



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
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Phone: (530) 621-5355 Fax: (530) 642-0508

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Alan Tolhurst, Second Vice-Chair, District 5
Lou Rain, District 1
Tom Heflin, District 3

Char TimClerk of the Planning Commission

MINUTES

Regular Meeting
April 26, 2012 – 8:30 A.M.

1. CALL TO ORDER

Meeting was called to order at 8:37 a.m. Present: Commissioners Rain, Heflin, Pratt, and Mathews; Paula Frantz-County Counsel*; and Char Tim-Clerk of the Planning Commission.
[*Arrived at 8:53 a.m. and was in attendance at the start of the public hearing portion.]

2. ADOPTION OF AGENDA

Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and carried (4-0), to adopt the agenda as presented.

AYES: Mathews, Rain, Heflin, Pratt
NOES: None
ABSENT: Tolhurst

3. PLEDGE OF ALLEGIANCE

4. CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

a. Minutes: February 23, 2012 (continued from 3/8/12 & 3/22/12 meetings due to lack of a quorum)

Staff Recommendation: Approve Meeting Minutes as presented

Item was pulled from the Consent Calendar as Commissioner Rain needed to abstain from the vote since he had been absent at that meeting.

Motion: Commissioner Heflin moved, seconded by Commissioner Mathews, and carried (3-0), to approve the February 23, 2012 meeting minutes as presented.

AYES: Mathews, Heflin, Pratt
NOES: None
ABSTAIN: Rain
ABSENT: Tolhurst

b. **Minutes:** March 22, 2012

Staff Recommendation: Approve Meeting Minutes as presented

Item was pulled from the Consent Calendar as Commissioner Heflin needed to abstain from the vote since he had been absent at that meeting.

Motion: Commissioner Rain moved, seconded by Commissioner Mathews, and carried (3-0), to approve the March 22, 2012 meeting minutes as presented.

AYES: Mathews, Rain, Pratt
NOES: None
ABSTAIN: Heflin
ABSENT: Tolhurst

END OF CONSENT CALENDAR

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS** **(Development Services, Transportation, County Counsel)**

Roger Trout, Development Services Director, provided a summary of events as follows:

- **Development Services Department Budget:** Projected budget for next year does not have reductions and, in fact, they are hoping to add staff since the building activity is slowly increasing.
- **Draft Airport Land Use Compatibility Plan (ALUCP) Presentation:** This will also be presented to the Board of Supervisors on May 1, 2012.
- **Targeted General Plan Amendments and Zoning Ordinance Update:** Progress is being made and this is going back to the Board of Supervisors on May 1, 2012.
- **DOT Capital Improvement Plan:** This will be presented to the Board of Supervisors next month.
- **County Budget Hearings:** The Board of Supervisors will have Budget Hearings the 1st week of June 2012.
- **Current Planning Staff Changes:** Pierre Rivas is now in charge of Special Projects and Peter Maurer is in charge of Current Planning.

6. COMMISSIONERS' REPORTS

Commissioner Heflin announced that this weekend was the County's Apple Blossom Festival and they were hoping for a large turnout.

Commissioner Pratt stated that he has been working with the Sacramento Wheelman on their upcoming bike event but didn't know what the status was on it. Roger Trout indicated that staff would contact DOT for a status update and report back to the Commission. Commissioner Pratt also voiced concern over the number of multiple upcoming bike events that will have all or portions of the bike event routes in El Dorado County.

9:00 A.M. – TIME ALLOCATION

Prior to the beginning of the Public Hearing portion of the meeting, Chair Pratt announced that they did not have a full Commission, although they did have a quorum to make decisions. He stated that Commissioner Tolhurst would not be present for today's hearing. Historically, the Commission, as a courtesy, has allowed applicants before the Commission to request their item be continued to be heard by a full Commission. That request must be made before the item is started. Once the hearing is started, the applicant may not request a continuance on the grounds of not having a full Commission. At this time, the earliest that there may be a full Commission would be at the May 10, 2012, hearing.

7. PUBLIC FORUM/PUBLIC COMMENT – None

8. TIME EXTENSION

Two-Year Time Extension Request – Special Use Permit S09-0008/EDH Fire Training Facility submitted by the EL DORADO HILLS FIRE DEPARTMENT to extend the validity of an approved Special Use Permit for two years; Supervisorial District 2. [*Project Planner: Gina Paolini*]

Gina Paolini presented the item to the Commission.

