

Conditions of Approval

Planning Services

1. This Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

TM17-1531 consists of a Tentative Subdivision

Map to create 41 residential lots (32 Attached, 9 Detached) ranging in size from 2,821 square feet to 7,725 square feet. Access shall be provided via Starbuck Road and Hastings Drive through Shingle Road and Brandon Road. The project shall connect to public water and sewer facilities provided by El Dorado Irrigation District (EID). The approval includes the following:

Lot Number	Gross Area	Improvements
1	7,560 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
2	3,652 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
3	4,453 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
4	3,616 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
5	3,038 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
6	6,076 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
7	5,739 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
8	2,835 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
9	3,374 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
10	4,150 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
11	3,483 Sqft.	New Single-family home, driveway

		improvements, public water, and public sewer
12	6,960 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
13	6,181 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
14	3,037 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
15	3,616 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
16	5,821 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
17	4,477 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
18	7,725 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
19	5,765 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
20	4,212 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
21	2,821 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
22	4,360 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
23	3,699 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
24	3,668 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
25	3,309 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
26	2,835 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
27	4,188 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
28	4,375 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
29	4,124 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
30	3,537 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
31	5,251 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
32	3,281 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
33	4,086 Sqft.	New Single-family home, driveway

		improvements, public water, and public sewer
34	4,611 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
35	4,409 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
36	2,835 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
37	3,309 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
38	3,560 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
39	6,949 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
40	5,000 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
41	5,833 Sqft.	New Single-family home, driveway improvements, public water, and public sewer
Lot A	10,261	Retention/Detention Basin

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

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed.
3. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or final map filed until said fees are paid.
4. **Steep Slopes:** Development or disturbance of the project site shall be restricted to areas with slopes not exceeding 30 percent.
5. **Indemnity:** 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 developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

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

6. **Final Map Recordation:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
7. **Park Fees:** The subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 16.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to filing the final map.
8. **Fees:** All fees associated with the tentative subdivision map shall be paid prior to filing the final subdivision map.
9. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall 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).

Mitigation Measures

10. **Mitigation Measure BIO-1:** The project would mitigate for removal of Tree #344 via payment of the in-lieu fee identified in the ORMP. The in-lieu fee for individual oak trees is \$153 per inch of dbh. The estimated Project in-lieu fee is \$4,284 (28 inches x \$153 per inch). The ultimate determination of the fee amount will be made by El Dorado County.
11. **Mitigation Measure NOI-1:** A sound wall with a minimum height of seven (7) feet at lot 31 and six-and-a-half (6.5) feet at lot 30, relative to the respective lot pad elevations, would reduce exterior traffic noise exposure to below 60 dBL. The sound wall may be located at either the southern backyard property line or the southern project boundary, but must be constructed to the prescribed height above lot elevation and must connect with the eastern boundary sound wall (lot 30) and the western boundary sound wall (lot 31). A sound wall with a minimum height of six (6) feet above respective lot pad elevations at lots 28, 29, 32, 33 and 34 would reduce exterior traffic noise exposure to below 60 dBL within the individual backyards. It should be noted, the existing wall located between lot 28-30 and Rite Aid, on their eastern lot boundary, will be sufficient to properly mitigate

noise levels within the individual backyards. A sound wall with a minimum height of four (4) feet above lot pad elevation at lot 19 should be constructed to reduce noise levels exposure below 60 dBL. The wall should turn upward, toward the north, for a minimum distance of ten (10) feet to avoid acoustical flanking. Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall. Second-story exterior balconies facing the roadways should not be constructed for the above-described lots.

Monitoring Responsibility: El Dorado County Planning and Building Department.

12. **Mitigation Measure NOI-2:** Air conditioning or mechanical ventilation should be installed in all 41 homes so that it will be possible for windows and doors to remain closed for sound insulation purposes.

Monitoring Responsibility: El Dorado County Planning and Building Department.

13. **Mitigation Measure TR-1:** Regarding the impact to Green Valley Road/ Hastings Drive-Winterhaven Drive the project shall re-stripe the intersection to include a two-way left-turn median lane along Green Valley Road in place of the existing eastbound and westbound left-turn pockets.

Monitoring Requirement: All grading and construction activities will require compliance with the El Dorado County Design and Improvement Standards Manuel and measures as described in the *Cameron Ranch Development Transportation Impact Study* and *Supplemental Memo* prepared by Wood Rogers dated (March 15, 2018) (Attachment). Planning Services shall verify the inclusion of the requirement prior to the issuance of grading and building permits.

Monitoring Responsibility: Community Development Services- Transportation Division.

Transportation Department

14. **Road Design Standards:** Construct all internal project roadways in conformance with the typical sections shown on the approved Tentative Map.
15. **Frontage Improvements:** Construct County Standard Type 2 Vertical Curb and Gutter, and a 6-foot wide sidewalk across the entire project frontage on Green Valley Road, connecting to the existing accessible ramp on the west side of the Rite-Aid driveway. This ramp shall be reconstructed to current accessibility standards.

