

CONDITIONS OF APPROVAL

**Tentative Map Revision TM01-1380-R and One-year Time Extension TM01-1380-E-2
Bell Woods
Planning Commission/March 24, 2016**

Conditions

1. ~~This~~ The amendments to these conditions of approval and this tentative subdivision map time extension is based upon and limited to compliance with the project description, the ~~Planning Commission~~ hearing exhibits marked Exhibits ~~A-FA-O~~, dated ~~April 24, 2008~~ March 24, 2016, 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:

~~Five one~~ One-year time extensions to approved tentative subdivision map (TM01-1380 Bell Woods) in accordance with Section ~~46120.74.030~~ of the El Dorado County Subdivision Ordinance and Bass Lake Hills Specific Plan.

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 revised conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. 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 Government Code.

The subdivider 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 subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

3. The Development Plan PD 01-0008 for Bell Woods shall consist of the following : 54 single family lots ranging in size from 1 1,004 to 26,080 square feet, ~~with five (5) landscape lots~~ and 2 open space lots on 34.28 acres.
4. The Development Plan PD 01 -08 for Bell Woods (Exhibit ~~E~~K) shall be in substantial compliance with the Bell Woods tentative map.
5. The Development Plan PD 01-0008 for Bell Woods shall conform to the development standards of the R1-PD zoning district with the exception of a coverage limitation of 45 percent and the following revised setbacks: Front – 20 feet minimum; Rear – 15 feet minimum; Side – 5 feet minimum (not height dependent); and Street Side – 15 feet minimum fronting street.

IMPROVEMENT PLANS AND GENERAL CONDITIONS – Development Plan/Tentative Map

6. Pursuant to Item 9.3.1 of the Bass Lake Hills Specific Plan, the applicant shall agree to reimburse El Dorado County for the preparation, adoption, administration, and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to the recordation of the final map and must be paid in full prior to issuance of the first building permit.
7. Consistency with County Codes and Standards: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by the Conditions of Approval or by approved Design Waivers) from the County ~~Department of Transportation Division~~ and pay all applicable fees prior to filing of the final ~~tentative map~~ commencement of any improvements on the project facilities. ~~All improvements shall be consistent with the approved tentative 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).

Curb Returns: All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

8. 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.
9. 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 and shall be irrevocably offered to the County.
10. 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.
11. 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.
12. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The emergency vehicle circulation and the location of hydrants shall be shown on the improvement plans, which shall be subject to the approval of the Fire Protection District.
13. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Director.

Roads

14. This project is subject to El Dorado County traffic fee programs. Said fees shall be due upon the issuance of a building permit. If, prior to the application for a building permit for said project, a revised fee is established, such revised amount shall be paid.
15. Vehicular Access Restriction: A vehicular access restriction shall be designated along Covello Circle for the frontage of lots 1 and 31.
16. Road Design Standards: The applicant shall construct ~~All~~ roads ~~shall be constructed~~ in conformance with the County Design and Improvements Standards Manual (DISM) and the Bass Lake Hills Specific Plan with (BLHSP), modified as shown on the following

~~widths:~~ Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS / NOTES
Covello Circle	Specific Plan & Std Plan 101B	32 ft. (50 feet (50 foot R/W), plus utility/ slope easements	<u>25 MPH Design Speed</u> Type 2 vertical curb & gutter, with 4 ft. foot sidewalks <u>on one side</u> (see Note R-1 below)
Nicole Drive and A, B, C and D Court	Specific Plan & Std Plan 101B	28 ft. (50 feet (50 foot R/W), plus utility/ slope easements	<u>25 MPH Design Speed</u> Type 1 rolled curb & gutter [‡] with 4 ft. foot sidewalks (see Note R-1 below)
Project Cul-de-sacs (A, B, C and D Courts)	Specific Plan & Std Plans 1018 & 114 101B	28 ft. (50 feet (50 foot R/W), plus utility/ slope easements	Type I rolled curb & gutter [‡] with 4 ft. no sidewalks (see note I below)

**Road widths in the preceding table are measured from curb face to curb face or edge of pavement if no curb. Curb face for rolled curb and gutter is 6" from the back of the curb.*

**Type 2 vertical ~~e~~Curb and gutter shall be installed. ~~Gutter required adjacent to lot 8 and lot A open space, park, and non-frontage lots.~~*

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 Department of Transportation prior to filing the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements are to be provided where necessary.

