

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: El Dorado County Planning Commission
FROM: Aaron Mount, Project Planner
DATE: May 31, 2012
RE: Special Use Permit Revision S03-0005-R-2/El Dorado Hills Community Park Revision;
Assessor's Parcel Number 125-110-09

Agenda of: June 14, 2012

Item No.: 11.a

S03-0005-R-2 was conceptually approved without inclusion of a dog park at the May 10, 2012 Planning Commission hearing. Attached are the revised Conditions of Approval and Findings.

Conditions of Approval 1 and 23 were modified by striking out reference to the proposed dog park as shown in Attachment 1. Condition of Approval 26 was struck out completely as it was a mitigation measure that only pertained to the dog park.

Findings 4.1 and 5.1 were modified by striking out reference to the proposed dog park as shown in Attachment 2.

No changes have been made to the Subsequent Mitigated Negative Declaration as the Planning Commission concluded that it adequately analyzed all uses conceptually approved at the May 10, 2012 hearing.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

1. Adopt the Subsequent Mitigated Negative Declaration, based on the Initial Study prepared by the applicant;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures in the Revised Conditions of Approval as listed in Attachment 1;
3. Approve Special Use Permit Revision S03-0005-R-2 subject to the Revised Conditions of Approval in Attachment 1, based on the Revised Findings in Attachment 2; and
4. Determine a Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the riparian area setback from 100 feet to zero with installation of a multi-use trail and pedestrian bridge within the required setback.

ATTACHMENTS

Attachment 1 Revised Conditions of Approval; June 14, 2012
Attachment 2 Revised Findings; June 14, 2012

ATTACHMENT 1

REVISED CONDITIONS OF APPROVAL

Special Use Permit Revision S03-0005-R-2/El Dorado Hills Community Park Revision
Planning Commission/~~May 10~~June 14, 2012

Planning Services

1. ~~The project, as approved, consists of the following: This special use permit amends Special Use Permit S03-0005 and the approved site plans. This revision request consists of the addition of a Teen Center to the El Dorado Hills Community Park facilities.~~
2. ~~The following uses and all associated site improvements shall conform to the submitted site plans attached on Exhibit D through Exhibit J of Special Use Permit S03-0005 as amended by the attached exhibit D of this Special Use Permit Revision S03-0005R.~~
 - a. ~~Skate Park~~
 - b. ~~Class I Bike Path~~
 - c. ~~Expanded Parking~~
 - d. ~~New Parking~~
 - e. ~~Public Restroom~~
 - f. ~~Teen Center~~
 - g. ~~Maintenance Building~~
 - h. ~~Temporary Administration Building~~

~~Minor modifications may be approved by the Deputy Director of Planning. Major modifications are subject to approval by the Planning Commission.~~

1. This Revised Special Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibits E.....Applicant Submitted Project Description (3 pages)
Exhibit F.....Project Site Plan, Existing Community Park
Exhibit G.....EDH Community Park Master Plan
Exhibit H.....EDH Community Park Master Plan Proposed
Exhibit I-1EDH Community Park Vicinity Map
Exhibit I-2Site Plan
Exhibit I-3Restroom Building Enlargement
Exhibit I-4~~Dog Park, Trail, and Bridge Enlargement~~
Exhibit I-5~~Dog Park, Trail, and Bridge Enlargement Landscape Plan~~
Exhibit I-6Basketball Court, Picnic & Play Area Enlargement
Exhibit I-7Basketball Court, Picnic & Play Area Enlargement
Landscape Plan

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:

Approval of Special Use Permit Revision S05-0003-R-2 allows development of new park facilities within the El Dorado Hills Community Park, located within the existing 39.5-acre parcel identified by Assessor's Parcel Number 125-110-09, and consisting of the following:

- ~~a.~~ One (1) dog park with the following features:
 - ~~0.72 acre large dog park.~~
 - ~~0.59 acre small dog park.~~
 - ~~Hours of operation 7 am to 7 pm.~~
- ~~ab.~~ One (1) basketball court
- ~~be.~~ Four (4) batting/pitching cages
- ~~cd.~~ One (1) picnic area
- ~~de.~~ A multi-use trail that parallels the eastern park boundary and along New York Creek.
- ~~ef.~~ A pedestrian bridge for general/ADA access from the northern parking lots across New York Creek to the dog park area
- ~~fg.~~ A 4-stall restroom has been added adjacent the parking lot near the northernmost baseball field.
- ~~gh.~~ Skate Park
- ~~hi.~~ Class I Bike Path
- ~~ij.~~ Expanded Parking
- ~~jk.~~ New Parking
- ~~kl.~~ Public Restroom
- ~~lm.~~ Teen Center
- ~~mn.~~ Maintenance Building
- ~~no.~~ Temporary Administration Building

Minor modifications may be approved by the Director of Development Services. Major modifications are subject to approval by the Planning Commission.

