shall be included as necessary.
12. **Encroachment Permit:** The applicant shall obtain an encroachment permit from the County for the connection of Via Barlogio onto Via Treviso.
13. **Vehicular Access Restriction:** A vehicular access restriction shall be placed along the following lots with the filing of the final map:
 - a. B Street frontage of lot 38 & 60.
 - b. A Street frontage of lots 25 & 33.
 - c. C Street frontage of lot 38.
14. **Gates, Turnarounds:** A low security Knox lockable gate shall be installed at the north end of D Street to prevent vehicular traffic from using the EID maintenance road. All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department.

15. **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.
16. **Driveway Cuts:** Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the Transportation Division. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at all driveway encroachments. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
17. **Abandonment of PT&T Easement:** The Tentative Subdivision map indicates a PT&T easement across lots 17, 18, 20, 21 & Street A. The easement shall be abandoned prior to, or concurrent with the filing of the final map.
18. **Construction Staging Areas:** Construction staging areas shall be located as far as feasibly possible from existing residential areas. Construction staging areas shall be identified on improvement plans and shall be subject to approval by the County Transportation Division. (Promontory Specific Plan Mitigation Measure 4.2.1a.)

Transportation Division Standard Conditions

19. **Easements:** All applicable existing and proposed easements shall be shown on the project improvement plans.
20. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Transportation Division prior to the filing of the 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.
21. **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 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.
22. **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.
23. **Maintenance Entity:** The applicant shall form an entity for the maintenance of the private roads, parking facilities, landscaping, 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 and drainage facilities of the current project. The Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
24. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
 25. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
 26. **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 6:00 p.m. on weekdays, and 8:00 a.m. and 5:00 p.m. on weekends.
 27. **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, except as provided in Condition 9, and pay all applicable fees prior to filing of the final map.
 28. **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, etc. 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 of the final map.
 29. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
 30. **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 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 fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of Transportation Division prior to occupancy clearance.

31. **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.
32. **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.
33. **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.
34. **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:

- a. The site can be adequately drained.
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites.
- c. 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.
- d. 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.

35. **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 and/or in it's CC&R's, or other entity acceptable to the County. Any variations shall be approved by the Transportation Division. 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.
36. **Drainage Easements:** 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.
37. **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.
38. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity (See Condition 27) of these facilities shall be provided by the project applicant. DOT

shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

39. **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.

40. **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% 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.

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.

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

43. **Water System:** 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.
44. **Fire Hydrants:** This development shall install Mueller Dry Barrel fire hydrants, or any other hydrant which conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.
45. **Hydrant Paint:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
46. **Combustibles:** 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.
47. **Driveway Grades:** The driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved.
48. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
49. **Traffic Calming Prohibited:** Any type of traffic calming device that utilizes a raised bump section of roadway shall be prohibited.
50. **Fire Safe Plan:** The applicant shall submit a Wildland Fire Safe Plan to the Fire Department. Said plan shall be prepared according to the State Fire Safe Regulations and subject to approval by the Department. The Plan will specifically address Condition 51 in addition to other standard plan requirements. The Promontory Specific Plan approved in 1997 allows reduced setbacks for any parcels greater than one acre. The Fire Safe Plan will address additional mitigation to provide additional safety on lots greater than one acre with less than 30 foot setbacks.
51. **Parking:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Based on the new road sections presented in a letter dated September 19, 2013 from CTA Engineering, the following applies:

- a. Streets with cross-sections AA, BB & CC – there shall be parking on **one side of the street only**. Parking shall be allowed on the side of the street OPPOSITE the sidewalk. If no sidewalk exists, only one of the two sides can be designated for parking.
 - b. Via Barlogio – parking is allowed on **one** side of the street
 - c. Streets with cross-sections AA, BB and CC – the side of the street with NO parking shall be signed every 25 feet “no parking fire lane.” or all street curbs shall be marked red.
52. **Gates:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
53. **Secondary Egress:** A secondary means of egress shall be provided prior to any construction or the project can be phased. Dead end roads may not exceed 800 feet or 24 parcels; whichever comes first.
- a. **A Street** – with the understanding the EID access road will be maintained, the dead end length of Street A is acceptable.
 - b. **B Street** – exceeds Title 14 maximum dead end road limit of 800’. However, the geographic features of this project prohibit the connection of this street to others. The slope would be 30-45% if this street connected, which is not acceptable for fire apparatus. The Wildfire Safe Plan will address additional mitigation to provide additional safety on this street.
54. **Turnaround:** D Street is a dead-end fire apparatus access roads in excess of 150 feet in length and shall be provided with an approved area for turning around fire apparatus.