Note 1: Cul-de-sacs shall be per ~~Std Plan 114~~ to the satisfaction of the Fire District and shall have no landscaping within the cul-de-sacs.

Note R-1: the following Design Waivers have been requested:

1. All sidewalks on the local roads reduced from 6 to 4 feet and may meander as shown. This 4-wide sidewalk is required in the Bass Lake Hills Specific Plan. This Department recommends approval of the above requested design waiver.
 2. The proposed lengths of C and D Court exceed 500 feet and the applicant requests lengths of approximately 600 feet and 750 feet respectively. The proposed lengths of A and B Court exceed 500' when the length of Nicole Drive is added. The ~~Department of Transportation~~ Division recommends approval of the above requested design waiver.
17. ~~[Deleted.] All offsite roadways necessary for access from Bass Lake Road to Nicole Drive must be substantially complete, as determined by the Department of Transportation, prior to issuance of building permits for lots 32 through 54.~~

18. Offer of Dedication: The project shall offer to dedicate, in fee, the rights of way for roadways shown in Table 1 with the final map. Said offer shall include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be accepted by the County, provided that a County Service Area Zone of Benefit has been created and funded to provide for maintenance of the roadways.

At the option of the subdivider, the roadways may be private, except that emergency access shall be public. In the event of the private roadways option, a Homeowners Association (or other mechanism approved by County) shall be formed for the purpose of maintaining the private roads and drainage facilities, in which case the above listed offers of dedication will be rejected by the County.

~~An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated in the above table shall be made for all the proposed roads, with slope easements where necessary. Said offer may be accepted by the County at the time of the final map subject to improvements and subject to inclusion in a County Service Area Zone of Benefit (ZOB) for road maintenance purposes and a Landscape and Lighting Assessment District (LLAD) for roadway landscaping maintenance purposes. 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 and roadway landscaping.~~

19. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
20. No freestanding walls, fences, or retaining walls are allowed in the road right-of-way, except at the discretion of the Transportation Division.
21. A slope easement shall be recorded on Lot 7, sufficient to accommodate road-side slope for Knollwood Drive.
22. The emergency access road through Lot A shall be constructed to link Covello Circle and Nicole Drive 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. This emergency access road shall be gated at its entrance to the public roads and is subject to the approval of, or may be modified by, the appropriate Fire District.
23. ~~[Deleted.] Primary and secondary roadway access 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. Primary access for Lots 1 through 31 shall be Country Club Drive. Primary access for Lots 32 through 54 shall be Bass Lake Road. A secondary access must be to a primary or secondary roadway in the designated alignment defined as in the Specific Plan and to the satisfaction of the Department of Transportation and the Fire District.~~

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

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

~~This project shall comply with the Bass Lake Hills Specific Plan, the related Bass Lake Hills development agreement, and the Bass Lake Hills Public Facilities Financing Plan (PFFP). In addition, excepting for model homes, certificates of occupancy will not be issued for any residential structures until the PFFP Phase I improvement requirements (anticipated to be accomplished through the requirements of the Hollow Oak subdivision) are substantially complete, as determined by the Department of Transportation.~~

25. Off-site Improvements - Specific Urban Collectors and Major Transportation Facilities:

A. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive). This segment is identified as "B" to "H" on the BLHSP Area Public Facilities Financing Plan (PFFP) Exhibits, and includes the following assumptions:

- i. Is a portion of the 2015 County Capital Improvement Program (CIP) Project #66109;
- ii. Is a BLHSP Urban Collector;
- iii. Grading will be consistent with the ultimate 4-lane facility;
- iv. Construct a divided two lane highway with median, 18 Feet of pavement in each direction. Typical section as shown on approved Tentative Map for Hawk View Ridge Subdivision TM 00-1371R.