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

Conditions from the Mitigated Negative Declaration and Previous Approvals

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

Air Quality and Hazardous Materials Mitigation Measures

21. A Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan shall be submitted to and approved by the El Dorado County Air Quality Management District prior to beginning project construction. The plan shall comply with the requirements of the California Code of Regulation "Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations" Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 of the El Dorado County Air Quality Management District.
32. A Health Risk Assessment shall be prepared for the project, which must identify airborne toxic pollutants expected to be generated by the project, and must determine if the project site is located in an area that may impact existing or planned schools, or facilities with the potential to emit toxic or hazardous pollutants. The applicant shall 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.
43. The project shall comply with Title 17 section 93105 et seq., for Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surfacing Mining Operations. Additionally, the El Dorado County Air Quality Management District's Air Pollution Control Officer may require air monitoring.
54. A geologist should periodically observe excavation work to check for visible asbestos. Where asbestos containing rock and/or soil is disturbed and mitigated, or if air monitoring for asbestos is performed, an asbestos management and mitigation report should be prepared. This report should document where asbestos was found, where it was placed, any mitigation measures that were used, and provide the results of air monitoring (if applicable) (Youngdahl Consulting Group Inc., 2003).

Soils Mitigation Measures

65. Review and approval of the erosion control and revegetation plan required by the El Dorado County Resource Conservation District prior to construction activities. The plan requires complete revegetation and stabilization of all disturbed areas from construction activities.
76. Project compliance with the County Grading, Erosion, and Sediment Control Ordinance, including review and approval of a final drainage plan by the El Dorado County Department of Transportation, prior to issuance of a commercial grading permit.

87. Project compliance with the mitigation measures identified in the geotechnical report prepared by Anderson Geotechnical Consultants, Inc. Wherever the dark grey clay exists within 2 feet of the finished grade of a building pad, or within 2 feet of the finished subgrade in a pavement area, it be completely removed and replaced with granular soil or weathered rock (Anderson Geotechnical Consultants, Inc., 1985).
98. Any tan or light brown clay uncovered during the native soil scarification process should be thoroughly mixed with the surrounding granular soil. After scarification and mixing (if necessary), the soil should be moisture conditioned and recompact to a minimum of 90 percent relative compaction at or near optimum moisture content. Compaction requirements are based on ASTM D1557-78 specification for the determination of maximum dry density.
109. Clay soils encountered during earthwork should be thoroughly mixed with on-site granular soils during fill placement, and not used as fill within the upper foot of building pads or those subgrades supporting exterior flatwork (Wallace-Kuhl & Associates Inc., 2003).

Water Quality Mitigation Measures

110. Project compliance with El Dorado County Department of Transportation (DOT) conditions of approval, regarding stormwater treatment requirements and grading activities, including compliance with the County Grading, Erosion, and Sediment Control Ordinance. DOT approval of a final drainage plan prior to issuance of any County permits for the project, to ensure no net increase of runoff off-site through the use of stormwater detention basins or other appropriate facilities indicated in the DOT conditions of approval for the project.
124. Project compliance with erosion control and revegetation requirements with the El Dorado County Resource Conservation District, including approval of an Erosion Control and Revegetation Plan prior to construction activities.
132. Project coordination with the California Regional Water Quality Control Board regarding stormwater discharge regulatory/permitting requirements and associated mitigation.
- ~~13. Project coordination with California Department of Fish and Game regarding the potential for a Streambed Alteration Agreement and associated mitigation.~~
14. Mitigation Measure BIO-02: Sedimentation and Erosion Control Measures

The contractor shall prepare and implement an erosion control plan and Stormwater Pollution Prevention Plan (SWPPP) to ensure erosion and sedimentation from the project is kept to a minimum. For all activities disturbing greater than one acre, the contractor will be required to obtain a Statewide General Construction Stormwater Discharge Permit (RWQCB, 2009). The contractor shall prepare and implement the SWPPP, and standard

erosion and sediment control best management practices will be used during and after construction to control accelerated soil erosion and sedimentation and ensure there will be no adverse affect on local drainages. Straw bales, silt fence, coir rolls, and other erosion protection devices will be used in areas of bare soil, and in drainages near all areas of disturbance to reduce surface runoff velocities and to prevent sediment from entering drainages. Maintenance of erosion and sediment control measures during the construction phase will be conducted on a weekly basis.