County Surveyor

55. All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
56. The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor’s Office must also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

City of Folsom

57. **Encroachment Permit:** The applicant shall obtain an encroachment permit from the City of Folsom for the connection of Via Barlogio onto Tucher Way prior to filing of the

final map. The applicant shall improve the portion of Via Barlogio that is within the City of Folsom city limits to match the improvements of Tucher Way, and taper the road width in accordance to the roads specified within Table 1 from the County line to Via Treviso.

58. **Street Naming:** The applicant shall coordinate with the City of Folsom to change the street name of Tucher Way to Via Barlogio. The applicant shall pay all applicable fees including, but not limited to, a Certificate of Correction for the final map for processing the street name change through the City of Folsom Community Development Department and shall pay all costs for preparing new signs, replacing the existing signs and installing new signs on Tucher Way upon approval of the street name change by the City of Folsom.

Air Quality Management District

59. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. The project shall adhere to the regulations and mitigation measures 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)
60. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
61. **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).
62. **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. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
63. **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.

9. SPECIFIC PLAN AMENDMENT/TENTATIVE MAP (Public Hearing)

SP94-0001-R/Valley View Specific Plan Amendment and TM12-1506/West Valley View Village Lot W submitted by THE NEW HOME COMPANY (Agent: CTA Engineering and Surveying) to request the following: (1) Specific Plan Amendment to amend the land use identified in Figure 4.2 "Valley View Land Use Plan" of the Valley View Specific Plan for the following properties: A. Assessor's Parcel Numbers 118-140-63 and -65 (Lots X & W) from Village Center (VC) to Core Residential (CR); B. Assessor's Parcel Number 118-140-61 (Lot V) from Mixed Use (MU) to Core Residential (CR); C. Assessor's Parcel Number 118-130-01 (The Vineyards) from Core Residential (CR) to Village Center (VC); D. Assessor's Parcel Number 118-130-18 (Mercy Housing) from Core Residential (CR) to Multifamily Residential (MFR); and E. An 11 acre portion of Assessor's Parcel Number 118-130-33 from Multifamily Residential (MFR) to Open Space (OS); (2) Amend Figure 4.1 "Land Use Table" of the Valley View Specific Plan to reflect the land use amendments made to the identified properties; (3) Tentative Map on Assessor's Parcel Number 118-140-65 (Lot W) creating 73 residential lots ranging in size from approximately 3,100 square feet to 6,200 square feet, with 7 lettered lots; and (4) Design Waivers to allow for the following: A. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and B. Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, to 33 feet for the tee courts, and to 29 feet for the stub street. The property, identified by Assessor's Parcel Numbers 118-140-61, 118-140-63, 118-140-65, 118-130-01, 118-130-18 and a portion of 118-130-33, consisting of a total of 79.66 acres (70 acres: SP94-0001-R/Valley View Specific Plan; and 9.66 acres: TM12-1506/West Valley Village Lot W), is located: (A) SP94-0001-R/Valley View Specific Plan: Both sides of Valley View Parkway, just south of White Rock Road; both sides of Clubview Drive east of Latrobe Road; and the northeast corner of Latrobe Road and Royal Oaks Drive, in the El Dorado Hills area, Supervisorial District 2; and (B) TM12-1506/West Valley Village Lot W: Southeast corner of Latrobe Road and Clubview Drive, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Peter Maurer*] (EIR Addendum pursuant to Section 15164 of the CEQA Guidelines)**

Peter Maurer presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He distributed a handout containing recommended changes to Conditions 30 and 63, and a new condition on the removal of the notice of restriction. Mr. Maurer explained that there was a minor difference between the applicant's request and staff's recommendation regarding changing the area identified as Village Center to residential as that area has already been built out as residential.

Mike McDougall, representing the applicant for Lot W and representative for Lennar Communities, which owns the adjacent lots (Lots X & V), stated that the request would bring the

Specific Plan back into compliance with the approved Plan. He spoke on the reasoning for rezoning particular lots.

