

## **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 Staff has prepared an Initial Study to determine if the proposed project would have a significant effect on the environment. Supporting studies, which evaluated the entire property, were referenced in this Initial Study. Based on the Initial Study, a Mitigated Negative Declaration has been determined as specific impacts to Biological Resources has been identified, which would be subject mitigation measures minimizing its effects to less than significant.
- 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 2850 Fairlane Court Placerville, CA 95667.

### **2.0 GENERAL PLAN FINDINGS**

- 2.1 The project is in conformance with the applicable policies of the General Plan including 2.1.1.2, 2.2.1.3, 2.2.5.3, 2.2.5.21, TC-Xe, TC-Xf , 5.1.2.1.
- 2.2 The reduced wetland setback from 50 feet to 25 feet in deemed consistent with Interim Interpretive Guideline to General Policy 7.3.3.4 based on submitted project information and subject to Best Management Practices (BMP) measures.

### **3.0 ZONING FINDINGS**

The project includes a rezone of the site to One-Family Residential-Planned Development (R1-PD). The anticipated residential use conforms to the identified primary use (residential) under the district. As Planned Development, specific development standards would be modified in the accordance with ordinance and policies of the General Plan.

#### **3.1 Planned Development**

- 3.1.1 That the PD zone is consistent with the General Plan;

The overlay PD zone for Treviso II is consistent with the High Density Residential (HDR) land use designation in terms of use, development concept, and density.

- 3.1.2 That the proposed development is so designed to provide a desirable environment within its own boundaries;

Treviso II is designed utilizing current engineering techniques that would adequately accommodate the proposed clustered residential development, preserve an area open space area, and minimize impacts to resources (oak canopy) and wetland seep.

- 3.1.3 That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

As part of the Development Plan, specific R1-zone development standards are modified including lot width and setbacks. These modifications would complement and ensure functionality of the clustered development while maintaining an open space area, preserving existing resources, and reduction in grading.

- 3.1.4 That the site is physically suited for the proposed uses;

The clustered development is designed to utilize the developable areas to the greatest extent possible.

- 3.1.5 That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;

The project is required to improve and extend public water and sewer services which currently exist in the immediate area. As conditioned, the required road improvements shall be constructed consistent with County Design and Improvement Standards Manual. Subsequent permits review and approval would be required prior to any start of construction.

- 3.1.6 That the proposed uses do not significantly detract from the natural land and scenic values of the site.

The residential development would blend with the existing and future residential uses in the immediate area. The planned residential development open space for preservation of oak canopy and a seep wetland.

#### **4.0 TENTATIVE MAP FINDINGS**

- 4.1 The proposed revised tentative map, including design and improvements, is consistent with the General Plan policies and land use map; and

- 4.2 The design or improvements of the proposed division are consistent with the General Plan.

The residential subdivision is consistent with the High Density Residential (HDR) land use designation and applicable General Plan policies including allowable density, site and improvement design, and resource preservation.

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

The project site includes areas of varying topography and oak woodland canopy. The residential project is designed utilizing Planned Development concepts that would affect the developable areas of the site in a clustered design and preserve existing resources within open space areas.

- 4.4 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

As the residential subdivision is designed in accordance with the objectives of the Planned Development application and subject to conditions of approval, development impacts to the natural resources on the site shall be minimized. An open space area is created to preserve existing oak woodland habitat and protect wetland area.

- 4.5 The design of the subdivision or the improvements are not suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).

Adequate fire protection measures based on the approved Fire Safe Plan shall be implemented during construction and operation of the residential development. The approved subdivision will be constructed to accommodate necessary improvements for emergency purposes including secondary access roads, turnaround, and fire hydrants. The public water system servicing the project shall provide adequate fire flow for the project.

- 4.6 That 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. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

Along with the imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the Final Map for any portions of the approved tentative map.

## 5.0 DESIGN WAIVERS FINDINGS

The Design Waivers requested are subject to specific findings under Section 16.08.020 of the El Dorado County Zoning Ordinance described below.

- A. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- B. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- C. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.*

The following summarizes each request with supporting justification to the above findings.

Design Waiver Request A: Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso.