The applicant was not present.

Chair Pratt closed Public Comment.

No further discussion was presented.

Motion: Commissioner Rain moved, seconded by Commissioner Heflin, and carried (4-0), to extend the Special Use Permit for two years.

AYES: Mathews, Heflin, Rain, Pratt
NOES: None
ABSENT: Tolhurst

9. TENTATIVE MAP REVISION

TM07-1441-R/Shinn Ranch submitted by TOM SHINN and THALEIA GEORGIADES to request approval of a minor revision to the approved Vesting Tentative Subdivision Map for Shinn Ranch to revise phasing plan, remove 10 acres from the project, change the Remainder Lot to a "lettered lot", modify Condition of Approval No. 1 to reflect the proposed revisions to the project, and modify Condition of Approval No. 24 to allow flexibility of the revised phasing plan. The property, identified by Assessor's Parcel Numbers 319-260-89, 331-070-01, 331-620-04, 331-620-05, 331-620-10, 331-620-13, 331-620-18, and 331-620-30, consisting of 192 acres, is located east of Kingvale Road and south of the Mother Lode Drive/Pleasant Valley Road intersection, approximately 1.5 miles west of the town of El Dorado, in the El Dorado area, Supervisorial District 3. [*Project Planner: Mel Pabalinas*] (Previously adopted mitigated negative declaration)

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He stated that a letter was received from Mardi Morris, which was forwarded to the Commission for review.

Commissioner Heflin requested comment from staff on the issues brought forth by Ms. Morris in her letter. Roger Trout stated that the concerns were the same when the original project was approved and this revision request did not change any of those items. He stated that the Open Space would remain the same.

Commissioner Mathews wanted confirmation on which 10 acres was being removed. Thaleia Georgiades, representing the Shinn Family, stated that the two five-acre parcels were hers and she would be selling them. She also stated that the 10 acres didn't change the Open Space and only the configuration of the phasing was being changed. At Commissioner Mathews' request, Ms. Georgiades clarified the road maintenance issue.

Chair Pratt stated that he wanted to ensure that nothing changed to affect the existing vineyard in that area and wanted enough disclosure provided to potential homebuyers regarding the existing agricultural operation.

Mardi Morris, representing George and Kathryn Morris who live adjacent to the Shinn Ranch project, spoke on their opposition when the project originally was requested and what has occurred with the Open Space since 2007. She voiced concern that the Open Space area was not properly identified and could be developed if that land was sold. Ms. Morris also requested that a fire break be required.

Mr. Pabalinas stated that the Planned Development portion of the approved project required 30% of Open Space and this was identified in Condition #20. Commissioner Mathews confirmed that this requirement could not be taken out without the project coming back to the Commission.

Mr. Trout addressed Ms. Morris' concern regarding the map showing a dotted line in the Open Space by stating that those lines were not parcel lines. He also explained that any changes to the

Planned Development would require the project coming back before the Commission for that request. In addition, Mr. Trout stated that Condition #95 addressed the fire safe plan.

County Counsel Paula Frantz stated that it needs to be noted that the lots are necessary to meet the 30% Open Space requirement and are a benefit to the residential lots. She also stated that reference to the Planned Development in Condition #1 (Project Description) should not be struck-out. County Counsel Frantz recommended the following revisions:

- Condition #1:
 - Remove strike-through of “planned development” in first sentence;
 - Add “revised” before “project description”; and
 - Add language identifying the lettered lots as Open Space and not being eligible for residential or other development.
- Condition #20: Add language identifying the lettered lots as Open Space and not being eligible for residential or other development.

Ms. Morris indicated that she would feel better with the clarification of the Open Space lots.

Bob Warren, past President of the Gold County HOA, spoke on the road maintenance agreement on Kingvale Road and was concerned that although the formal agreement was in County records, it may get lost in future dealings. Commissioner Pratt read into the record Condition #43 which was on road maintenance.

County Counsel Frantz stated that today’s request was to revise the Conditions of Approval for a revision to the Vesting Map and the recommended changes regarding the Open Space was for clarification purposes only.

Chair Pratt closed Public Comment.

Discussion ensued on the possible future animal shelter and how it pertains to the construction of the roads. County Counsel Frantz explained that Condition #41 addressed this issue.

