

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Final Subdivision Map TM-F23-0004/Promontory Village 7 Unit 3A
Board of Supervisors/December 10, 2024

The following are the conditions of approval for the Promontory Tentative Subdivision Map TM16-1530 as approved by the Planning Commission on August 24, 2017.

Conditions of Approval

Planning Services:

1. The Tentative Subdivision Map and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits G through W, 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.

Tentative Subdivision Map of Promontory Village 7 consisting of the following:

- A. 10 large lots for phasing and financing purposes;
- B. 131 single family residential lots ranging in size from approximately 9,005 sq. ft. (0.21 acre) to 164,945 sq. ft. (3.79 acre), 13 open space lots, 12 landscape lots, and 3 private road lots; and
- C. Modification of design standards affecting flag lots shown on the tentative subdivision map:
 1. Allow maximum standard 100 foot-length of narrow access “pole” strip of flag lots to be exceeded;
 2. Allow cut and fill slopes to be located outside of strip; and
 3. Allow maximum driveway gradient of 15 percent to be exceeded up to 20%.

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.

Staff Response: Condition Satisfied and on-going. The project and its required improvements have been designed and are being constructed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Therefore, the project is consistent with this condition.

2. **Human Remains:** 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 Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

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 archaeologist 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 Section 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.

Staff Response: Condition Satisfied. This condition has been incorporated as notes on the Improvement Plans. Fully approved Improvement Plans reflect compliance with this condition. Therefore, the project is consistent with this condition.

3. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.

Staff Response: As stated within a Planning Division letter dated 10/12/2023, this map has a current expiration date of February 24, 2029. The current map has not expired. Therefore, the project is consistent with this condition.

4. **Meter Award Letter:** A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the Final Map.

Staff Response: A Meter Award Letter dated August 27, 2024 granted for 39 Equivalent Dwelling Units (EDU) for both water and wastewater. Therefore, the project is consistent with this condition.

5. **Liens and Bonds:** Prior to filing the Final Map, if the 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).

Staff Response: There are no outstanding liens for assessment or bonds due. As confirmed in a letter from the County Treasurer – Tax Collector’s Office dated September 19, 2024, all liens and bonds due have been paid. Therefore, the project is consistent with this condition. Receipt Provided

6. **Hold Harmless:** 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 subdivision, 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.

Staff Response: This condition has been included as a note on the Improvement Plans. Fully approved Improvement Plans reflect compliance with this condition. Therefore, this project is consistent with this condition.

7. **Applicable Promontory Specific Plan Mitigation Monitoring Reporting Program (MMRP) Mitigation Measures and Conditions of Approval:**

Promontory Specific Plan Mitigation Measures and Conditions of Approval Applicable to Promontory Village 7 Tentative Subdivision Map				
Identified Impacted Resource	Mitigation Measure Designation/Condition of Approval	Timing	Enforcement Agency	Note
Land Use	MM 4.2.1.a	Prior to Construction	Transportation Department	Timing is prior to & during construction. This MM is applicable & the construction staging areas shall be identified on the Project site Improvement Plans. The DOT will monitor the staging areas during construction.
	MM 4.2.1.b	During Project Construction	Planning Department	Timing is prior to & during construction. This MM is applicable & the construction staging areas shall be identified on the project site Improvement Plans.

				The DOT will monitor the staging areas during construction.
	MM 4.2.1.c	During Project Construction	Planning Department	Timing is prior to & during construction. This MM is applicable & the applicant will be responsible for noticing property owners that would be affected partially or fully affected roadway closures as well as implementing appropriate DOT requirements.
Aesthetics	4.3.1.a	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable & the Improvement Plans will identify oak trees & rock outcroppings which will be preserved and those which will be removed on the grading plans.
	4.3.1.b	During Project Construction	Planning Department	Timing is prior to installation of project landscaping. This MM is applicable & where landscaping plans are prepared; they will be reviewed by the EDHCS & County.
	4.3.1.d	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable where streetlights & entry signage are incorporated. However, the design guidelines have been approved & landscaping plans will be prepared per the Guidelines.
	4.3.1.e	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable where fences & wall are incorporated. However, the design guidelines have been approved & landscaping plans will be prepared per the Guidelines.
	4.3.3.b	Prior to Construction	Planning Department	See MM 4.3.1b, 4.3.1d, and 4.3.1e
	4.3.5	Prior to Construction	Planning Department	See MM 4.3.1a through 4.3.1e and 4.3.3a
	4.3.7.c	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable where motor vehicle lights & streetlights need to be shielded from adjacent