Significant discussion ensued between Commissioner Stewart, Mr. McDougall, and staff on clarification on the new recommended condition (removal of the notice of restriction).

Mr. Maurer informed the Commission that there had been some concerns voiced over Lot 10. As a result, the applicant was proposing landscaping to provide screening and a handout was distributed to the Commission.

Commissioner Stewart stated that the El Dorado Hills APAC would prefer if Lot 10 was not there. Mr. McDougall replied that the El Dorado Hills APAC approved the project with a 5-1 vote and they had preferred to have Lot 10 either eliminated or re-located. A member of the public requested that a pedestrian access be placed on that lot, which is shown on the handout that was distributed by Mr. Maurer.

Bart Zeydal, Blackstone resident, made the following comments:

- He didn't see the meeting notice until yesterday due to being on vacation so he hasn't had sufficient time to review the project;
- Current gated entrance is already congested, has a bus stop located nearby, and the road only has one side with sidewalks;
- Wasn't able to locate the traffic impact study;
- Concern for safety of school children due to bus stop location; and
- Questioned if landscaping was allowed in a wetlands buffer area.

Don Barnett, representative for Lennar Homes and member of the Homeowners Association Board, stated that there had been one community meeting on this and it has also been brought up at every recent Homeowners Association meeting. Based on those meetings, there appears to be support for this project.

Mr. McDougall addressed concerns brought up on planting within a wetlands buffer and the traffic study.

Dave Crosariol/applicant's agent stated there was no sight distance issue and the gate was egress-only.

Mike Lilenthal, El Dorado Hills Fire Division Chief, stated that Lot 10, as drawn up, met the Fire Code requirements.

Chair Pratt closed public comment.

In response to Commissioner Stewart's inquiry on the differences between the applicant's request and staff's recommendation, Mr. Maurer stated the since the Village Center was a percentage of Commercial and there is no ability to put Commercial in that area as it had already been built out residential, staff is identifying it as multi-family, which is what it is. Mr. McDougall voiced agreement with staff's recommendation.

Commissioner Stewart stated that if it wasn't for the business park being located across the street, he would be against this change. Therefore, he doesn't have a problem with the request.

Commissioner Shinault supported moderate housing and thought it was the best part of the project.

Commissioner Heflin thought it was a good concept and the rules allowed it.

Commissioner Mathews stated it was a good project.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Stewart, and carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the EIR Addendum for the Valley View Specific Plan Program EIR prepared by staff; 2. Adopt the Annual Mitigation Monitoring Report in accordance with CEQA Guidelines Section 15097; 3. Approve Specific Plan Amendment SP94-0001-R, as modified by staff, based on the Findings presented; 4. Approve Tentative Map TM12-1506 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Conditions 30 (Road Improvements) and 63 (Parking Restrictions) as recommended by staff; (b) Add new condition on Removal of Notice of Restriction; and (c) Add new condition incorporating new Exhibit N – Lot 10 Design Details; and 5. Approve the following Design Waivers based on the Findings presented: (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and (b) Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, 33 feet for the tee courts, and 29 feet for the stub street.

AYES: Heflin, Shinault, Stewart, Mathews, Pratt

NOES: None

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

- 1.1 El Dorado County has prepared an addendum to a previously certified Valley View Specific Plan EIR (SCH#9708208) in accordance with Subsection (a) of CEQA Guidelines Section 15164 and has determined that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, for the following reasons:

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

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

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

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

3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete, shows any of the following:**
 - a. **The project will have one or more significant effects not discussed in the previous EIR or negative declaration.**

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

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

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

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

2.0 GENERAL PLAN FINDINGS

- 2.1 **The project is consistent with the County's General Plan and the Valley View Specific Plan.**

- 2.1.1 The two economic studies prepared for the project area verify that that development of the project site for residential purposes would not be a lost opportunity for the County in commercial development. Continued development of residential uses in the VVSP will provide a variety of housing types yet not exceed the maximum density of the plan.

2.1.2 Residents within the multi-family residential component of the VVSP can walk to the retail/services. The newly designated CR district will then allow for the development of moderate housing. Both are goals of the VVSP.

2.1.3 The proposed subdivision meets the design criteria and development standards of the VVSP, except as provided through the approved design waivers.