- v. It is recognized that Bass Lake Road will require improvements for some distance north of the realigned Country Club Drive Intersection to achieve conformance of the revised profile with the existing roadway. The exact distance is to be determined with the final Improvement Plans.
 - vi. The reconstruction shall generally be consistent with the alignment and profile shown on the improvement plans entitled, Bass Lake Road Reconstruction From Highway 50 to Hollow Oak Road, Project #66109, approved by the County Engineer on June 20, 2007, and modified to accomplish the anticipated work required at this time.
 - vii. The project plans shall include conduits for future landscape irrigation and electrical lines.
- B. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the new Country Club Drive (aka Tierra De Dios) on an alignment substantially consistent with the BLHSP, and includes the following assumptions:
- i. Is identified in the 2015 County CIP as Project #GP126;
 - ii. Is a BLHSP Urban Collector;
 - iii. Is a two-lane road, 36 feet in width (plus left turn pockets);
 - iv. Has a 35-40 mph design speed, and;
 - v. Includes conversion of the existing segment of Country Club Drive into a Class I bike path / Multi-use trail: Approximately 100 feet of pavement will be removed at either end; A new paved trail eight (8) feet in width shall be placed at each end to provide connectivity to adjacent facilities; Bollards shall be installed to prevent motor vehicle access; striping and signing shall be provided subject to review and approval by TD.
- C. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the realignment of Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP, and includes the following assumptions:
- i. Is a BLHSP Urban Collector;
 - ii. Is a two-lane road, 36 feet in width, and;
 - iii. Has a 35-40 mph design speed.
- D. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of intersection improvements at the intersection of Bass Lake Road and the realigned Country Club Drive Intersection, and includes the following assumptions:
- i. Northbound approach to include one through lane and a 200 foot right turn lane;
 - ii. Southbound approach to include one through lane and a 300 foot left turn lane;

- iii. Westbound approach to include one through lane and a 300 foot left turn lane, and;
 - iv. Signalization of the intersection of Bass Lake Road and the realigned Country Club Drive.
- E. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of improvements at the intersection of Bass Lake Road and the US50 at Bass Lake Road interchange ramps and includes the following assumptions:
- i. Eastbound ramp / Bass Lake Road intersection
 - a. Widen / restripe eastbound off-ramp to provide two approach lanes for a distance of 240 feet;
 - b. Widen / restripe Bass Lake Road to provide two lanes northbound, and one lane southbound from eastbound ramp to westbound ramp, and;
 - c. Signalize eastbound off-ramp terminus intersection with Bass Lake Road.
 - ii. Westbound ramp / Bass Lake Road intersection
 - a. Provide two northbound approach lanes (see item 3.E.i.b above);
 - b. Provide free-right lane from westbound off-ramp to northbound Bass Lake Road (existing configuration);
 - c. Provide departure merge lane northbound Bass Lake Road (merging two lanes into one);
 - d. Provide one southbound approach lane, and one 300-foot right-turn lane to westbound on-ramp, and;
 - e. Side Street Stop Control (existing).
 - iii. Timing of US50 at Bass Lake Road interchange ramp Improvements
 - a. In order to ensure proper timing of the construction of the improvements identified for the US50 at Bass Lake Road interchange ramps, the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) of the interchange and ramps, to include existing traffic plus traffic generated by each final map.
 - b. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that final map, the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.
 - c. If the County's LOS policies are not exceeded upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of proposed roadway improvements. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.
 - d. If the necessary improvements are constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact.

F. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items A through E, to the extent such improvements are included in the County's Traffic Impact Mitigation (TIM) Fee Program, in accordance with the County's TIM Fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIM Fees that would otherwise be paid at issuance of building permits.
- iii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.
- iv. If any improvements are included in the BLHSP PFFP, such improvements may be credited to the project or eligible for reimbursement from the PFFP funds.

G. With respect to the improvements to the public roadways required in this condition, either one of the following shall be done prior to issuance of a building permit: (a) the subdivider shall be under contract for construction of the required improvements with proper sureties in place, or (b) the subdivider shall have submitted to the County a bid-ready package (PS&E) and adequate funding for construction.

H. The following requirements apply to all traffic signals identified in this condition.

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each final map at intersections identified for potential signalization in D and E above, in accordance

with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.

If traffic signal warrants are not met upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.

If the traffic signal control at an intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees and PFFP Fees is considered to be the projects proportionate fair share towards mitigation of this impact.