				neighborhoods. However, the design guidelines have been approved & landscaping plans will be prepared per the Guidelines.
Transportation & Circulation	4.5.1.a	Prior to Tentative Map	Planning Department	Timing is prior to tentative map. This MM is applicable and the traffic study for the project has been submitted for review.
	4.5.9	Prior to Tentative Map	Transportation Department	Timing is prior to TM. This MM is applicable. The project will coordinate with the EDC transit to determine bus turnout locations. There are currently no transit fees, but a bus turnout will be incorporated into the plans, if required by El Dorado Transit.
Air Quality	4.6.1	During Project Construction	Air Quality Management District	Timing is prior to Improvement Plans. This MM is applicable & a fugitive dust control plan shall be prepared prior to plan approvals. The fugitive dust plan shall be reviewed by the Air Quality Management District.
	4.6.2.a	During Project Construction	Air Quality Management District	Timing is prior to Final Map. This MM is applicable & the project applicant will consult with the County and Air Quality Management District on feasible transportation alternatives to reduce construction worker vehicles. This condition has been included as a note on the Improvement Plans
	4.6.3	During Project Construction	Air Quality Management District	Timing is prior to Final Map. This MM is applicable & shall be reviewed with Air Quality Management District regarding rules 215 and 224. An Air Quality and GHG report has been prepared for the project & submitted with the application. This condition has been included as a note on the Improvement Plans
	4.6.4	During Project	Air Quality Management	Timing is prior to Final Map. This MM is applicable and shall be

		Construction	District	reviewed with Air Quality Management District regarding Regulation III (Burn days/Burn permits). This condition has been included as a note on the Improvement Plans
	4.6.6	During Project Construction	Air Quality Management District	Timing is prior to Final Map and ongoing. This MM is applicable & shall refer to MM 4.6.5 for compliance. An Air Quality and GHG report has been prepared for the project and submitted with the application. This condition has been included as a note on the Improvement Plans
	4.6.9	During Project Construction	Air Quality Management District	See MM 4.6.1, 4.6.2a, 4.6.2b, 4.6.3, 4.6.4, & 4.6.6.
Noise	4.7.1.a	During Project Construction	Planning Department	Timing is ongoing. This MM is applicable. Construction activities will be limited to the hours of 7am to 6pm on weekdays & 8am to 5pm on Saturdays & Sundays.
	4.7.1.b	During Project Construction	Planning Department	Timing is ongoing. This MM is applicable. Construction equipment will be located as far away as feasible from residential areas.
	4.7.5	Prior to Tentative Map	Planning Department	Timing is prior to the TM. This MM is applicable. A noise study was submitted with the TM to identify anticipated noise levels & compatibility with EDC General Plan.
Biological Resources	4.8.3	Prior to Tentative Map	Planning Department	Timing is prior to the TM. This MM is applicable. A Biological Assessment Report was submitted with the TM to identify special species & appropriate protocol surveys needed for the project.
	4.8.4	During Project Construction	Planning Department	Timing is prior to the Landscaping Plans. This MM is applicable. The Promontory has Design Guidelines that spell out what plant can be planted. The plants not listed are not allowed to be planted.