3.0 ADMINISTRATIVE FINDINGS FOR TENTATIVE MAP

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

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

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

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

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

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

3.4 The design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

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

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

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

- 3.6 **The design of the division or the improvements is suitable to allow for compliance of the requirements of Section 4291 of the Public Resources Code.**

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

- 3.7 **The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Utility and right-of-way easements for the project have been provided on the project plans and will be further verified for any conflicts by the County Surveyor's Office at the time of filing and approval of the Final Map for any portions of the approved tentative map.

4.0 **DESIGN WAIVERS**

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

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

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

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

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

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

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

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

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

Conditions of Approval

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

Exhibit F.....	Tentative Subdivision Map
Exhibit G.....	Slope Map
Exhibit H.....	Preliminary Grading and Drainage Plan
Exhibit I.....	Sound Wall/Berm Details
Exhibit M.....	Table 4-Tentative Map Lot Details
<u>Exhibit N.....</u>	<u>Lot 10 Design Details</u>

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the tentative map and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- a. Tentative Map to subdivide 9.66 acres into 73 single-family residential lots and seven lettered lots; and
- b. Design Waivers to allow the following:
 1. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and
 2. Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, 33 feet for the tee courts, and 29 feet for the stub street.

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

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

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

Public Facilities and Services

2. **MM PF-1:** Require that (a) no final subdivision map, final parcel map, or building permit shall be issued for the project until water meters or equivalent water guarantees for the proposed urban development levels are obtained from EID or other water purveyors, consistent with El Dorado County General Plan Objective 5.1.2 and Policies 5.1.2.1, 5.2.1.2, 5.2.1.3, and 5.2.1.4; (b) the project shall incorporate water conservation measures specified in Mitigation Measure PF-3 below; and (c) no grading permit shall be issued for the project, or any portion thereof, unless and until the applicant has reached final agreement with EID regarding a fully vested right to water service to the portion of the project site affected by the grading permit. (Note: Condition #5 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) modified this mitigation measure by stating that "all tentative maps shall be conditioned to require a water meter award letter for all residential lots" (emphasis added).)

Timing/Implementation: Prior to Final Subdivision Map Approval

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

3. **MM PF-2:** In order to ensure adequate use of reclaimed water as a means of reducing its dependence on EID potable water supply, measures (a) through (d) listed in section IV.E1(d)4 of the EIR shall be completed as a condition of any future project rezoning or subdivision approval.

Timing/Implementation: Prior to Final Subdivision Map Approval

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

4. **MM PF-3:** The applicant shall implement water conservation measures to reduce the amount of water used by the project and reduce the potential effects of extended drought conditions (MM PF-3).

Timing/Implementation: Prior to Final Subdivision Map Approval and Building Permit Issuance

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

5. **MM PF-4:** Require that no final subdivision map, final parcel map, or building permit shall be issued for the project until EID has demonstrated (in a manner acceptable to the

El Dorado County Department of Transportation) that adequate wastewater service is available to serve the development in question.

Timing/Implementation: Prior to Final Subdivision Map Approval

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

Biological Resources

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

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

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

7. **MM BR-15:** Human access and usage of the project site needs to be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and (e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws.

Timing/Implementation: Prior to Final Subdivision Map Approval and during Project Construction

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

Geology and Soils

8. **MM SG-3:** Minimize topographic modifications of the site to reduce sedimentation and erosion potential. Require drainage facilities to be lined as necessary to prevent erosion of the site soils. Prior to tentative map approval, require the project applicant to perform a detailed geotechnical investigation to confirm site characteristics and to identify site soils that may be subject to erosion when excavated and exposed to weathering. Require erosion control measures implemented during and after construction to conform with National Pollution Discharge Elimination System (NPDES) storm drain standards and El Dorado County standards (including El Dorado County Department of Transportation

erosion control specifications). Where possible, design collection systems to divert natural drainage away from parking facilities, roadway surfaces and buildings, and to collect water concentrated by impervious surfaces and convey it away from the site in accordance with the above-mentioned standards.

Timing/Implementation: Prior to Final Subdivision Map Approval

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

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

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

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

10. **MM SG-5:** Require that trenches greater than five feet in depth be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform with local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or dewatering as necessary.

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

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

Hydrology and Water Quality

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

necessarily to a *less-than significant level*. The effect of project construction-related erosion and sedimentation would therefore remain a *significant, unavoidable impact*.