Ms. Georgiades expressed agreement with the proposed changes to the Conditions of Approval.

No further discussion was presented.

Motion: Commissioner Heflin moved, seconded by Commissioner Mathews, and carried (4-0), to take the following actions: 1. Approve the revised Vesting Tentative Map and Phasing Plan; and 2. Approve the revised Conditions of Approval in Exhibit I amended as follows: (a) Condition #1 to include minor word revisions and the addition of language clarifying the lettered lots as Open Space and not eligible for residential or other development; and (b) Condition #20 to include the addition of language clarifying the lettered lots as Open Space and not eligible for residential or other development.

AYES: Rain, Mathews, Heflin, Pratt
NOES: None
ABSENT: Tolhurst

This action can be appealed to the Board of Supervisors within 10 working days.

Conditions of Approval

I. PROJECT DESCRIPTION

1. This planned development and revised vesting tentative subdivision map is based upon and limited to compliance with the project description below, the Planning Commission hearing exhibits marked Exhibit G (Amended Vesting tentative map) and Exhibit H (Amended Phasing Plan) dated September 27, 2007 and revised 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 revised project description is as follows:

- A. Reduction of total project site from 192 acres to 182 acres resulting from the removal of estate Parcels C and D contained within APN 331-620-10;
- B. Re-designate original 6.5-acre Remainder Lot as an estate residential parcel (Parcel X); and
- C. Modification of the Phasing Plan for Shinn Ranch Vesting Tentative Map;
- D. Designated lettered Lots A-G shall be Open Space as part of the Development Plan and are not eligible for residential or other development.

PD07-0012/TM07-1441-R consists of a revised vesting tentative subdivision map and phasing plan to create a total of 143-148 residential lots ranging in size from 13,500 square feet to 10 6.52 acres on 177.7 182 acres with approximately 70 acres of open space including a pond, Slate Creek and walking trails. Water and sewer service will be provided to the lots by the El Dorado Irrigation District. Primary site access will be provided via Kingvale Road and Pleasant Valley Road with an emergency-only gated entry off Shinn Ranch Road.

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

II. MITIGATED NEGATIVE DECLARATION CONDITIONS OF APPROVAL

2. During construction, all activities shall apply standard Best Management Practices (BMPs) to control dust during construction. These practices shall be incorporated into the project and include:
 - Application of water on disturbed soils and unpaved roadways a minimum of three times per day
 - Using track-out prevention devices at construction site access points
 - Stabilizing construction area exit points
 - Covering haul vehicles
 - Restricting vehicle speeds on unpaved roads to 15 miles per hour
 - Replanting disturbed areas as soon as practical and other measures as deemed appropriate to the site, to control fugitive dust

3. If suitable avian nesting habitat is intended to be removed during the nesting season, from February 1 through August 31, a qualified biologist shall conduct a nesting bird survey to identify any potential nesting activity. If passerine birds are found to be nesting, or if there is evidence of nesting behavior within 250 feet of the impact area, a 250-foot buffer shall be required around the nests. No vegetation removal or ground disturbance shall occur within the 250-foot buffer. For raptor species--birds of prey such as hawks and owls--this buffer shall be 500 feet. A qualified biologist shall monitor the nests closely until it is determined that the nests are no longer active, at which time construction activities may commence within the buffer area. Construction activity may encroach into the buffer area at the discretion of the biological monitor.

Monitoring: The nesting survey shall be submitted to Planning Services staff with recommendations prior to issuance of the grading permit.

4. Prior to the commencement of grading activities, the applicant shall obtain a 1602 Streambed Alteration Agreement from CDFG. Loss of riparian habitat within the project boundaries shall be mitigated by the applicant's purchase of credits at an agency-approved mitigation bank within the region. Lost riparian habitat shall be mitigated at a ratio of no less than 1:1. The requirements of the 1602 permit shall be incorporated into the project.

Monitoring: The applicant shall provide a copy of the 1602 permit to Planning Services prior to issuance of the grading permit.

5. Prior to the commencement of grading activities, the applicant shall obtain a 404 permit from the USACE. Loss of wetland habitat within the project boundaries shall be mitigated by the applicant's purchase of credits at an agency-approved mitigation bank within the region. Lost wetlands shall be mitigated at a ratio of no less than 1:1. The requirements of the 404 permit shall be incorporated into the project.