	4.8.7	During Project Construction	Planning Department	See MM 4.8.1, 4.8.3, and 4.8.4.
Geology & Soils	4.9.1.b	Prior to Improvement Plans	Transportation Department	Timing is prior to the Improvement Plans. This MM is applicable. The grading plans shall be designed to avoid unstable areas.
	4.9.1.c	Prior to Improvement Plans	Transportation Department	Timing is prior to the Improvement Plans. This MM is applicable. An erosion control plan will be submitted with the Improvement Plans for Transportation Department review and approvals.
	4.9.1.d	Prior to Improvement Plans	Transportation Department	Timing is ongoing. This MM is applicable. Grading areas will be protected during rainy season, using methods acceptable to Transportation Department.
	4.9.1.e	Prior to Construction	Transportation Department	Timing is prior to construction activities & throughout project site development and operations. This MM is applicable. See MM 4.10.1 which requires that an erosion & hazardous material plan be prepared & submitted to the Transportation Department and El Dorado County Resources Conservation District.
Hydrology & Water Quality	4.10.1	Prior to Improvement Plans	Transportation Department	Timing is prior to improvement plan approvals. This MM is applicable which requires that an erosion and hazardous material plan be prepared and submitted to the Transportation Department and El Dorado County Resource Conservation District. Erosion control & SWPPP plans will be prepared for the project per NPDES requirements.
	4.10.2	Prior to Improvement Plans	Transportation Department	Timing is prior to improvement plan approvals. This MM is applicable which requires that an erosion & hazardous material plan be prepared and submitted to the Transportation Department & El

				Dorado County Resource Conservation District. Erosion control & SWPPP plans will be prepared for the project per NPDES requirements.
	4.10.5b	Prior to Improvement Plans	Transportation Department	Drainage study to be submitted & reviewed with Improvement Plans.
	4.10.5c	Prior to Improvement Plans	Transportation Department	Drainage study, evaluating 100-year flood plain, to be submitted & reviewed with Improvement Plans.
	4.10.6	Prior to Improvement Plans	Transportation Department	Drainage study to be submitted and reviewed with Improvement Plans.
Cultural Resources	4.11.2 and Condition No.2	Prior to Tentative Map	Planning Department	Rick Windmiller study dated September 1998 was submitted. The cultural resources on Village 7 do not qualify for National Register. P-5 and P-15 are rock walls & are the only resources on the site. Condition No.2 has been applied addressing the MM regarding undiscovered resources.
Public Services	4.12.3.a	Prior to Tentative Map	El Dorado Hills Fire Department	Timing is prior to TM and/or Improvement Plans. This MM is applicable. The TM has been submitted to the Fire Department & Transportation Department to meet appropriate secondary access & design standards. See Fire Department Comments and Wildfire Management Plan. Improvement Plans will need to be submitted when prepared.
	4.12.3.b	Prior to Tentative Map	El Dorado Hills Fire Department	Timing is prior to TM and/or Improvement Plans. This MM is applicable. A fuel modification plan was submitted to the EDHFD and approved.
	4.13.1a	Prior to Tentative Map	El Dorado Irrigation District	Facility Plan Report (FPR) in process with EID and under review. The FIL letter was submitted with the packet.
Utilities	4.13.1c	Prior to Improvement	Planning Department/El	Review and approval of Landscape Plans against Landscape Design

		Plans	Dorado Hills CSD	Guidelines.
	Condition #16	See Condition	Planning Department	Condition of Approval: The applicant shall construct a public hiking trail between Highway 50 & Village 8. The trail, which shall run through the oak mitigation area, shall initially be constructed as a simple, bladed dirt hiking trail & will be replaced by decomposed granite or other rock trail. The HOA or LLAD will maintain the trail.
Promontory Specific Plan	Condition #22	See Condition	Planning Department	Condition of Approval: The applicant shall revegetate riparian corridors with native plants listed in the condition.

Note: This list contains select provisions that apply to the development of the subdivision based on the tentative map.

Provisions that are not included have either been previously satisfied or are subject to different implementation timing. A complete list of the mitigation measures and conditions of approval can be accessed via http://www.edvgov.us/Government/Planning/Zoning_Ordinances_for_Specific_Plans.aspx#Promontory

Staff Response: Condition Satisfied as denoted within the table below.