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

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

Air Quality

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

Timing/Implementation: Prior to Building Permit issuance

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

Noise

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

Timing/Implementation: Prior to Building Permit issuance

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

14. **MM N-5:** For all construction within the specific plan area, implement the following measures pertaining to construction scheduling, public notification, and equipment maintenance and use:
- (a) *Construction Scheduling.* Limit noise generating construction activities near sensitive land uses to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. Prohibit construction on Sundays.
 - (b) *Construction Equipment.* Properly muffle and maintain all construction equipment powered by internal combustion engines.

- (c) *Idling Prohibitions.* Prohibit unnecessary idling of internal combustion engines near sensitive receptors.
- (d) *Equipment Location.* Locate all stationary noise-generating construction equipment, such as air compressors and portable power generators, as far as practical from noise sensitive land uses.
- (e) *Quiet Equipment Selection.* Select quiet construction equipment whenever possible.
- (f) *Noise Disturbance Coordinator.* Designate a project Noise Disturbance Coordinator (such as a County staff person or a superintendent already working at the construction site) responsible for responding to local complaints regarding construction noise. Include the name and the phone number of the disturbance coordinator on the construction schedule notification mailed to nearby residents. Post a related sign at the main entry points to the portion(s) of the project under construction.

Timing/Implementation: Prior to Grading and Building Permit issuance and during Project Construction

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

Cultural Resources

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

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

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

16. **MM CR-7:** Further consultation with the local Native American community is required in order to determine areas of potential traditional cultural importance. The applicant shall implement the following:
- (a) Maintain the initial contacts established with the Shingle Springs Band of Miwok and the El Dorado Indian Council during the archaeological inventory phase as part of ongoing operations.
 - (b) In consultation with local Native Americans, research the available project-specific ethnographic data pertaining to local Nisenan and Miwok groups within the project vicinity.
 - (c) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.

(d) If human remains are inadvertently discovered, cease work immediately and notify the county coroner.

(e) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: During Project Construction

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

Energy

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

Timing/Implementation: Prior to Building Permit issuance

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

18. **MM E-2:** Reduce automobile trips by facilitating and encouraging use of local public transit opportunities and other alternative modes of transportation. Implement the following measures:

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

Timing/Implementation: Prior to Building Permit issuance

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

Development Services Division (Planning)

19. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.
20. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.

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

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

22. **Notice of Determination Filing Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. No final map shall be recorded or grading permits issued until said fees are paid.

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

24. **Blasting Activities:** If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

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

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

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

26. Landscaping and pedestrian access shall be provided as shown on Exhibit N, Lot 10 Design Details.

Transportation Division – Conditions from TM99-1359

2527. Silva Valley Parkway Interchange Funding (26): The applicant shall fund the Silva Valley Parkway interchange in the manner set forth below.

The applicant shall, immediately upon recording of the first small lot final map, begin the design, engineering and processing necessary with County Department of Transportation and Caltrans to achieve all necessary approvals for bidding the contract for construction of the improvements described below, as conceptually depicted in the Supplemental Traffic Analysis for the West Valley TM99-1359 of the Valley View Specific Plan, December, 2003, or as subsequently modified through the project approval process with the County, Caltrans, or other regulatory agencies, except to the extent the work and improvements are completed by third parties. As a method of measuring progress, the following scheduling milestones are provided herein and are considered non-binding target milestones and, further, the applicant shall submit the engineering design contract and other consulting contracts for the Silva Valley Parkway interchange, which shall contain schedules for completion, to the County for review and approval prior to the applicant executing said contracts: preliminary design, preliminary right-of-way mapping and a circulation ready draft environmental document shall be completed by the applicant upon the issuance of the 200th building permit within the tentative map, final approved design, final approved right-of-way mapping and a certified final environmental document shall be completed by the applicant by before the issuance of the 400th building permit, right-of-way certification and necessary regulatory permits shall be obtained by the applicant by the issuance of the 700th building permit. A complete package shall include all necessary Caltrans' permits and all other necessary regulatory permits for constructing the improvement. Once the complete package for the improvement is provided to the County by the applicant, this condition with respect to such improvement shall be deemed satisfied and the County shall thereafter take full responsibility for causing the construction of the improvement.