Alignment and grade of the curb and gutter shall be subject to review and approval by County, and at a minimum, provide for a minimum westbound lane width of 12 feet, and a minimum paved shoulder width of 8 feet (measured to the flowline of the new curb and gutter). Stripe the shoulder for Class 2 Bike Path.

The proposed soundwall shall be set back from the edge of the right of way so that the soundwall footing does not encroach into Green Valley Road Right of Way.

16. **Offer of Dedication:** Offer to dedicate rights of way for the project's internal roadways with the final map. Said offer shall include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be rejected by the County, and a Homeowners Association (or other mechanism approved by County) shall be formed for the purpose of maintaining the private roads and drainage facilities.

Offer to dedicate, in fee, the rights of way necessary for frontage improvements required on Green Valley Road. The limit of the dedication shall be one-half foot (six inches) behind the required sidewalk. This offer will be accepted by County.

17. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachments from D Drive onto Hastings Road and Starbuck Road to the provisions of County *Standard Plan 103C*.

Obtain an encroachment permit or Road Improvement Agreement for work associated with required Frontage Improvements.

18. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

19. **Curb Returns:** Where sidewalks are provided, all curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
20. **Maintenance Entity:** The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Green Valley Road is an existing County maintained road shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

21. **Common Fence/Wall Maintenance:** The responsibility 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).
22. **Consistency with County Codes and Standards:** 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.

Additionally, the project improvement plans and grading plans shall conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

23. **Stormwater Management:** The project shall construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#). The Project shall also show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.

24. **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.
25. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
26. **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. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.
27. **Regulatory Permits and Documents:** All regulatory permits and agreements between the project and any State or Federal Agency shall be incorporated into the Project Improvement Plans prior to the start of construction of improvements.

Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect them.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.
28. **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 the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Air Quality Management District

29. **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 if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1)
30. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
 31. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
 32. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
 33. 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.
 34. New Point Source: Prior to construction/installation of any new point source emissions units (e.g., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
 35. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration 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.
 - ~~36. Electric Vehicle Charging — One & Two Family Residential: Consistent with the Residential Mandatory Measures identified in the 2016 Cal Green Building Code §4.106.4.1, all one and two family residential dwellings and townhomes shall have, at a minimum, a listed raceway to accommodate a dedicated 208/240V branch circuit for future electric vehicle supply equipment (EVSE) for each dwelling unit. The raceway~~

~~shall not be less than 1 inch inside diameter, shall be securely fastened at the main panel, and terminate in close proximity to the proposed location of the charging end of the equipment. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. The service panel shall provide capacity to install a minimum 40A dedicated branch circuit. Please refer to Cal Green Building Stds Code §4.106.4 for specific requirements : http://www.cdcegov.us/Government/Building/California_Building_Standards_in_Effect.aspx~~

- ~~37. Wood burning devices: The installation of open hearth wood burning fireplaces and all non-EPA certified wood burning devices shall be prohibited. All wood burning stoves, inserts, and pellet stoves installed shall be certified to the most current EPA standard. <http://www.epa.gov/residential-wood-heaters/final-new-source-performance-standards-residential-wood-heaters>. Please refer to EPA's "List of EPA Certified Wood Stoves", <http://www.epa.gov/burnwise/epa-certified-wood-stoves>. Fireplaces burning exclusively natural gas or propane (i.e., sealed units), or are purely electric are permissible.~~
- ~~38. Pedestrian/Bike Paths (Recommended): The proposed subdivision shall include sidewalks and bike paths (Class I) connecting the project to adjacent subdivisions and pedestrian/bike path networks, reducing dependence on motor vehicles.~~
- ~~39. Solar / Photovoltaic Equipment (Recommended): All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.~~
- ~~40. Exterior Electrical Outlets (Recommended): Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.~~

Surveyor's Office

41. 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.
42. 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.

43. Situs addressing for the project shall be coordinated with the County Surveyors Office prior to filling the Final Map.

Cameron Park Fire Department:

44. The 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 3,600 square feet or less in size. If the square footage is above 3,600 the minimum fire flow will be 1,500 gpm @20 psi for two (2) hours. 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.
45. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements.
46. Provide documentation from EID to the fire department to show that the system will meet required fire flow for this project.
47. Approximately four (4) additional hydrant(s) will be required for this project. The hydrant manufacturer and type shall be approved by EID and the Fire Department. Actual number and location of the hydrant(s) shall be approved by the Fire Department during Civil Plan Review. Fire hydrant spacing shall be in accordance with Section 507 and Appendix C of California Fire Code. The spacing between hydrants in this development shall not exceed 500 feet. Exception: For Group R-3 and Group U Occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903 .1, the distance requirement shall be not more than 500 feet.
48. In order to enhance nighttime visibility, each hydrant shall be painted safety red enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
49. In order to provide this development with adequate fire and emergency medical response during construction, all Fire Access Roads and fire hydrant systems shall be constructed and approved prior to combustibles being brought on site. "NO PARKING FIRE LANE" signs shall be posted during construction as needed.
50. The above referenced project shall comply with 2016 California Fire Code, Chapter 5, Fire Service Features and Appendix D, Fire Apparatus Access Roads.
 - a. All fire apparatus access roads shall be made of asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus.