~~Off-site road improvements consistent with Phase I A requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan (BU-ISP), the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP), and the related Development Agreement, including but not limited to the following. If one of the other two projects included in Phase IA constructs the improvement, this project shall pay its fair share based on the PFFP leveling methodology. The following are the required improvements:~~

- ~~A. Reconstruct Bass Lake Road with full improvements as required in the BLHSP from Hollow Oak Road to Highway 50. Provide underground utilities as required.~~
- ~~B. Construct bike lane and sidewalks along Bass Lake Road from Hollow Oak Road to Highway 50.~~
- ~~C. Finish median and other improvements on Bass Lake Road from Hollow Oak Road to Serrano Parkway as required by the BLHSP. Provide underground utilities as required.~~
- ~~D. Construct Country Club Drive (G-H) with frontage improvements.~~
- ~~E. Construct Silver Dove Way to school site (Q-G) with frontage improvements.~~
- ~~F. Construct Silver Dove Way (C-D) if Hawk View is included in the critical mass projects.~~
- ~~G. Construct school infrastructure (water and sewer).~~
- ~~H. Construct Morrison Road (J-1) without off-site frontage improvements if Bell Ranch is in the critical mass projects.~~
- ~~I. Construct traffic signals on Bass Lake Road if required by Traffic Warrants. If signals are not yet warranted, the initial design will incorporate underground facilities (such as conduits) to minimize disturbance of new pavement.~~
- ~~J. Acquire approximately two acres for the park and ride lot to the satisfaction of the El Dorado County Transit Authority. Construct a portion of the lot, the number of~~

~~parking spaces shall be proportionate to the number of subdivision lots developed.
The proposed construction shall be shown appropriately in the improvement plans.~~

~~K. Acquire land for an 8.7 acre sports park.~~

~~L. Planning and design of Sports Park.~~

26. ~~[Deleted.] Funding and a bid ready package for Bass Lake Road improvements, including reconstruction with full improvements from Hollow Oak Road to approximately Highway 50, bike lane and sidewalks from Hollow Oak Road to approximately Highway 50, and finish median and other improvements on Bass Lake Road from Hollow Oak Road to Serrano Parkway as required by the BLHSP including underground utilities as required, together with a road improvement agreement, shall be submitted to the County Department of Transportation at a time sufficient to allow award of public construction contract prior to issuance of the first residential building permit.~~

~~The County will only assure award of the public contract between March 1 and September 1, and the Department of Transportation will schedule the bidding process for a bid opening date to occur within 70 days of receipt of the funding and bid ready package if the package is received between January 1 and July 1. The term bid ready presumes that the improvement plans and all other documents and processes have been thoroughly reviewed and approved by Department of Transportation staff prior to the submittal of the bid ready package. The County Engineer, County Counsel, and the County Board of Supervisors are the final authority regarding the completeness of any bid ready package.~~

~~Excepting for model homes, certificates of occupancy will not be issued for any residential building until the improvements are substantially complete as determined by the Department of Transportation.~~

~~A complete bid ready package shall include plans, specifications, right of way acquisition (if necessary), utility agreements executed with all impacted utility, relocation work completed/scheduled, environmental clearance for both on-site and off-site work complete, all necessary regulatory/encroachment permits secured, and all documents for bidding the contract signed and sealed by a registered civil engineer. If the funding and the complete bid ready package for the improvements are provided to the County by the applicant prior to final map processing, the final maps can record without need for additional security for these improvements. The County will award and administer public contract(s) for this work.~~

~~The road improvement agreement or subdivision improvement agreement shall include provisions that the applicant provides supplemental funds to the County as necessary to pay for any change orders generated through the construction phase, that the developer's engineer be available to provide engineering services in support of the project during construction, and~~

~~that said designer will indemnify the County per the County's standard indemnification language.~~

~~Bass Lake Road shall be improved with 2, 18-foot widths of pavement to accommodate the north-bound and south-bound traffic together with a nominal 8-foot wide median area that varies to 16 feet wide to accommodate turn lanes at appropriate intersections. The design shall include reconstruction of a portion Bass Lake Road with full improvements consistent with Phase I A requirements of the adopted PFFP, including but not limited to, underground utilities, bike lane, sidewalks, the finished median with landscaping and irrigation and other improvements as outlined in the PFFP. This requirement is made pursuant to the Bass Lake Hills Specific Plan and related Development Agreement and Public Facilities Financing Plan. Landscaping and irrigation plans shall be reviewed by the El Dorado Hills Community Services District and shall be reviewed and approved by the Department of Transportation.~~