- 1) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane¹ improvements located adjacent to the School site to a connection with the existing White Rock Road, together with the construction of the bridge abutments for the new Parkway overpass². The applicant shall provide the funding for the construction of the north and south bridge abutments. The roadway improvements are the obligation of a third party and should be constructed, or under construction, prior to the funding obligation contained herein. However, if such roadway improvements are not substantially completed, as determined by the Department of Transportation, the applicant shall secure the funding for the roadway improvements, subject to reimbursement³. In addition, the project includes the construction of auxiliary lanes eastbound⁴ from the El Dorado Hills Boulevard interchange on-ramp to the planned Silva Valley Parkway Interchange off ramp, west bound from the Silva Valley interchange west bound on ramp to the El Dorado Hills interchange westbound off ramp, and east bound from the Silva Valley Parkway Interchange on ramp to the Bass Lake

truck climbing lanes. No improvement to the existing bridge crossing at White Rock Road shall be required for this improvement.

- 2) Improvements including all four on and off ramps from US Highway 50 both in the eastbound and westbound directions, including traffic signals as warranted at the interchange.

The County shall appropriate the entire balance of the Silva Valley Parkway Interchange set-aside account fund, for payment of the cost of the improvements at such time as a contract is awarded for the construction of such improvements less any prior reimbursements to County, Serrano Associates, LLC, or other third parties for Silva Valley Interchange related facilities constructed by these parties prior to the award of the construction contract under this condition of approval. The applicant shall fund the difference in cost for the construction of the improvement and the amount that has been collected in the set-aside account at such time as the County is prepared to put the project contract out to bid. The applicant's contribution of funding improvements once made shall be creditable/ reimbursable against the Silva Valley Parkway Interchange set-aside amount in the following manner: (1) the applicant shall be entitled to a credit/reimbursement of the 30 percent of the prevailing RIF Fee which would otherwise be paid by the applicant into the Silva Valley Parkway Interchange set-aside fund; (2) reimbursement from revenues into the Silva Valley Parkway Interchange set-aside fund from other sources until such time as the applicant has been fully reimbursed for the construction costs, subject to additional set-aside that might be necessary to construct the final phased improvement; and (3) any other applicable fee. The preceding points shall be incorporated into a credit/reimbursement agreement between the applicant and the County, consistent with Board of Supervisors' adopted reimbursement policies. The agreement shall be entered into prior to the recording of the first final map.

2628. **Impact Fees (29):** It is anticipated as part of the current General Plan update process that a comprehensive update of the County's various impact fee programs will be completed. This update may substantially alter the existing impact fee programs. The developer shall be responsible to pay fees associated with all impact fee programs in effect at the time building permits are issued.
2729. **Drainage Facilities (31):** Prior to the filing of a final map, the applicant shall construct and/or bond to ensure the construction of all drainage facilities as described in the Preliminary Engineering Report for West Valley View Specific Plan Master Drainage Study, dated September 28, 1999.
2830. **Drainage Easements (35):** The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
2931. **Bike Trail (61):** A Class I bicycle and pedestrian trail shall be constructed along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and

El Dorado Hills Community Services District standards. If bike paths are included in the RIF program, the applicant shall be eligible for reimbursement or credits.

Transportation Division - Project Specific Conditions

3032. Road Improvements: The applicant shall construct the roads in Lot W in conformance with ~~Condition of Approval #20 (local streets and cul de sacs) of West Valley Village Tentative Map TM99-1359.~~ the Design and Improvements Standards Manual (DISM) and as shown in Table 1:

Table12: Roadway Details

<u>Road</u>	<u>Right-of-Way Width</u>	<u>Road Width</u>	<u>Drive Aisle Width</u>	<u>Notes</u>
<u>Main B Street</u>	<u>37 feet</u>	<u>29 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on both sides of the ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>T Courts</u>	<u>33 feet</u>	<u>29 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb, gutter pans and sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>Primary Access</u>	<u>69 feet</u>	<u>61 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter, barrier curb, and sidewalk on both sides of ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>Secondary Gated Egress</u>	<u>35 feet</u>	<u>30.5 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>B Street-end</u>	<u>29 feet</u>	<u>29 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter pans within the ROW. ROW width based on modified DISM Standard Plan 101B.</u>

3133. Primary Gate: Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department.

3234. Secondary Egress Gate: The secondary egress gate shall be at least two feet wider than the width of the traffic lane(s) serving that gate. The gate shall be designed to allow egress in the event of an emergency or at the desire of the fire department.

