

TM05-1395-R/La Caille Estates Subdivision – As approved by the Planning Commission on November 13, 2014

Conditions of Approval

Project Description

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

Tentative Subdivision Map to subdivide one parcel comprising 36.51 acres into 24 residential lots ranging from 1.0 acre to 2.2 acres in size, to add a phasing plan as shown below, and reduce the paved road width to 28 feet, pursuant to Std. Plan 101B.

- a. Phase 1 to include Lots 7-8 and Lots 13-22 (twelve lots);
- b. Phase 2 to include Lots 1-5 and Lot 24 (six lots);
- c. Phase 3 to include Lots 9-12 (four lots); and
- d. Phase 4 to include Lots 6 and 23 (two lots).

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

Mitigation Measures

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

1. Mitigation Measures 1 through 3 as outlined in the attached Air Quality Impact Analysis for Meder Road Subdivision, Cameron Park, CA. Ambient Air Quality and Noise Consulting. January 11, 2005. (Pages 13 – 17)
2. Prior to the issuance of a grading or building permit, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD). Should asbestos-containing rock be exposed during

grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.

3. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
4. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
5. The applicant shall submit a list of all proposed architectural coatings to the AQMD for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
6. The applicant shall submit a list of equipment to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a grading or building permit:
 - Use low-emission on-site mobile construction equipment;
 - Maintain equipment in tune per manufacturer specifications;
 - Retard diesel engine injection timing by two to four degrees;
 - Use electricity from power poles rather than temporary gasoline or diesel generators;
 - Use reformulated low-emission diesel fuel;
 - Use catalytic converters on gasoline-powered equipment;
 - Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible;
 - Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes);
 - Schedule construction activities and material hauls that affect traffic flow to off-peak hours;
 - Configure construction parking to minimize traffic interference; and
 - 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.
7. Prior to building permit issuance, the applicant shall submit payment of the mitigation area 1 rare plant fee.

8. A survey for Northwestern pond turtles and California horned lizards shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review.
9. A survey for Loggerhead shrike shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review. If an active nest is found, construction activities shall be kept 250 feet away from the nest until the young have fledged.
10. A survey for birds of prey and migratory birds shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review. If an active nest is found, construction activities shall be kept 250 feet away from the nest until the young have fledged.
11. Prior to grading permit issuance, the applicant shall notify the Department of Fish and Game at least 10 days in advance of changing the land use, as required under the California Native Plant Protection Act, to allow for salvage of the plants. Evidence of such notification shall be presented to Planning Services at time of grading permit submittal.
12. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided El Dorado bedstraw plants under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.
13. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided El Dorado County mule ears under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.
14. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided gabbroic northern mixed chaparral under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.
15. A 50-foot setback shall be shown and recorded on the final map from all wetland areas delineated in Figure 3. Biological Resources and Preliminary Jurisdictional Delineation Map attached as Attachment 1.
16. In order to avoid disturbance to wetland areas, bridges, (similar to those shown in Exhibit L of the original staff report), rather than culverts or fill, shall be utilized for all project roadways and driveways proposed to cross the delineated wetlands in Figure 3. Such structures shall be shown on the submitted project improvement plans prior to Planning Services approval.

17. Prior to improvement plan approval, applicant shall submit a copy of 1602 Streambed Alteration Agreement from the California Department of Fish and Game, or evidence that such an agreement is not required, to Planning Services.
18. The applicant shall retain at least 60 percent of the existing tree canopy at the project site in accordance with Option A of General Plan Policy 7.4.4.4. Under Option A, the applicant shall also replace woodland habitat removed at a 1:1 ratio. Prior to improvement plan approval, the applicant shall identify on-site tree planting replacement areas on the submitted plans and submit a plan to maintain the replacement trees for seven years for Planning Services review and approval.
19. Option B within General Plan Policy 7.4.4.4 is not available at this time pending the development of the County's Integrated Natural Resources Management Plan (INRMP). As such, Option B is an alternative to Mitigation Measure 18 only if and when the INRMP fund is adopted. The project improvement plans shall not be approved by Planning Services prior to the adoption and implementation of the INRMP if Mitigation Measure 19 is used as an alternative to Mitigation Measure 18 above.
20. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
21. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
22. Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.
23. Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.
24. Noise-generating equipment, including portable power generators and air compressors, should be located at the furthest distance possible from the nearest occupied residence.

25. Developer shall improve sight distance from Resler Road to the east on Meder Road, to a distance of 385 feet. This work must be substantially complete, as determined by the Transportation Division, prior to filing the final map.