- b. For one and two family dwelling units (R3) applications, fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). This conforms to Title 24, Part 9, California Fire Code.
 - c. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. To comply with Section 503.4 of the California Fire Code, A, B, and C Drives shall be a minimum of 28' wide, unless otherwise approved by the Fire Department. It is strongly encouraged that the 28' in width be measured from face of curb to face of curb, but an allowance will be made to include 27' of pavement and 6" flush curb on each side of pavement to equal a total width of 28'. D and E Drives as shown on the Tentative Map comply with the California Fire Code.
 - d. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
 - e. For one and two family dwelling units (R3) applications, dead-end fire apparatus access roads shall comply with Title 14 SRA Fire Safe Regulations as adopted by El Dorado County Section 1273.09 and shall have a turnaround constructed at its terminus. The required turning radius of a fire apparatus access road shall be 56' outside & 40' inside.
 - f. Fire Apparatus Access Road Gates shall meet the standards identified in the Fire Department's Gate Standard.
 - g. Section 501 shall be adhered to for the above referenced project.
 - h. Approved fire apparatus access roads shall be provided for every facility, building, or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building measured by an approved route around the exterior of the building or facility.
51. All roads, streets, private lanes and driveways shall not exceed sixteen (16) percent grade to be consistent with state regulations.
52. All driveways, as defined by Title 14 Fire Safe Regulations, shall not be less than twelve (12) feet wide as per the California Fire Code as amended locally.
53. The vegetation management provisions of the Cameron Park Community Services District "Weed and Rubbish Abatement" Ordinance 2016.03.16 shall be maintained

annually. A funding mechanism shall be established to fund these maintenance provisions, some examples, but not all, would be;

- i. Road Association
- ii. Community Service District (CSD)
- iii. Homeowners Association (HOA)
- iv. Zone of Benefit

54. If any fencing is used that backs up to wildland open space, it shall be required to use noncombustible type fencing.
55. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.
56. The landscaping plan will be reviewed to ensure that no tree will impede fire apparatus access when fully grown.
57. Fire apparatus access roads, 20 to 29 feet wide, shall be posted on both sides as a fire lane, with no parking allowed on either side of the roadway. To mitigate a possible illegal parking issue, the owner of the proposed subdivision shall come up with a suitable parking and/or enforcement plan.
58. Fire apparatus access roads, 30 to 35 feet wide, shall be posted on one side as No Parking, Fire Lane, with parking allowed only on the opposite side of the roadway.
59. Fire apparatus access roads, 36 feet and greater in width, may allow parking on both sides of the roadway.
60. All No Parking-Fire Lane issues on access roads shall comply with El Dorado County Regional Fire Protection Standard #B-004.
61. Payment for Fire Prevention Fees for Services in Full
62. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

63. Should the applicant wish to request waivers or other concessions based upon providing moderate “affordable housing,” applicant may provide a written affordable housing plan to include, but not be limited to, the number of units, bedroom composition, and sales price targets for moderate-income households, and work with the County’s Housing Community and Economic Development Programs. A copy of the affordable housing plan shall be submitted to the Planning and Building Department prior to final occupancy of the first unit.

64. Provide an affordable housing plan to include, but not be limited to, noticing requirements to current tenants, relocation financing arrangements, comparable replacement housing policy and a two-year monitoring program for displaced residents in accordance with California Government Code Sections 7260-7277 – Relocation Assistance.

NEW Landscape: In addition to the submitted typical front and side yard landscape and irrigation plan, to be maintained by the HOA, the applicant shall submit a proposed landscape and irrigation plan, also to be maintained by the HOA for review and approval by El Dorado County Planning Services prior to issuance of grading and building permits. The proposed landscape plan shall be consistent with the recommendation made by the Planning Commission on May 10, 2018 to include landscaping along the north side of Drive D, Lot A and the 10.5-foot tall sound wall along Green Valley Road. The landscaping along the north side of Drive D will include one foot of impervious surface adjacent to the curb with the remaining 3 feet of the 4-foot bench to include groundcover, shrubs, and street trees. The landscaping against the 10.5-foot tall sound wall along Green Valley Road shall use vines or tall shrubs to soften and screen the sound wall.