~~The applicant may enter into a reimbursement agreement with the County for providing for reimbursement of the funds provided by the applicant and used for the construction, or for construction related activities, of the improvements to the extent they are included as eligible in the applicable County and Specific Plan fee programs. Reimbursement shall be consistent with the PFFP and the *El Dorado County Department of Transportation Guidelines for Traffic Fee Program Reimbursement Projects*, including the requirement that the project is bid consistent with the State of California Public Contract Code.~~

~~In the event that the eminent domain process must be implemented to acquire right-of-way, this right-of-way requirement shall be deemed satisfied by developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel or alternative arrangement to the satisfaction of the Department of Transportation.~~

27. The applicant shall provide the County with improvement plans and all necessary right-of-way prior to the first certificate of occupancy for the school site access along Country Club Drive (G-H) and Silver Dove Way (Q-G).

~~The applicant shall secure approved plans, must enter into a road improvement agreement, or subdivision improvement agreement, with the County, and all necessary right-of-way shall be acquired prior to approval of the first final map for the following project PFFP requirements: construct Country Club Drive (G-H) with frontage improvements, construct Silver Dove Way to school site (Q-G) with frontage improvements, and construct school infrastructure (water and sewer).~~

~~In the event that the eminent domain process must be implemented to acquire right-of-way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Department of Transportation. The road improvements must be determined to be~~

~~substantially complete by the County Department of Transportation prior to issuance of a certificate of occupancy for any number of units greater than one half of the project units. Transportation Division.~~

28. ~~[Deleted.] All necessary land shall be acquired prior to approval of the first final map for the approximately two acres for the park and ride lot and also for the 8.7-acre sports park. In the event that the eminent domain process must be implemented to acquire said land, this condition shall be deemed satisfied by developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or make other arrangements to the satisfaction of the Department of Transportation.~~

~~The Phase I A projects, collectively, shall be responsible for design of the total park and ride lot (100 spaces), and the construction of no less than 35 spaces together with related on-site travel ways, facilities, and standard encroachment into the County roadway all to the satisfaction of the El Dorado County Transit Authority. These improvements must be substantially complete, as determined by the Department of Transportation, prior to issuance of a certificate of occupancy for any number of units greater than one half of the units for the subdivision project advancing the construction, unless alternative arrangements have the agreement of the El Dorado County Transit Authority and the Department of Transportation. The improvement plans must be approved concurrently with the approval of the improvement plans for the internal subdivision improvements. In order for these improvements to be eligible for either credit or reimbursement from the Bass Lake Hills Public Facilities Fee, the project must be publicly bid consistent with the Public Contracts Code of California~~

29. Encroachment Permit(s): The applicant shall obtain an encroachment permit from County for work connecting to existing Covello Circle and Salt Wash Way.

~~Off site road improvements consistent with Phase I A requirements of the adopted PFFP shall be completed in compliance as set forth within the Bass Lake Hills Specific Plan, the Bass Lake Hills Specific Plan Public Facilities Financing Plan, and related Environmental Impact Reports. Construction of the improvements to the Bass Lake/U.S. Highway 50 interchange area includes:~~

- ~~1. A west bound 2-lane on-ramp;~~
- ~~2. An east bound 2-lane off-ramp;~~
- ~~3. On-ramp traffic metering;~~
- ~~4. Widening at the Bass Lake Road/Eastbound off-ramp intersection area to provide:
 - ~~a) Dual eastbound left turn lanes;~~
 - ~~b) A shared eastbound right/through lane;~~~~
- ~~5. Two 12-foot northbound through lanes and 1 12-foot southbound lane plus 2-foot shoulders between the eastbound and westbound ramp intersections.~~

~~The applicant shall submit bid-ready documents prior to the issuance of the first certificate of occupancy. Improvements identified must be substantially complete prior to the issuance of the 41 certificate of occupancy.~~

~~At the discretion of the Director of the Department of Transportation, rather than construct the improvements described above, applicant shall pay an in-lieu fee equivalent to the full cost of constructing, designing, and permitting the improvements.~~

~~The cost of constructing these improvements, or the in-lieu fee if that option is chosen by the Department of Transportation, shall not be reimbursable by the County through its road fee programs but is eligible for reimbursement from the Public Facilities Financing Plan (PFFP) fees.~~

30. 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).