Monitoring: The applicant shall provide a copy of the 404 permit to Planning Services prior to issuance of the grading permit.

6. The applicant shall replant the required number of oaks per General Plan Option A, or if available and desired, pay the established offsite mitigation fee under General Plan Option B.

Monitoring: The applicant shall either have an oak replanting plan submitted with the final map and reviewed and approved by staff prior to recordation, or payment of Option B fees at the time designated under that plan.

7. In accordance with El Dorado County General Plan Policy 7.4.5.2, the applicant shall submit the following documents to the County of El Dorado:
 - A written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods;
 - A site map plan that identifies all native oaks on the project site; and
 - A report by a certified arborist that provides specific information for all native oak trees on the project site.
8. Prior to any ground disturbing activity within 50 feet of the site, drip-line fencing should be placed around each of the features, A and B as shown on the grading plan, and monitoring by a qualified archaeologist should occur during all grading or excavation activities near the feature.

Monitoring: Development Services staff shall verify in the field that fencing is in place prior to commencement of grading activities.

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

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

10. In accordance with CEQA § 15064.5, should previously unidentified paleontological resources be discovered during construction, the project sponsor is required to cease work in the immediate area until a qualified paleontologist can assess the significance of the find and make mitigation recommendations, if warranted. To achieve this goal, the

contractor shall ensure that all construction personnel understand the need for proper and timely reporting of such finds and the consequences of any failure to report them.

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

11. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

12. In accordance with by El Dorado County General Plan Policy 6.2.2.2, the applicant shall retain a Registered Professional Forrester to prepare a Fire Safe Plan that identifies "defensible space" requirements, emergency access routes, signage, emergency water standards, annual fuel modification maintenance plans, and other measures to address wildland fire hazards. The plan shall be submitted to the Diamond Springs/El Dorado Fire Protection District for approval. The Fire Safe Plan measures shall be incorporated into the Final Tract Map.

Monitoring: Prior to approval of the final map, the fire protection district shall notify Planning Services that the Fire Safe Plan is acceptable to them.

13. Prior to the issuance of building permits, the applicant shall provide plans to the County of El Dorado identifying a barrier of 6 feet in height at the property lines of the residences located nearest to Mother Lode Drive, in accordance with Figure of the Acoustical Assessment prepared by Ballard Acoustical Consultants.

Monitoring: The wall shall be installed prior to occupancy of any adjoining residence.

14. Mechanical ventilation (air conditioning) shall be provided for all residences in this project to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Monitoring: Air conditioning units shall be shown on mechanical sheets of the building plans.

15. Construction activities shall be limited to the hours of 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on Saturday, Sunday, and federal holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Monitoring: Development Services shall spot check construction hours and respond to any complaints from the public.

III. PROJECT CONDITIONS OF APPROVAL

Planning Services

16. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
17. 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. Credit for dedicated open space shall be provided to a maximum of 50 percent.
18. 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.
19. The developer shall enter into an agreement with the School Districts to pay a fee 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.
20. At time of map recording of each map phase, all lettered open space lots (A-G) within that phase shall be dedicated to a Homeowner's Association or similar entity as open space with appropriate maintenance program and are not eligible for residential or other development.
21. At time of map recording, CC&Rs shall be submitted and reviewed by County Counsel.
22. Setbacks for those lots zoned R1-PD and R1A-PD shall be consistent with those shown on Exhibit J for typical lots consisting of 25-foot front-yard setbacks, 20-foot rear-yard setbacks and five-foot side-yard setbacks. Setbacks for corner lots shall be applied as shown on Exhibit J. At time of map recording, setback notes consistent with this condition shall be recorded on the map.
23. At time of final map recordation, building envelopes shall be shown and recorded for each lot consistent with Exhibit L, Preliminary Site Plan.

24. The map shall be recorded and constructed in phases consistent with the phasing plan included within the vesting tentative map, Exhibit F as revised on April 26, 2012. Modifications to the phasing plan may be approved by the Development Services Department Director.
25. The final map shall include a 100-foot non-building setback from all ponds and a 50-foot non-building setback from all wetlands at the subject site as delineated on Exhibit F.
26. This vesting tentative map shall expire within 24 months from date of approval unless a timely extension has been filed.
27. All fees associated with the vesting tentative subdivision map shall be paid prior to recording the final subdivision map.
28. 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.