Residential subdivisions within Community Region area of the county is subject to DISM Standard Plan 101 B. Specifically, DISM Plan 101 B requires public road to be contained within 50 foot right-of-way. The road serving the development, Via Treviso, is private with a reduced right-of-way width of 31 feet. Based on the minimal amount of lots and average vehicular trips (9.6 ADT), this right-of-way would adequately accommodate the necessary road improvement to serve the development including road and sidewalk. Application of standard right-of-way could affect the clustered, compact design of the development and could potentially cause unnecessary impacts to resources. Given that the clustered design versus the standard lot sites and isolated location of this planned development in comparison with adjacent residential subdivision, approval of this deviation exclusively serves this development, would not be injurious adjacent properties or general public welfare, and would not have any nullifying effect with the objectives of the Subdivision Ordinance.

Design Waiver Request B: Reduction of sidewalk width from 6 feet to 4 feet one and placement of sidewalk on one side of private road Lot R

DISM Plan 101 B requires a 6-foot wide sidewalk on both sides of the road. The project would construct a reduced 4-foot wide sidewalk on one side of Via Treviso. As designed, this improvement would be adequate to serve the pedestrian circulation needs by the future residents of this private residential development. This sidewalk would also provide connectivity to an existing 4-foot sidewalk in the adjacent residential subdivision to the south and future sidewalks anticipated in the planned development in Village 8 of the Promontory Specific Plan. Application of a standard 6-foot wide sidewalk on both sides

of the street would result in unnecessary grading impacts and affect the clustered design of the planned development. As a private residential subdivision, the waiver would not affect adjacent properties or be detrimental to public health, safety, and welfare as the modified improvement would exclusively serve this development and would not nullify the objective of the ordinance.

Design Waiver Request C: Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet width without standard sidewalk and curb and gutters.

DISM Plan 101 B requires a minimum road width of 36 feet (based on 351-2000 Average Daily Trip rating) supported by standard Type 2 curb and gutter. Given the minimal lot count and anticipated average daily trip, the project will construct a maximum road width of 24 feet without the standard curb and gutter. This interim road improvement will be designed to include the necessary grading to ultimate prism design and drainage ditches. Full road improvement will be ultimately built in accordance with contemplated standards (Valley Two-Way) in the Promontory Specific Plan with the development of Village 8. As determined and conditioned by the Department of Transportation and El Dorado Hills Fire Department, this proposed interim improvement would sufficiently accommodate the anticipated vehicular traffic and secondary access needs by this residential development. The construction of the road improvement will not be injurious as it will be designed according to applicable County DISM standards, subject to review and approval of Improvement Plan and other permits, and would improve circulation in the existing neighborhood. It will not nullify the objectives of the ordinance as this improvement would be eventually improved to its anticipated road standards required in the Promontory Specific Plan.

Design Waiver Request D: Increase the maximum driveway gradient from 16% to 20% serving Lot 20.

The design of Lot 20 triggers the Hillside Standards of the DISM which include a maximum driveway grade of 16% (Exhibit K). Lot 20 will be served by an asphalted driveway with a grade of 20%. The area of the lot affected by the driveway currently has similar existing gradient. Requirement to meet the standard would result in the re-design of the driveway and could result in excessive cut into the existing terrain and affect the integrity of the slopes in the adjacent lots. As reviewed and conditioned by the El Dorado Hills Fire Department and DOT, this modified driveway would adequately accommodate both common and emergency apparatus vehicles accessing the lot and would not be injurious to adjacent properties or affect public safety. This driveway will serve Lot 20 exclusively, will be designed to other applicable standards in the DISM, be subject to review and approval of construction plans, and, therefore, would not nullify the intent and objectives of the ordinance.