~~An executed contract to perform the Project Study Report (PSR) for the Highway 50/Bass Lake Road Interchange shall be submitted to the Department of Transportation prior to approval of the first final map. The contract will be between the applicant and a consultant acceptable to the County and will include a scope of work that is satisfactory to the County Department of Transportation. In addition, the applicant shall enter into an agreement with the County to guarantee the completion of this PSR and shall provide security equal to the estimated cost of the PSR. At the sole discretion of the Department of Transportation, the Department of Transportation may decide to prepare this Project Study Report directly through either a consultant contract or the use of staff, in which case the developer would be required to fund the cost of PSR preparation and processing.~~

~~At the discretion of the Director of the Department of Transportation, this requirement may be deleted.~~

31. Onsite landscape~~Landsc~~ and irrigation plans shall be included in the project improvement plans and cost estimates and shall be reviewed by the ~~El Dorado Hills~~Cameron Park Community Services District and be subject to review and approval by El Dorado County ~~Planning Services~~Development Services Division; the ~~Department of Transportation~~Division will review the plans for matters concerning roadway safety and sight distance.

Drainage

32. The applicant shall construct the detention facilities as identified in the project drainage analysis prior to issuance of building permits. Detention facilities shall be designed in accordance with the County of El Dorado Drainage Manual, including provisions for maintenance and vehicular access. Vehicular access shall be provided from C Court to the basin in Lot B with security provisions or alternative access shall be provided if determined to be satisfactory by the ~~Department of Transportation~~Division.

33. An irrevocable offer of dedication of drainage easement shall be made for the project detention facilities. A homeowner's agreement and association, or other entity, shall be established in order to provide for ownership in fee title to the detention facility.
34. Drainage Study/NPDES Compliance: The project drainage plan facilities and systems shall conform to the BLHSP, County Drainage Manual and County Storm Water Management Plan (SWMP)(2003).

At the option of the subdivider, construction and/ or implementation of Site Design Measures, Source Control Measures, and/or Low Impact Development (LID) Design Standards consistent with the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order) may be implemented in lieu of measures identified in the SWMP.

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.

~~A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan, the Bass Lake Hills Specific Plan, and the County's Storm water Management Plan. The developer shall install said drainage facilities with the respective phase of construction or as specified in the final drainage plan.~~

35. Drainage (Cross Lot): Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or ~~v-ditch~~ open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system ~~within the public roadway~~. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.
36. The proposed project must form an entity for the maintenance of public and private roads and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Bass Lake Road and Country Club Drive are existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

~~The subdivider shall be required to form a County Service Area Zone of Benefit (ZOB) to fund the drainage facility maintenance and maintenance of the flows through the detention facility, and any replacement of the flow related facilities, together with maintenance vehicle access to the detention facility. The funding mechanism for these services must be established prior to approval of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.~~

37. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
38. The subdivider shall obtain irrevocable Offers of Dedication and/or drainage easements to the County for public drainage purposes, and shall process same through the County, for offsite easement rights across properties subject to the Specific Plan Development Agreement, to the satisfaction of the ~~Department of~~ Transportation Division, to accommodate any offsite storm water facilities needed to convey concentrated storm water from the project boundary downgradient to an existing established waterway. Subdivider shall design and install ~~said any~~ offsite storm water facilities as necessary to the satisfaction of the ~~Department of~~ Transportation Division.

Grading

39. ~~[Deleted.] This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance No. 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.~~
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.
41. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Bell Woods and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of~~ Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of~~ 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 ~~Department of~~ Transportation Division approves the final grading and erosion control plans and the grading is completed.

Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

42. 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 Division~~. The ~~Department of Transportation Division~~ shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
43. 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).
44. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
45. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, Section 8.44 of the County of El Dorado County Asbestos and Dust Protection Ordinance (Ordinance No. 4548 adopted 1/4/2000, Amended by Ordinance No. 4360 adopted 5/13/2003) shall apply.