Air Quality Management District

29. Prior to grading permit issuance, a fugitive dust plan shall be submitted to the Air Quality Management District (AQMD) for review and approval.
30. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
31. The application of architectural coating shall adhere to District Rule 215 Architectural Coatings.
32. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

California Department of Transportation (Caltrans)

33. Prior to conducting any work within the State right-of-way, an encroachment permit shall be obtained from Caltrans.

Department of Transportation

34. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual and the following table. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map:

ROAD NAME	ROAD WIDTH	DISM REFERENCE	GENERAL PLAN REFERENCE
On –site roads (cul-de-sacs)	36ft (50ft R/W)	Std Plan 101B	Table TC-1
“A” Drive	40ft(50ft R/W)	Std Plan 101B	Table TC-1
Kingvale Road	40ft (50ft R/W)	Std Plan 101B	Table TC-1

All roads shall be paved per recommendations of geotechnical engineer.

35. The applicant shall construct a cul-de-sac at the end of the on-site roadway, as specified in Standard Plan 114. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
36. The applicant shall construct the proposed roadway approach for “A” Drive to the provisions of county Standard Plan 103C and shall be paved per recommendations of geotechnical engineer. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
37. The applicant shall construct the proposed roadway encroachment for “A” Drive onto Pleasant Valley Road to the provisions of county Standard Plan 103C and shall be paved per recommendations of geotechnical engineer. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security prior to the recordation of the final map. The applicant and El Dorado County shall enter into a reimbursement agreement in the event that this development occurs prior to El Dorado County construction of the roads for the Animal Shelter.
38. The applicant shall design and construct a left hand turn lane at the intersection of Kingvale Road and Motherlode Drive. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall

- obtain an approved improvement agreement with security, prior to the recordation of the final map.
39. The applicant shall design and construct a left hand turn lane at the intersection of "A" Drive and Pleasant Valley Road. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map. The applicant and El Dorado County shall enter into a reimbursement agreement in the event that this development occurs prior to El Dorado County construction of the roads for the Animal Shelter.
 40. The applicant shall design and construct acceleration and deceleration lanes at the intersection of Kingvale Road and Motherlode Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
 41. The applicant shall design and construct acceleration and deceleration lanes at the intersection of A Drive and Pleasant Valley Road. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing of the final map. The applicant and El Dorado County shall enter into a reimbursement agreement in the event that this development occurs prior to El Dorado County construction of the roads for the Animal Shelter.
 42. The applicant shall demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements along the western and southern boundaries of this project.
 43. Prior to filing of the final map, the applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both on-site and for those roads that are required for access to County or State maintained roads.
 44. Prior to filing of the final map, the applicant shall form drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.
 45. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.
 46. Drainage Ditches and swales shall be designed per Sections 3.3.4 and Section 6 of the County of El Dorado Drainage manual.
 47. Include an energy dissipater at the outlet of the culverts per Sections 6.4.1 and 7.3.3 of the County of El Dorado Drainage manual.

48. Per Section 3.B) (6) of the County of El Dorado Design Standards, a tangent at least one hundred feet long shall be introduced between reversed curves. A line and curve table should be introduced to demonstrate that street alignments meet County design criteria prior to the recordation of the final map.
49. Cross lot drainage will not be allowed without the proper drainage easements and/or drainage structures. Drainage easements shall be provided where deemed necessary prior to the recordation of the final map.
50. The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation.
51. Per Section 3.B) (4) of the County of El Dorado Design Standards, all streets and intersections shall have a minimum sight distance based on the design speeds. Verify that Kingvale Rd, Court D and Shinn Ranch onto Road "A" meet sight distance criteria prior to the recordation of the final map.
52. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If 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 Department of Transportation Right of Way Unit, and enter into an agreement pursuant to *Government Code Section 66462.5* and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a twenty-percent (20%) contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel;

Drainage Study Conditions

The following conditions shall be addressed prior to filing of the final map:

53. The drainage study (hydrologic and hydraulic study) must be sealed and signed. Please see drainage manual section 1.8.3.
54. Page 1: There is no figure 4 in Appendix A. Figure needs to be labeled.
55. The drainage report does not address the downstream and upstream impact at this time. "Impacts to downstream facilities and other proposed mitigation measures included in the design should be discussed. Potential impacts resulting from backwater effects, hydraulic scour and deposition, off-site discharges and other environmental issues should be thoroughly analyzed and discussed in the report" (County Drainage Manual Section 1.8.3 page 1-17). The downstream and upstream impact shall be analyzed.
56. A detailed calculation shall be included for the Mother Lode Triple Culvert Capacity (County Drainage Manual page 1-17).
57. A-drive culvert capacity calculation for slate creek crossing and other pipe size calculations shall be included.
58. Appendix B is HEC-1 analysis for the whole watershed done by Carlton Engineering in 1997. Watershed needs to be analyzed with updated version of HEC software with current watershed information.
59. Composite curve number (CN) has been changed because of the development after 1997 and proposed development upstream of this subdivision.
60. Page 4: HEC-2 was used to calculate water surface profile (not included in appendix). Water surface profile needs to be calculated with the updated version of HEC software with current watershed information.
61. Drainage study pages 4, 5, 6 & 7
 - a. Per the study "the peak discharge method-section 2.5 was used to estimate both the 10-year design flows and 100-year design flows" (onsite peak flow calculation not included in the report). Hydrograph method is shall be used instead of peak discharge method because of the extent and the nature of the watershed.
 - b. Overland release criteria: per the County Drainage Manual "One foot freeboard shall be maintained between the building finished floor elevation and the water surface elevation resulting from a storm runoff event with an average recurrence interval of 100 years". The overland release locations 1 foot below proposed building finish floors is not adequate. And all open channels should have a

- freeboard (County Drainage Manual section 1.8.2 page 1-10, section 6.3.5 page 6-14). Revise.
- c. Total on-site watershed for this subdivision is 167.7 acre, which is a significant amount. Comparison of onsite impervious area with the total watershed (2374 acre) is not rational because the total watershed (2374 acre) contains both pervious and impervious surfaces. The whole watershed both onsite as well offsite (upstream) should be included in the design and in the analysis.
 - d. Per report, the peak discharge time of concentration for the proposed development is approximately 1 hr. There is no calculation to support the time of concentration (drainage manual 1.8.3). Provide supporting calculations.
 - e. The energy grade line should be at least 0.5 feet below all manholes lids and grate inlets for 10 year return period flood. For 10-year return period flow, hydraulic grade line should be below the ceiling of the pipe (County Drainage Manual section 4.3.2, page 4-11). Provide energy grade line.
62. Appendix A
- a. Pre-development shed map is missing as mentioned in the appendix sheet. Provide pre-development shed map.
 - b. Post construction off-site shed map is missing as mentioned in the appendix sheet. Provide post construction shed map.
63. There is an on-site pond within this subdivision. If it is a retention pond for the attenuation of flood, downstream impact needs to be addressed in the drainage study and operation procedure needs to be developed and submitted to the concerned entity including El Dorado County DOT (County Drainage Manual 1.8.2). Does this dam meet the DSOD criteria (Drainage Manual section 5.1)?

Summary and Recommendation

64. New version of the hydrologic and hydraulic study is required because of the upstream development. For the new report, updated version of HEC software should be used to analyze the upstream watershed and to analyze the water surface profiles/flood plain. Watershed map should be broken down to more sub-shed maps with more detail information.
65. “Peak-only method is restricted to catchments with area less than 100 acres. In any analyses in which the peak-only method is used, the design engineer must determine and demonstrate that the model is, in fact, appropriate”. Please see County drainage manual section 2.2.2. Therefore, hydrograph method shall be used instead of rational method for on-site watershed because of extent and nature of the watershed.

66. Per the County Drainage Manual Section 1.8.2 "Drainage facilities for areas greater than 100 acres shall be designed to safely convey the storm runoff for an event with an average recurrence interval of 100 years. All available headwater depth of the culvert may be utilized for these facilities. Flooding effects from backwater shall be analyzed when available headwater depth is incorporated into the design". Does this applicable to this subdivision?
67. Onsite pre-development and post development storm runoff calculations are required.
68. Drainage easement needs to be shown on the plan (for future improvement plan) as applicable per drainage manual section 1.8.2.
69. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
70. 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 the final map.
71. 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. 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.
72. An irrevocable offer of dedication, in fee, for the required rights-of-way shall be made for all the proposed roads, 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.
73. 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.
74. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of