## Conditions of Approval

### PROJECT DESCRIPTION

1. The proposed rezone, development plan, and tentative subdivision map are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits I (Rezone Exhibit), J (Tentative Map), K (Development Plan and Preliminary Grading/Drainage Plan) and M (Tree Preservation Map), 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 consists of the following:

- A. Rezone of 6.98 acre property from Estate Residential One Acre-Planned Development (R1A-PD) to 4.71 acres of One-Family Residential-Planned Development (R1-PD) and 2.27 acres Open Space-Planned Development (OS-PD);
- B. Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one Open Space lot, and modified One-Family Residential (R1) zone district development standards;
- C. Tentative Subdivision Map dividing a 6.98 acre property creating twenty (20) Class I residential lots ranging from 5,181 square feet to 62,012 square feet in size, one (1) private road (Lot R) measuring 0.46 acre, and one (1) Open Space lot measuring 2.27 acres;
- D. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards:
  1. Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
  2. Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R;
  3. Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and
  4. Increase the maximum driveway gradient from 16% to 20% serving Lot 20.
- E. Reduction of the 50-foot setback to 25-foot from an identified wetland area (seep) and shall be shown on the map

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.

## **PLANNING SERVICES**

### **Mitigation Monitoring Reporting Program (MMRP) Mitigation Measures**

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

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans for any and all final maps filed. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

3. BIO-2: Reduced Wetland Buffer: No Disturbance Buffer: A 25-foot setback line shall be shown on the Final Map that begins at all high-water marks or the outer boundary of any adjacent wetlands in accordance with requested reduced buffer per the Interim Interpretive General Plan Policy 7.3.3.4. No development shall occur within the setback area. Standard Best Management Practices (BMP) measures, including the installation of protective fencing around the seep, shall be implemented. The identification shall be made on the Final Map, Site Plan Review, grading and building plans where applicable.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to filing of the Final Map, Planning Services shall verify that the identification has been made on the Final Map. Further, the setback lines shall

be shown on any subsequent submitted for the grading permit and Development Services shall verify this prior to issuance of any development permit.

4. BIO-3: Streambed Alteration Agreement: A Streambed Alteration Agreement, pursuant to Fish and Game Code 1600 et seq, shall be obtained by the applicants, from the California Department of Fish and Game, if applicable, for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be developed in coordination with CDFG in the context of the agreement process. Authorization prior to placement of any fill is required from the U.S. Army Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat that were not disclosed during the project review. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the Streambed Alteration Agreement to Development Services prior to issuance of the grading permit. If it has been determined by Fish and Game that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with verification from Fish and Game that no agreement is needed for the project, prior to issuance of a building and/or grading permit for the project area.

5. BIO-4: Water Quality Certification: A Water Quality Certification, Section 401 permit, if applicable, shall be obtained by the applicant from the California Regional Water Quality Control Board for applicable project improvements. Appropriate mitigation measures shall be developed in coordination with in the context of the agreement process.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the Section 401 permit to Development Services prior to issuance of the grading permit. If it has been determined by the California Regional Water Quality Control Board that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with confirmation from them of that determination prior to issuance of a building and/or grading permit for the project area.

6. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.



7. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).
8. Prior to issuance of building permit, the applicant shall remit payment for impacts to rare plants in accordance with Chapter 17.71 of the El Dorado County Zoning Ordinance and Board of Supervisor's Resolution No. 205-98.
9. This tentative map shall expire 36 months the date of approval unless a timely extension is filed.
10. Prior to final map approval, the applicant shall pay all Development Services Department fees associated with this application.
11. The applicant shall submit to Planning Services a \$50.00 recording fee and a Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No final map shall be map filed until said fees are paid.
12. A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.
13. Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is responsible for parkland dedication which shall be satisfied by park in lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor; upon completion of appraisal, the applicant shall pay the park fee to the El Dorado Hills Community Services District, and shall submit the receipt to El Dorado County Development Services with the first Final Map.
- ~~14. Prior to issuance of grading permit, the applicant shall pay the full mitigation in lieu fee for all oak canopy removed as part of the mass pad grading for the road and other improvements as required by the Oak Woodland Conservation Ordinance under Chapter 17.73 of the El Dorado County Zoning Ordinance. The applicant shall provide to Development Services proof of payment of the mitigation in lieu fee prior to issuance of a grading permit or removal of any oak trees.~~

Prior to issuance of a grading permit and/or removal of indigenous oak trees, the applicant shall conform to one of the following options under General Plan Policy 7.4.4.4:

- A. Submit and implement an Oak Tree Survey, Preservation, and Replacement Plan in accordance with the Interim Interpretive Guidelines for Policy 7.4.4.4 (Option A) adopted on November 12, 2006. Specifically, the plan shall provide detailed oak tree replacement program in accordance with the guidelines to subject to review and approval by the Development Services Department- Planning Services; OR
- B. In the event that the in-lieu fee payment option under Option B of the policy is in effect, remit full payment of the in-lieu fee mitigation to Development Services Department-Planning Services.