Fire Department

46. That portion of the project that is not within the fire district boundary would have to annex into a District and shall pay all fees associated with that annexation.
47. The potable water system for the purpose of fire protection for this residual development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for two-hour durations as determined by the fire district in accordance with the Uniform Fire Code. This requirement is based upon a single family dwelling ~~3,600~~ 6,200 square ~~6~~ feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption for this rate for this development. A set of engineering calculations reflecting

the fire flow capabilities of the system shall be supplied to the ~~fFire d~~Fire Department for review and approval ~~prior to approval of the improvement plans.~~

48. This development shall install Mueller Dry Barrel fire hydrants ~~conforming to or any hydrant approved by 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 fire hydrant shall be determined by the fire department prior to approval of the improvement plans.
49. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations shall be included in the improvement plans.
50. 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 framing of any combustible members as specified by the applicable fire district ~~shall be included in the improvement plans.~~
51. The applicant shall have a Wild land Fire Safety Plan developed for this project prior to approval of the final map.
52. If the phasing of this development creates any dead-end access roadways in excess of 150 feet, the roadway shall be provided with a turnaround in accordance with applicable Fire District specifications prior to approval of the improvement plans.
53. The driveways serving this project shall be designed to be in accordance with the El Dorado County Code prior to approval of the improvement plans. Driveways serving the project shall be designed to a maximum of 16% grade and can be increased to 20% if paved. If there are any driveways in excess of 20 percent, the design must go back to the fire district for review.
54. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.

Resource Conservation

- ~~53.~~55. The project will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g., straw rolls, sediment fence, sediment basins). The types of practices chosen are site-specific and ~~dependant~~dependent on the time of year construction activities occur.
- ~~54.~~56. The applicant shall prepare a Stormwater Pollution Plan (SWPPP) that incorporates Best Management Practices (BMPs) to contain pollutants on the project site and prevent pollutants from entering stormwater runoff. BMPs shall be incorporated into the construction contract documents. The SWPPP shall be prepared prior to approval of the improvement plans.

Environmental Management/Air Pollution Control District

- ~~55.57.~~ Project emissions of ROG, NOX, and PM-10 need to be quantified using either the URBEMIS 7G for windows 5.1.0 or similar model that is acceptable to the District. In addition, District Rule #223 addresses the regulation and mitigation measures for fugitive dust emissions - Rule 223 shall be adhered to during the construction process. In addition, prior to the issuance of any grading or construction permits for the project, the applicant shall submit, as determined by the El Dorado County Air Quality Management District (AQMD), a Fugitive Dust Prevention Plan (FDP) and/or an and Control Plan and Contingent Asbestos Hazard-Dust Mitigation Plan (ADMP) application may be required for submittal to and approval by the District prior to beginning project construction shall be submitted to and approved by the District prior to beginning project construction prior to approval of the improvement plans.
- 56.58. It is the understanding of the District that this area is known to have soil bearing asbestos. Therefore compliance with *Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations* of the California Code of Regulations will be mandatory prior to approval of the improvement plans.
- 57.59. Project construction involves road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust prior to approval of the improvement plans.
- 58.60. A health risk assessment shall be prepared when the project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the project must be identified. In addition, it must be determined if a project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist the District in preparing a public notice in which the proposed project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health prior to approval of the improvement plans.
- 59.61. Burning of wastes that result from Land Development Clearing must be permitted through the Air Pollution Control District. Only vegetative waste materials may be disposed of using an open outdoor fire prior to approval of the improvement plans.
- 60.62. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings prior to approval of the improvement plans.
- 61.63. 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 construct applications shall be submitted to the District. Submittal of

applications shall include facility diagram(s), equipment specifications and emission factors prior to approval of the improvement plans.

County Surveyor

- ~~62.~~64. 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 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.
- ~~63.~~65. The interior roads of the project will be named ~~through~~thorough through the Road Naming Process established by the County Surveyor.

Community Services District

The project has been annexed in to the Cameron Park Community Services District ("CP CSD") and the following apply:

66. The project is subject to the Quimby Act and dedication requirements for parkland based on the CP CSD standards. 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 120.12.090 of the County Code. 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. The required in-lieu fees, payable to El Dorado County, shall be remitted prior to Final Map recordation. A proof of payment shall be submitted to Planning Services.
67. The project is subject to the CP CSD Park Impact Fee in place at the time the building permits are issued.
68. The project shall be subject to the CP CSD general obligation bond or other facility financing mechanism applicable to the CP CSD.
69. A homeowner's association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management, or if no HOA is formed, then a Landscape and Lighting Assessment District (LLAD) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the project as a back-up funding mechanism to a homeowner's association, in the event the homeowner's association should fail to maintain the improvements to the District's standards.