MM 4.2.1.a	Staging area is identified on Sheet 22 of the Improvement Plans.
MM 4.2.1.b	Staging area is identified on Sheet 22 of the Improvement Plans.
MM 4.2.1.c	This MM is included on Sheet 4 of the Improvement Plans as Note No. 14. Approval of the Improvement Plans warrants compliance with this condition.
MM 4.3.1.a	Approval of the Improvement Plans warrants compliance with this MM.
MM 4.3.1.b	Confirmation of consistency would be verified upon building permit issuance
MM 4.3.1.d	Confirmation of consistency would be verified upon building permit issuance
MM 4.3.1.e	Confirmation of consistency would be verified upon building permit issuance

MM 4.3.3.b	Confirmation of consistency would be verified upon building permit issuance
MM 4.3.5	Confirmation of consistency would be verified upon building permit issuance
MM 4.3.7.c	Confirmation of consistency would be verified upon building permit issuance
MM 4.5.1.a	Previously completed with the Tentative Map
MM 4.5.9	Confirmation of consistency would be verified upon building permit issuance. Offsite transit facilities have been completed with prior phases of the Project. Onsite bus turnouts or shelters are not required as noted in the email dated 2/10/21 from Buckeye USE, email dated 12/07/20 from Rescue USD, and correspondence dated 12/7/20 from El Dorado Transit serve as confirmation.
MM 4.6.1	Approval of the Improvement Plans, ADMP, FDP warrants compliance with this MM.
MM 4.6.2.a	See conditions of approval 22-27 and requirements at the time of building permit.
MM 4.6.3	Conditions of Approval Nos. 23 and 24 as shown on Sheet 2 of the Improvement Plans warrants compliance with this MM.
MM 4.6.4	Condition of Approval No. 25 as shown on Sheet 2 and Standard General Note No. 34 on Sheet 4 of the Improvement Plans warrants compliance with this MM.
MM 4.6.6	This MM refers to MM 4.6.5 which has been satisfied by a proposed neighborhood commercial site located within the specific plan, transit stops which were coordinated early in the project and were located along main arterials, sidewalks and/or bikeways associated with the specific plan and consistent with the approved tentative map, and wood stoves or prohibition thereof as required by the Air Quality Management District. MM 4.6.6 completed with prior phases of the specific plan.
MM 4.6.9	See prior responses to MM 4.6.1, 4.6.2a, 4.6.3, 4.6.4, and 4.6.6. MM 4.6.2b was not intended to apply to this project but is referenced herein. Project Note No. 13 on Sheet 4 of the Improvement Plans warrants compliance with

	MM 4.6.2b, if needed.
MM 4.7.1.a	Standard General Note No. 12 on Sheet 4 of the Improvement Plans warrants compliance with this MM.
MM 4.7.1.b	Staging area is identified on Sheet 22 of the Improvement Plans.
MM 4.7.5	Previously completed at time of Tentative Map.
MM 4.8.3	Previously completed at time of Tentative Map.
MM 4.8.4	Confirmation of consistency would be verified prior to approval of the landscape plans.
MM 4.8.7	See prior responses to MM 4.8.3 and 4.8.4. Project Note No. 11 on sheet 4 of the Improvement Plans warrants compliance with MM 4.8.1. 11 on Sheet 4 of the Improvement Plans warrants compliance with MM 4.8.1
MM 4.9.1.b	Approval of the Improvement Plans by the Project Geotechnical Engineer warrants compliance with this MM.
MM 4.9.1.c	Approval of the Improvement Plans which contain Erosion Control Plans warrants compliance with this MM. Site export is not anticipated.
MM 4.9.1.d	Approval of the Improvement Plans which contain Erosion Control Plans and the Project SWPPP warrants compliance with this MM.
MM 4.9.1.e	Approval of the Improvement Plans which contain Erosion Control Plans, the Drainage Report, and the Project SWPPP warrants compliance with this MM.
MM 4.10.1	Approval of the Improvement Plans which contain Erosion Control Plans, the Drainage Report, and the Project SWPPP warrants compliance with this MM.
MM 4.10.2	Approval of the Improvement Plans which contain Erosion Control Plans, the Drainage Report, and the Project SWPPP warrants compliance with this MM.
MM 4.10.5.b	Approval of the Improvement Plans warrants compliance with this MM.
MM 4.10.5.c	Approval of the Improvement Plans warrants compliance with this MM.
MM 4.10.6	Approval of the Improvement Plans warrants