Mitigation Measure BIO-02 Implementation Responsible Party: El Dorado Hills Community Services District will require the contractor to develop and implement the Stormwater Pollution and Prevention Plan (SWPPP) and revegetate the site.

Timing: During and immediately after construction activities.

Monitoring and Reporting Program: The recording and evaluation of the SWPPP and erosion control practices will be conducted by El Dorado Hills Community Services District and kept on file at the El Dorado Hills Community Services District offices.

15. Mitigation Measure BIO-03: Streambed Alteration Agreement, pursuant to Fish and Game Code 1602, if applicable

Streambed Alteration Agreement: A Streambed Alteration Agreement, pursuant to Fish and Game Code 1602, shall be obtained by the applicants, from the California Department of Fish and Game, if applicable, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures would be developed in coordination with CDFG in the context of the agreement process. Authorization prior to placement of any fill is required from the U.S. Army Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Mitigation Measure BIO-03 Implementation Responsible Party: El Dorado Hills Community Services District, if necessary, will be responsible for consulting with the CA Dept. of Fish and Game and receiving a 1602 Streambed Alteration Agreement.

Timing/Implementation: The applicant shall provide a copy of the 1602 Streambed Alteration Agreement to El Dorado County Development Services prior to issuance of the grading permit. If it has been determined by Fish and Game that said permit does not apply after their review of the development plans for the project, the applicant shall provide El Dorado County Planning Services with verification from Fish and Game that no Agreement is needed for the project, prior to issuance of a building and/or grading permit for the project.

16. Mitigation Measure BIO-04: Nationwide Permit, Section 404 permit, if applicable

Wetland Delineation Verification: Prior to potential disturbance of any waters of the United States including any wetland features, the applicants shall submit a request to the U.S. Army Corps of Engineers (Corps) for a wetland verification. Along with the request, the applicant shall provide project construction and development drawings or maps including wetland areas, denoting the proposed stream crossing. If fill of any potential waters of the U.S is anticipated, the appropriate Corps 404 permit, most likely a Nationwide Permit, must be obtained prior to the fill activity occurring. The appropriate terms of mitigation including the wetland acreage to be mitigated for would be defined in the issued Corps permit if one is deemed appropriate. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated at a "no net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. Mitigation may include the purchase of mitigation credits from an approved wetland mitigation bank at an appropriate ratio for each acre of wetland /waters proposed to be impacted as determined by the Corps of Engineers.

Mitigation Measure BIO-04 Implementation Responsible Party: El Dorado Hills Community Services District, if necessary, will be responsible for consulting with the Corps of Engineers and receiving a Section 404 permit.

Timing/Implementation: The applicant shall provide either a copy of the 404 permit, or if the Corps concurs that all waters of the U.S. are avoided and no 404 permit is required, the applicant shall request a no-permit-required letter from the Corps and provide El Dorado County Planning Services with a copy prior to issuance of a building, and/or grading permit.

17. Mitigation Measure BIO-05: Water Quality Certification, Section 401 permit, if applicable

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

Mitigation Measure BIO-05 Implementation Responsible Party: El Dorado Hills Community Services District, if necessary, will be responsible for consulting with the California Regional Water Quality Control Board and receiving a Section 401 permit.

Timing/Implementation: The applicant shall provide a copy of the Section 401 permit to El Dorado County Development Services prior to issuance of the grading permit. If it has been determined by the California Regional Water Quality Control Board that said permit does not apply after their review of the development plans for the project, the applicant

shall provide El Dorado County Planning Services with confirmation from them of that determination prior to issuance of a building and/or grading permit.

18. Mitigation Measure GEO-01: Sedimentation and Erosion Control Measures

The contractor shall prepare and implement an erosion control plan and Stormwater Pollution Prevention Plan (SWPPP) to ensure erosion and sedimentation from the project is kept to a minimum. For all activities disturbing greater than one acre, the contractor will be required to obtain a Statewide General Construction Stormwater Discharge Permit (RWQCB, 2009). The contractor shall prepare and implement the SWPPP, and standard erosion and sediment control best management practices will be used during and after construction to control accelerated soil erosion and sedimentation and ensure there will be no adverse affect on local drainages.