~~These conditions would apply if the project were annexed in part or in entirety by the CSD.~~

- ~~64. The project is subject to the Quimby Act and dedication requirements for parkland based on EDH standards of 5 acres per 1,000 residents population. Population density is based on 3.3 persons per home, which works out to 0.89 acres of parkland to be dedicated to the District~~

~~before the filing of the final map. As no park site is indicated on this tentative map, but is indicated in the Bass Lake Hills Specific Plan, the District shall be paid in-lieu fees by the developer prior to recording the final map.~~

- ~~65. The project is subject to the EDHCSD Park Impact Fee in place at the time the building permits are issued. Additionally, the project will be subject to the Bass Lake Hills Specific Plan (BLHSP) Public Facilities Financing Plan (PFFP) Phase I A requirements and shall participate in the acquisition and dedication of the 8.7 acre park site, along with adequate water supply, to the EDHCSD prior to recording of the first map.~~
- ~~66. The EDHCSD requires that all utilities be underground. Underground drainage is also recommended to avoid the safety hazards and maintenance problems of open ditches.~~
- ~~67. A Homeowner's Association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management. The District recommends the creation of a shell Landscape and Lighting Assessment District for the 54 lot development as a back up funding mechanism to a Homeowner's Association, in the event the Homeowner's Association should fail to maintain the improvements to the District's standards.~~
- ~~68. Prior to final map approval, a streetscape plan for projects which front Bass Lake Road and all primary local roads shall be submitted for review and approval by the El Dorado Hills CSD.~~
- ~~69. The streetscape is a component of the future Landscape and Lighting Assessment District and would need to be detailed, approved, and have a related maintenance budget prior to the final map.~~
- ~~70. The development should allow for joint trenching for cable television services.~~
- ~~71. The District will provide mandatory waste management services for the residences, including recycling services.~~
- ~~72:70. The EDHCSD-Cameron Park CSD will review and approve the following items prior to final maps being recorded :~~
 - ~~a. Phasing Plan~~
 - ~~b. Open Space and Tree Preservation Management Plan; and~~
 - ~~c. CC&Rs need to be reviewed and approved by the CSD Board of Directors prior to recording the final map and include any conditions that are specific to any lots or areas, such as oak tree preservation and vegetation management.~~

Other

71. Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division

with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.

72. Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
73. Prior to issuance of the first building permit, the developer shall submit to the County a proposed update to the Bass Lake Hills Public Facilities Financing Plan, including an update to the plan area fee program.
74. Prior to recordation of a final map, a valid facility improvement letter (FIL) shall be issued by the El Dorado Irrigation District (EID) for the subdivision, a new Facility Plan Report (FPR) shall be reviewed and approved by the EID, and improvement plans shall be reviewed and approved by EID. Previously approved and expired plans and reports may be used as templates for new submittals to EID.

Mitigation Monitoring and Reporting Program

- ~~73.~~75. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as a condition of project approval. Implementation of the MMRP shall be enacted as set forth by Table 3.0-1 of the MMRP prepared for the project and attached hereto.

Subdivision Requirements Of Law

NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws - which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County ~~Department of~~ Transportation Division approval.
2. 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.
3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County ~~Department of~~ Transportation Division and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved tentative map.

4. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County ~~Department of~~ Transportation Division.
5. Subdivision improvements shall include 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 Transportation Director. Driveways shall be installed in a manner and location acceptable to the County ~~Department of~~ Transportation Division and shall meet standard County driveway requirements.
6. All grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of~~ Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the ~~Department of~~ Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project.
7. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the ~~Department of~~ Transportation Division and the grading is completed.
8. The timing of construction and method of revegetation shall be coordinated by 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 Division. The ~~Department of~~ Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
9. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
10. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

11. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the Final Map.
12. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
13. 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.
14. 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.
15. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
16. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed.
17. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Section 15064.5 of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.