	compliance with this MM.
MM 4.11.2 & Condition #2	Previously completed studies and Condition of Approval No. 2 as shown on Sheet 2 of the Improvement Plans warrants compliance with this MM.
MM 4.12.3.a	Fire Department approval of the Improvement Plans warrants compliance with this MM.
MM 4.12.3.b	Previously completed at the time of Tentative Map
MM 4.13.1.a	The FPR has been approved by EID. Approval of the Improvement Plans by EID warrants compliance with this MM.
MM 4.13.1.c	Confirmation of consistency would be verified prior to approval of the Landscape Plans.
Condition #16	Completed and constructed
Condition #22	No riparian corridors are proposed to be impacted by this project.

Transportation Department – Project Specific Conditions

8. **Road Design Standards:** The applicant shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) Standard Plan 101B, modified as shown in the Promontory Specific Plan and as shown on the Tentative Map.

Staff Response: Fully approved Improvement Plans reflect compliance with this condition. Therefore, the project is consistent with this condition.

9. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit from EDCTD and construct the roadway encroachments as follows:
- 7A-DR to Alexandra Drive- County *Standard Plan 103C*.
 - 7F-DR and 7D-DR to Beatty Drive – County Standard Plan 103C modified to accommodate Gate and turn-around as shown on Tentative Map.
 - 7B-DR and 7M-CT to Sophia Parkway – County Standard Plan 103C modified to accommodate Gate and turn-around as shown on Tentative Map.

Staff Response: An encroachment permit will be obtained prior to construction, as applicable. The applicable encroachment for this Unit is 7D-Dr. to Beatty Drive and has been reviewed and approved by DOT. Therefore, the project is consistent with this condition.

10. **Vehicular Access Restriction:** Where applicable, a vehicular access restriction shall be designated along Sophia Parkway, Alexandra Way and Beatty Drive, except for access roadways shown on Tentative Map.

Staff Response: Applicable vehicular access restrictions are shown on the Final Map. Therefore, the project is consistent with this condition.

11. **Drainage:** A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, Cooper, Thorne & Associates) and the Willow – Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project Improvement Plans consistent with above referenced documents. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the above referenced documents.

Staff Response: A Drainage Report most recently updated in June 2022 has been submitted to fulfill the above requirement. DOT confirmed they have approved of the project's drainage plan as it complies with this condition. Therefore, the project is consistent with this condition.

12. **Public Transit:** Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

Staff Response: Bus turnouts or shelters are not required as noted in an email dated 2/10/21 from Buckeye USD, email dated 12/07/20 from Rescue USD, and correspondence dated 12/07/20 from El Dorado Transit. Therefore, the project is consistent with this condition.

13. **Curb Returns:** All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a four-foot sidewalk/landing at the back of the ramp on all public sidewalks on this project. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

Staff Response: Fully approved Improvement Plans reflect compliance with this condition. Therefore, the project is consistent with this condition.

14. **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 Department shall review the document forming the entity to ensure the provisions are adequate prior to filing or the Final Map.

Staff Response: An HOA has been established to maintain the Project's roadways and drainage facilities as applicable. Covenants, Conditions, and Restrictions (CC&R's) have been prepared to implement this requirement and include Village7 Unit 3A. Therefore, the project is consistent with this condition.

15. **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).

Staff Response: CC& R's have been prepared to implement this requirement. Therefore, the project is consistent with this condition.

16. **Consistency with County Codes and Standards:** The developer shall obtain approval of project Improvement Plans and costs 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 Department 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, 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).

Staff Response: Fully approved Improvement Plans reflect compliance with this condition. Therefore, the project is consistent with this condition.

17. **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 Department. 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.

Staff Response: The Project's Geotechnical Engineering Study for Promontory Village 7 was submitted and approved, along with the Grading Plans that incorporated the geotechnical findings. Therefore, the project is consistent with this condition.