3335. Encroachment for Primary Access Gate: The applicant shall construct the encroachment from the primary access gate onto Blackstone Parkway to the provisions of DISM Std 103C.

- 3436. Encroachment for Secondary Access Gate:** The applicant shall construct the encroachment from the secondary egress gate onto Blackstone Parkway to the provisions of DISM Std 110.
- 3537. Bike Trail:** The applicant shall construct a class 1 bicycle and pedestrian trail along the fronting portion of Latrobe Road adjacent to the project site. This shall be in conformance with Condition of Approval #61 of West Valley Village Tentative Map TM99-1359.
- 3638. Turnaround:** The applicant shall provide a turn around on the roadways to the provisions of County Hillside Standard Plan Exhibit C, #4 of 5, or an approved equivalent by local fire district.
- 3739. Drainage – Overland Release Path:** The applicant shall provide a clear drainage overland release path with appropriate easements and building setbacks to the provisions of the County of El Dorado Drainage Manual.
- 3840. 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:

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

- 3941. Off-site Easements:** Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

Transportation Division - Standard Conditions

4042. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
4143. **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 review of the Improvement Plans and prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
4244. **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 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.
4345. **Curb Returns:** All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
4446. **Maintenance Entity:** The proposed project shall 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 shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
4547. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the County of El Dorado inspector prior to being used.
4648. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division, and pay all applicable fees prior to filing of the final map.
4749. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of Transportation or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

4850. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within the County of El Dorado, shall require an additional grading permit for that offsite grading.
4951. **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 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 fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
5052. **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.
5153. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the 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.
5254. **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.

5355. **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.
5456. **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.
5557. **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.
5658. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by Transportation. This project is located within the area covered by the County of El Dorado's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of the County of El Dorado's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

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

5759. **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% contingency:

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

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

5860. **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 with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

El Dorado Hills Fire Department

5961. **Secondary Egress:** The applicant shall provide a secondary means of egress prior to any construction or a phasing plan may be approved by the Department, prior to issuance of a building permit.
6062. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
6163. **Fire Hydrant Locations:** This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.

6264. **Fire Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
6365. **Parking Restrictions:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Parking restrictions shall be as follows:
- a. Typical Section 29' Lot R: No parking allowed. Street curbs shall be marked red.
 - b. Typical Section 33' Lot R: Parking allowed on side of street opposite sidewalk only. Street curb shall be marked red adjacent to sidewalk.
 - c. Typical Section 35' Lot R: No parking allowed. Street curbs shall be marked red.
 - d. Typical Section 37' Lot R: Parking allowed on one side of street (developer may choose which side may be designated as allowable for parking). Street curb shall be marked red on one side of the street.

In lieu of marking the curb red, the streets may be signed every 25 feet "No Parking Fire Lane"

6466. **Traffic Calming Devices Prohibited:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
6567. **Combustible Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
6668. **Gate Standards:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
6769. **Wildland Fire Safe Plan:** This development shall develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations. This shall address the homes that back up to the open wildland areas that surround this project.
6870. **Non-Combustible Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

El Dorado County Surveyor

6971. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.

~~7072.~~ **Road Naming:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map.

County of El Dorado Air Quality Management District

~~7173.~~ **Fugitive Dust and Air Quality:** All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR.

10. ELECTION OF OFFICERS

The Commission will elect a Chair, First Vice-Chair, and Second Vice-Chair for 2014, with those selections becoming effective at the next regular meeting.

Motion #1

Commissioner Heflin moved, seconded by Commissioner Stewart, and carried (5-0), to elect Commissioner Mathews as Chair for 2014.

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

Motion #2

Commissioner Shinault moved, seconded by Commissioner Mathews, and carried (5-0), to elect Commissioner Stewart as First Vice-Chair for 2014.

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

Motion #3

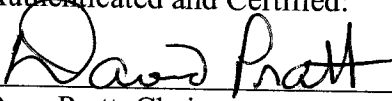
Commissioner Mathews moved, seconded by Commissioner Shinault, and carried (5-0), to elect Commissioner Pratt as Second Vice-Chair for 2014.

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

11. ADJOURNMENT

Meeting adjourned at 10:24 a.m.

APPROVED BY THE COMMISSION
Authenticated and Certified:



Dave Pratt, Chair