Conditions

Transportation Division

26. The developer shall irrevocably offer to dedicate the right of way in fee (to be accepted) and construct the half width of Meder Road, along the project frontage to the General Plan requirements for a Two Lane Regional Road standards (i.e. 60 foot right of way and 40 foot roadway) and Standard Plan 101B, with curb and gutter and sidewalk, including signage (i.e. stop signs, street name signs, etc.). This work must be substantially complete, as determined by the Transportation Division.
27. The developer shall irrevocably offer to dedicate the right of way as easement with a public utilities easement (to be rejected) and construct onsite roads to Standard Plan 101B, with a 50 foot right of way and 28 foot roadway width, including signage (i.e. stop signs, street name signs, "Not a County Maintained Road," etc.). As the lots are all greater than 10,000 square feet, no onsite sidewalks are required. This work must be substantially complete, as determined by the Transportation Division.
28. The developer shall irrevocably offer to dedicate the right of way as easement with a public utilities easement (to be rejected) and construct an onsite road to Standard Plan 101B with a 50 foot right of way and 28 foot wide roadway from the existing Resler Road to join the easterly entrance road with an intersection of near 90 degrees. No sidewalks are required on this connector road. This work must be substantially complete, as determined by the Transportation Division, prior to filing the final map. Said irrevocable offer to dedicate may be rejected at the time of the final map in which case a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
29. Prior to filing the final map, the developer shall obtain an irrevocable offer to dedicate right of way in easement and public utilities easement for the portion of the easterly entrance that lies on the adjacent offsite lot (Tract 1 of RS 24-19 Document 2000-0005686/APN 0070-072-96).
30. Drainage from Lots 17 and 18 must be collected in a drainage swale at the subdivision boundary and carried away from the existing offsite parcels. Drainage from offsite onto the project must be collected at the boundary and carried by a swale or conduit to the street or to the project drainage system. This work must be substantially complete, as determined by the Transportation Division, prior to issuance of the first building permit.
31. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the

County Transportation Division and pay all applicable fees prior to commencement of any improvements on the project facilities.

32. Prior to filing the final map, the project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.
33. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage and geotechnical reports in PDF format and the record drawings in TIF format.
34. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance prior to filing of the final map.
35. The final map shall show all utility, road, and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
36. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
37. All lots that front on two roads shall take access on the minor roadway, and a non-vehicular access easement shall be established on the major roadway on the final map.
38. A non-vehicular access easement shall be established along the entire frontage of Meder Road on the final map.
39. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the responsible Fire District.
40. 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. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of six feet which allows structural driveway access only.

41. Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to filing the final map. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.
42. All curb returns, at pedestrian crossings, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. All curb returns shall be profiled on the improvement plans with elevations shown at least 25 feet before the beginning (BC) and at least 25 feet past the end (EC) of the curb, at the BC and EC, and at a minimum of quarter curve lengths, in a clockwise direction.
43. An irrevocable offer of dedication, in fee, shall be made of 60 feet in radius for cul-de-sacs and knuckles, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.
44. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac bulb and shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.
45. If the subdivider is required to perform off-site improvements and it is determined that the subdivider 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 subdivider'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 or parcel map, the subdivider shall submit the following to the Transportation Division. Right of Way Agent, 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 percent 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 professional appraiser of the cost of land necessary to complete the off-site improvements.
46. The responsibility for, and access rights to, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
47. Cross lot drainage shall be avoided. When cross lot drainage does occur 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. 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.
48. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
49. Prior to approval of the grading and improvement plans:
 - a. Grading activities 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.
 - b. 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 Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
 - c. The project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Transportation Division. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1996. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from

the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed using El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and to the satisfaction of El Dorado County Department of Transportation. BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.

50. The grading plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.
51. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Transportation Division approves the final grading and erosion control plans and the grading is completed.
52. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
53. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
54. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
55. Grading and improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

El Dorado County Fire Protection District

56. Prior to improvement plan approval, the applicant shall submit a review fee of \$320.00 to the El Dorado County Fire Protection District (EDCFPD)
57. Six Muller model 200 Centurion fire hydrants shall be shown on the improvement plans and installed throughout the subdivision subject to EDCFPD approval.
58. The applicant shall demonstrate a fire flow of 1,500 gpm at 20 psi for two hours for homes greater than 3,600 square feet and 1,000 gpm at 20 psi for two hours for homes less than 3,600 square feet to the satisfaction of the EDCFPD prior to final map filing.
59. A fire safe management plan, acceptable to the EDCFPD and the California Department of Forestry and Fire Protection, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the fire district to Planning Services prior to filing the map.
60. Gating of the subdivision is prohibited without an approved special use permit.
- 60.5 With approval of the reduction in road width to 28 feet and pursuant to California Fire Code 503.4.3, the roadway shall be posted on both sides as a fire lane, with no parking allowed on either side of the roadway.

Local Agency Formation Commission

61. Prior to the first final map filing, the applicant shall complete the annexation process into EID through LAFCO and submit evidence of the satisfaction of this condition to Planning Services upon completion.

Planning Services

62. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
63. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.
64. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
65. The developer shall enter into an agreement with the School Districts to pay the sum of \$8,288.00 per residential unit constructed within the boundaries of the subdivision. The agreement shall provide for an annual adjustment in the fee by the increase in the Engineering News Record Construction Cost Index. This annual adjustment is based

upon a base amount of \$8,288.00 as of January 1, 1997. The increase shall be calculated by the Districts as of January 1 of each year and implemented on July 1 of each year. The applicant should contact the County Office of Education prior to the issuance of any building permits to verify the applicable fee at the time of building permit issuance. The fee shall be payable by the owner of record at the time the building permit is issued and the agreement or a notice of restriction shall be recorded on the property to alert subsequent owners of this obligation

Surveyor's Office

66. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval; or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.
67. The roads serving the development shall be named by filing a completed road name petition with the County Surveyor's Office prior to filing the final map.