- 15. 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).
- 16. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The 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 of El Dorado County concerning a parcel map, which action is brought within the time period provided for in Section 66499.37.

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

Development Plan Conditions

- 17. This Development Plan for Treviso II shall permit the specific project descriptions under Condition No.1.

In accordance with the Planned Development provisions in the Zoning Ordinance, the following development standards in Table 1 below shall apply:

**Table 1. Modified R1-Zone District Development Standards for Treviso II**

Development Standard	Minimum Standard	Modified Standard <sup>1</sup>	Notes
Lot Width	60 feet	30 feet	Minimum proposed is for Lot 20
Lot Size	6,000	5,296	Minimum proposed is for Lot 17

	square feet	square feet	
Setbacks <sup>2</sup>			
<i>Front</i>	20 feet	10 feet	Applies to Lots 1-19 (see Exhibit J)
<i>Rear</i>	15 feet	10 feet	Minimum proposed is for Lot 9, which is designed as Reversed Corner Lot (rear yard against side yard of Lot 8)

Note: 1. Unless otherwise referenced in this table or referenced in Exhibits J and K, current R1 zone development standards shall apply. 2. Modified standards shall apply unless superseded by the approved Wildfire Safe Plan for Treviso II.

The Development Plan also approves the installation of an entry gate into the subdivision.

In accordance, with Section 17.04.070, major changes in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.070(B) (3) of the Zoning Ordinance. Major changes may be reviewed based on specific findings under Section 17.22.630 of the ordinance.

Minor changes in the adopted Planned Development Permit may be approved by Planning Services provided that the changes:

- A. Do not change the boundaries of the subject project property;
- B. Do not change any use as shown on the official development plan; and
- C. Do not change the intent of the official development plan

The Planned Development Permit shall expire concurrently with the expiration of the Tentative Map.

**DEPARTMENT OF TRANSPORTATION**

**Project Specific Conditions**

- 18. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map: (the requirements outlined in Table 2 below are minimums):

<b>Table 2. Road Improvement Standards for Treviso II</b>				
<b>Road Name</b>	<b>DISM Standard Plan Reference</b>	<b>Road Width</b>	<b>Right-of-Way**</b>	<b>Exception/Notes</b>

Via Treviso (on-site)	Std Plan 101B (3"AC over 8"AB Min.)	30 ft	31 ft	Type 1 rolled curb and gutter both sides, 4-ft sidewalk on one side. A 10-ft PUE is to be included on either side of the right of way.
Interim Via Barlogio	Std Plan 101B (3"AC over 8"AB Min.3)* or equivalent based on R value	24 ft	50ft	No sidewalk, curb and gutter. To be graded to ultimate roadway prism. Roadway to be constructed to Std Plan 101B to a 24-foot road width.

\* Road widths are measured from edge of pavement to edge of pavement if no curb (traveled way).

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

19. Offer of Dedication: The applicant shall irrevocably offer to dedicate the right-of-ways as shown in the table above for the onsite portion of Via Treviso as shown on the map dated April 2011 with the filing of the map. Slope easements shall be included as necessary. This offer shall be rejected by the County.
20. Road Easement: The applicant shall obtain a road easement as shown in the table above for the off-site portion of Via Barlogio as shown on the map dated April 2011 with the filing of the map.
21. Encroachment Permit: The applicant shall obtain an encroachment permit from DOT for improvements onto Via Barlogio and Via Treviso. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
22. Encroachment Permit (City of Folsom): The applicant shall obtain an encroachment permit from the City of Folsom for the roadway connection onto Tucher Way prior to filing of the map.
23. Vehicular Access Restriction: A vehicular access restriction (VAR) shall be placed along lots 1 and A along Via Barlogio with the filing of the final map.
24. Turnaround: The applicant shall provide a turn around at the end of Via Treviso to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
25. Gates, Turnarounds: All gates shall be designed and constructed with turnarounds acceptable to the Department of Transportation and the Fire Department. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

26. 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.
27. 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 County Engineer. 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.