18. **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.

Staff Response: Storm Water Quality Message Detail has been provided on the approved Improvement Plans and will be incorporated during construction. Therefore, the project is consistent with this condition.

19. **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), Homeowners Association and/or in its CC&Rs, or other entity acceptable to the County. Any variations shall be approved by the Transportation Department. 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 onsite drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the Final Map.

Staff Response: Dedicated drainage easement has been provided, where necessary, to contain the appropriately sized facilities to convey the drainage. An HOA has been established to maintain the Project's drainage facilities, as applicable. CC&R's have been prepared to implement this requirement. Therefore, the project is consistent with this condition.

20. **Regulated 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.

Staff Response: Condition of approval including COA No. 20 have been included on Sheet 2 of the approved Improvement Plans. Therefore, the project is consistent with this condition.

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

Staff Response: Documentation will be provided upon completion of the required improvements. Therefore, the project is consistent with this condition.

Air Quality Management District

22. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project

construction if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.

Staff Response: An Asbestos Dust Mitigation Plan and a Fugitive Dust Plan has been approved by AQMD. Therefore, the project is consistent with this condition.

23. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

Staff Response: The Project and its required improvements have been designed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Therefore, the project is consistent with this condition.

24. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.

Staff Response: The project and its required improvements have been designed and are being constructed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Therefore, the project is consistent with this condition.

25. **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).

Staff Response: The project and its required improvements have been designed and are being constructed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Therefore, the project is consistent with this condition.

26. **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 (Section 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.

Staff Response: The project and its required improvements have been designed and are being constructed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Therefore, the project is consistent with this condition.

27. **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.

Staff Response: The project and its required improvements have been designed and are being constructed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Therefore, the project is consistent with this condition.

El Dorado Hills Fire Department

28. **Annexation:** The project is annexed into the El Dorado Hills County Water District (El Dorado Hills Fire Department) and shall pay all associated fees for all legal parcels. Fees shall be paid prior to Final Map recordation.

Staff Response: An Approved Annexation Fee Agreement as well as the Recorded Resolution 98-11 Annexing Territory to the EDH Fire Department has been provided. Therefore, the project is consistent with this condition.

29. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of:
- Option 1: 1,000 gallons per minute with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based on a structure 6,200 square feet or less in size, Type V-B construction.
- Option 2: 1,125 gallons per minute with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based on a structure 6,201 – 7,700 square feet or less in size, Type V-B construction.
- Option 3: 1,250 gallons per minute with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based on a structure 7,701 – 9,400 square feet or less in size, Type V-B construction.
- Option 4: 1,375 gallons per minute with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based on a structure 9,401 – 11,300 square feet or less in size, Type V-B construction.

All residential structures 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.

Staff Response: The potable water system has been designed in accordance with the El Dorado Irrigation District (EID) and the EDH Fire Department. Ongoing review may

occur upon issuance of building and/or grading permits. Therefore, the project is consistent with this condition.

30. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 for commercial purposes and 500 feet for residential purposes. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department.

Staff Response: The fire hydrants have been designed in accordance with the EID and the EDH Fire Department Ongoing review may occur upon issuance of building and/or grading permits. Therefore, the project is consistent with this condition at this time.

31. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

Staff Response: This condition has been included as a note on the Improvement Plans. Fully approved Improvement Plans reflect compliance with this condition. Therefore, the project is consistent with this condition at this time.

32. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):
- a. Roadway adjacent to fire hydrants shall be a minimum of 26 feet wide, except for 7B-Drive, and as approved by the Wildfire Safe Plan dated April 5, 2016.
 - b. Each dead-end road shall have a turnaround constructed at its terminus, or within 150 feet of the end of the roadway.
 - c. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - (1) Roadway 7E-Court, as referred to on the Proposed Tentative Map TM16-1530 Overall Layout, has been approved as conditioned in the Road Length Exemption Letter, dated February 16, 2016.
 - d. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.
 - e. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - f. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum 2 feet on each side of the required driveway or roadway width.