Straw bales, silt fence, coir rolls, and other erosion protection devices will be used in areas of bare soil, and in drainages near all areas of disturbance to reduce surface runoff velocities and to prevent sediment from entering drainages. Maintenance of erosion and sediment control measures during the construction phase will be conducted on a weekly basis.

Revegetation of all graded and disturbed areas of bare soil will completed within six months, or prior to the rainy season. Native seed mixes will be used to replicate the naturally occurring vegetation.

Mitigation Measure GEO-01 Implementation Responsible Party: El Dorado Hills Community Services District will require the contractor to develop and implement the Stormwater Pollution and Prevention Plan (SWPPP) and revegetate the site.

Timing: During and immediately after construction activities.

Monitoring and Reporting Program: The recording and evaluation of the SWPPP and erosion control practices will be conducted by El Dorado Hills Community Services District and kept on file at the El Dorado Hills Community Services District offices. Standards of Success: Minimize on and off site erosion and prevent introduction of significant amounts of sediment into any stream or drainage.

19. Mitigation Measure HYD-01: Avoid/Minimize Potential Impacts from Construction Material Release.

Prior to construction he contractor shall develop a Spill Prevention and Contingency Plan for any grading activities that impact greater than one acre.

Containment and cleanup equipment (e.g., absorbent pads, mats, socks, granules, drip pans, shovels, and lined clean drums) will be at the staging areas and construction site for use, as needed.

Staging areas where refueling, storage, and maintenance of equipment occur will not be located within 100 feet of drainages or the creek bed to reduce the potential contamination by spills.

Construction equipment will be maintained and kept in good operating condition to reduce the likelihood of line breaks or leakage.

No refueling or servicing will be done without absorbent material (e.g. absorbent pads, mats, socks, pillows, and granules) or drip pans underneath to contain spilled material. If these activities result in an accumulation of materials on the soil, the soil will be removed and properly disposed of as hazardous waste.

If a spill is detected, construction activity will cease immediately and the procedures described in the Spill Prevention and Contingency Plan will be immediately enacted to safely contain and remove spilled materials.

Simultaneous to implementing the containment measures, construction crews will contact El Dorado County and other appropriate resource agency personnel.

Spill areas will be restored to pre-spill conditions, as practicable.

Spills will be documented and reported to El Dorado County appropriate resource agency personnel.

Responsible Party: El Dorado Hills Community Services District will require the construction contractor to develop and implement a Spill Prevention and Contingency Plan for all activities in the vicinity of drainages associated with the project area. For grading activities impacting larger than one acre, a SWPPP will also be developed.

Timing: The BMPs and Plans will be implemented prior to and during all phases of construction.

Monitoring and Reporting: Evaluation of BMPs and Spill Prevention and Contingency Plan (and SWPPP) will be conducted by El Dorado Hills Community Services District. Reports of spills will be documented and kept on file at El Dorado Hills Community Services District offices.

Standard of Success: Prevention of construction material spills in drainages near the project area.

20. Mitigation Measure HYD-02: Implement Construction-Related Best Management Practices

El Dorado Hills Community Services District will implement multiple erosion and sediment control BMPs in areas with potential to drain into any nearby waterway. The BMPs to be implemented would include the following:

Temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, grassy swales and temporary revegetation or other ground cover) will be employed to control erosion from disturbed areas

Vegetative cover will be established on the construction staging area as soon as possible after disturbance to minimize erosion potential. Vegetative cover will consist of a seed mix containing grasses either native to the area or non-invasive.

Mitigation Measure HYD-02 Implementation Responsible Party: El Dorado Hills Community Services District will require the construction contractor to develop and implement erosion control BMPs and develop a SWPPP for grading in areas greater than one acre.

Timing: The BMPs and Plans will be implemented prior to and during all phases of construction.

Monitoring and Reporting: Evaluation of BMPs and SWPPP will be conducted by El Dorado Hills Community Services District. Reports of spills will be documented and kept on file at El Dorado Hills Community Services District offices.

Standard of Success: Prevention erosion and significant sediment laden runoff in drainages near the project area.