### **Standard Conditions**

28. 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 Department of Transportation 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).
29. Curb Returns: All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
30. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
31. 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).
32. 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.
33. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00

- a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
34. **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 County Department of Transportation, and pay all applicable fees prior to filing of the final map.
  35. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements within the County right of way. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.
  36. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT 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.
  37. **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.
  38. **Grading Permit / Plan:** A residential grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the DOT 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 DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
  39. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado

County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

40. 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 Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
41. 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 El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
42. 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 Department of Transportation.

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. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first

submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation, prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

43. Drainage (Cross-Lot): Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.
44. 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.
45. 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.
46. 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 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.

47. 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.
48. 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 Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
  - A. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
  - B. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
  - C. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the 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.

49. 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.
50. TIM Fees: The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

**AIR QUALITY MANAGEMENT DISTRICT**

51. The applicant shall submit and pay appropriate fees for an Asbestos Dust Mitigation Plan, in accordance with Rule 223.2. The District shall review and approve the plan prior to issuance of a grading permit.
52. The applicant shall adhere to all District rules during project construction including, but not limited to, Rule 300 (Open Burning), Rule 215 (Architectural Coatings), and Rule 224 (Cutback and Emulsified Asphalt Paving Materials).

The AQMD's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures

- A. Use low-emission on-site mobile construction equipment.
  - B. Maintain equipment in tune per manufacturer specifications.
  - C. Retard diesel engine injection timing by two to four degrees.
  - D. Use electricity from power poles rather than temporary gasoline or diesel generators.
  - E. Use reformulated low-emission diesel fuel.
  - F. Use catalytic converters on gasoline powered equipment.
  - G. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
  - H. Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
  - I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
  - J. Configure construction parking to minimize traffic interference.
  - K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
53. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

54. All portable equipment (non-mobile) with a 50-horse power or greater engine to be utilized on the project shall be permitted by the California Air Resources Board. Copy of the current portable equipment permit shall be with equipment. This condition shall be verified prior to site construction

**EL DORADO HILLS COMMUNITY SERVICES DISTRICT (EDHCSD)**

55. All construction debris resulting from the development of the project shall be disposed of in manner consistent with the solid waste diversion plan practiced by the El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Code. Construction debris shall be disposed by current waste collection franchise.

**COUNTY SURVEYOR'S OFFICE**

56. All survey monuments shall be set prior to the filing of the Final Map or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set monuments or amount of bond or deposit to be coordinated with the Surveyors Office.
57. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

**EL DORADO HILLS FIRE DEPARTMENT**

58. A secondary means of egress shall be provided prior to any home construction. This condition shall be verified during review of the Improvement Plan.
59. 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 2-hour duration. This requirement is based on a single-family dwelling measuring 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and 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 department for review and approval. This condition shall be verified during review of building permit.
60. This development shall install Mueller Dry Barrel Fire hydrants conforming to the 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 and all fire protection system devices shall be determined by the Fire Department during review of the Improvement Plan.
61. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel

marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations. Compliance with this condition shall be further verified during review of the Improvement Plan.

62. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump/dip section of roadway. Compliance with this condition shall be further verified during review of Improvement Plan.
63. 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 combustible members being brought onto the site as specified by El Dorado Hills Fire Department Standard B-003. Compliance with this condition shall be further verified during review of building permit.
64. Any gate shall meet the El Dorado County Land Development Manual and Fire Safe Regulations.
65. Driveways shall be 12 feet in width. The maximum grade shall not exceed 20 percent when paved, 16 percent if unpaved per the Uniform Fire Code. This condition shall be verified during review of building permit.
66. The lots the back up to the wildland open space shall be required to use non-combustible type fencing. Compliance with this condition shall be further verified during review of the building permit.
67. All applicable provisions of the approved Wildfire Safe Plan for Treviso II (dated August 12, 2011) shall be implemented and maintained. A note shall be incorporated on the Final Map depicting this requirement.