Staff Response: The Improvement Plans have been designed in accordance with this condition and have been approved by the EDH Fire Department. Ongoing review may occur upon issuance of building and/or grading permits. Therefore, the project is consistent with this condition.

33. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete, or other approved driving surface. Project proponent shall provide engineering specifications to support design, if requested by the local Authority Having Jurisdiction (AHJ).

Staff Response: The Improvement Plans have been designed in accordance with this condition and have been approved by the EDH Fire Department. Therefore, the project is consistent with this condition.

34. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed 20 percent, unless approved by the Fire Marshall through the Design Waiver process. Pavement/Concrete shall be required on all private roadway grades 12 percent or greater. For grades of 16 percent – 20 percent, a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction.

Staff Response: The Improvement Plans have been designed in accordance with this condition and have been approved by the EDH Fire Department. Therefore, the project is consistent with this condition.

35. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

Staff Response: The Improvement Plans have been designed in accordance with this condition and have been approved by the EDH Fire Department. Therefore, the project is consistent with this condition.

36. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40 feet inside and 56 feet outside on through streets, and a minimum 50-foot radius for Cul-De-Sacs and Hammerhead turnarounds, or 42 feet, per the approved Wildfire Safe Plan dated April 5, 2016.

Staff Response: The Improvement Plans have been designed in accordance with this condition and have been approved by the EDH Fire Department. Therefore, the project is consistent with this condition.

37. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official.

Staff Response: Gate plans will be submitted for review and approval prior to gate construction.

38. **Fire Access During 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. A secondary means of egress shall be provided prior to any construction, or the project can be phased.

Staff Response: The Improvement Plans have been designed in accordance with this condition and have been approved by the EDH Fire Department. Ongoing review may occur upon issuance of building and/or grading permits. Therefore, the project is consistent with this condition.

39. **Wildland Fire Safe Plan:** This development shall adhere and implement the approved Wildfire Safe Plan dated April 5, 2016.

Staff Response: A Wildfire Safe Plan for Promontory Village 7 was approved by EDH Fire Department and the California Department of Forestry and Fire Protection on April 5, 2016. Therefore, the project is consistent with this condition.

40. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled “No Parking – Fire Lane.” All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking – Fire Lane.” This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 “No Parking – Fire Lane” and the fire code official.

Staff Response: The Improvement Plans have been designed in accordance with this condition and have been approved by the EDH Fire Department. Therefore, the project is consistent with this condition.

41. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10feet drivable width and 14 feet minimum vegetation clearance (the Wildfire Safe Plan will likely require additional

clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.

Staff Response: There are no trails within the Project and the Improvement Plans have been approved by EDH Fire Department. Therefore, the project is consistent with this condition.

County Surveyor

42. **Survey Monuments:** All survey monuments must be set prior to 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 Surveyor's Office prior to the filing of the Final Map.

Staff Response: Monumentation bond has been obtained in the total of \$34,500 dated May 15, 2004. Therefore, the project is consistent with this condition.

43. **Road Name:** The roads serving the development shall be named by submitting a completed Road Name Petition to 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.

Staff Response: Condition Satisfied. A Road Name Petition for all roadways within this subdivision unit dated August 24, 2017 has been provided. Therefore, the project is consistent with this condition.

El Dorado Hills Community Services District

44. **Parkland Dedication:** Pursuant to Section 16.12.090 of the El Dorado County Subdivision Ordinance, the project is subject to the dedication of land, the payment of fees in lieu thereof, or a combination of both. Parkland dedication shall be calculated based upon factors for development within the El Dorado Hills Community Services District. Parks shall be offered to the El Dorado Hills Community Services District. Prior to the recordation of the first Final Map, the applicant shall show evidence of an agreement with the El Dorado Hills Community Services District for location, size, improvements, and timing of dedication/acceptance of the parks, and assure compliance with the parkland dedication requirements.

Staff Response: Parkland has been provided for the dedication requirements for the Specific Plan, which includes Promontory Village 7 Unit 3. Therefore, the project is consistent with the condition.