Noise Mitigation Measures

Skate Park Mitigation Measures

~~14. Provide insulation of fiberglass ramps to reduce the resonance of sound inside the cavities of the ramps. The County Planning Department shall review the ramp design prior to installation. This measure is expected to reduce overall park noise emissions by 3-5 dB.~~

~~21+5. Community Services District Policy 1140.180 requires that radios, tape players, musical instruments or other noise making devices shall not be played at excessive noise levels. Signs shall be posted informing park users of this restriction. The County Planning Department shall approve the sign locations prior to operation of the skate park.~~

2246. Facility operations shall be closed by 10:00pm. The facility shall be fenced and the gates locked to prevent after hours skating. ~~Consideration shall be given to contacting the Auburn Recreation District for guidance on how this important issue has been handled at the Auburn Overlook Skate Park.~~
- ~~17.~~ A noise barrier shall be constructed around the western, northern, and eastern boundaries of the park to attenuate Skate Park noise emissions in the direction of the nearest residences. ~~Specifically, the barrier shall consist of solid barrier constructed of a combination of earth and solid wall of not less than 6' in height.~~

Community Park Mitigation Measures

2348. Monitor the site for compliance with the County's Noise Performance Standards and nuisance noise. Upon commencement of activities at the skate ~~and dog~~ park, conduct reviews of the facilities to ensure that they do not become a source of nuisance noise for the nearby residential areas. Reviews shall be conducted seasonally for the first two years of operation. All activity areas within Community Park shall comply with the County's Noise Standards (Tables 6.1 and 6.2 of the El Dorado County General Plan).

The periodic reviews may include discussions with neighbors, observations of skate ~~and dog~~ park usage and, if necessary, unannounced follow-up noise monitoring of the facility. If it is determined by the collection of ambient noise data that the users of the skate ~~and dog~~ park or the teen center are creating nuisance noise, the following measures shall be considered by the District to mitigate excessive noise:

1. The hours and days of park usage could be restricted.
 2. The maximum number of occupants could be limited (requires supervision—~~this is currently done at the Roseville skate park~~).
 3. Persons causing noise complaints could be restricted from future use of the facility (requires supervision).
2449. Minimize noise disturbance during construction. Hours of operation for construction activities shall be limited to the hours of 7 a.m. to 9 p.m. during weekdays, and 8 a.m. to 6 p.m. on Saturdays; no work shall be permitted on Sundays. Additional noise mitigation could be accomplished through the installation of noise reduction equipment (mufflers) and regular maintenance of construction vehicles. Equipment staging areas shall be located as far away as possible from residences and Oak Ridge High School. The location for the staging areas shall be approved by the County Planning Department prior to construction activity.
2520. Public notification of blasting activity. Should blasting be required as part of the construction related earthmoving activities, adjacent residences should be notified in advance of the proposed blasting schedule, and all such blasting activities should take place during daytime hours. In addition, the company responsible for conducting the blasting operations should design and set the charges in such a manner as to minimize the potential for adverse public reaction from the neighbors.

- ~~21. Prior to issuance of a County building permit, a noise study shall be required to demonstrate compliance with the interior noise standards of Table 6-1 for office buildings. This mitigation measure is intended to apply primarily for the new maintenance building, due to its close proximity to El Dorado Hills Boulevard.~~

Dog Park Mitigation Measures

- ~~26. Mitigation Measure NOISE-01: Operational Constraints at Dog Park~~

~~To reduce typical dog park noise levels to a state of compliance with the daytime noise standards recommended for this study, the following options should be implemented by El Dorado Hills Community Services District:~~

- ~~1. Install a solid barrier material at the northern and eastern boundaries of the large dog area, such as solid vinyl sheets at the fence line as proposed by the project applicant. A barrier height of 5-6 feet should be adequate to intercept line of sight between the dogs and nearest residences; and~~
- ~~2. Limit dog park hours of use to 7 am to 7 pm. Due to the lower noise level standards which apply to evening hours (7 pm - 10pm), this restriction may be necessary to ensure that dog park noise generation during evening hours is not excessive.~~

Biological Mitigation Measures

- ~~2627.~~ Mitigation Measure BIO-01 Pre-construction Raptor and Migratory Bird Nesting Surveys

If construction is proposed during breeding season (March-August), a pre-construction raptor and migratory nest survey shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to the California Department of Fish and Game (CDFG) and the Planning Department. If no active nests are found during the preconstruction survey, no further mitigation is required. If active nests are found, construction shall not occur within 500 feet of an active nest until the young have fledged, as determined by a qualified biologist, or until the project applicant receives written authorization from the CDFG to proceed. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season (approximately March 1 and August 15), then an onsite biologist/monitor experienced with raptor behavior shall be retained by the project proponent to monitor the nest, and shall along with the project proponent, consult with the CDFG to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated on-site biologist/monitor shall

be on-site daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the CDFG and depending on the behavior of the raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the raptors acclimation to construction related activities.

Mitigation Measure BIO-01 Implementation: Responsible Party: El Dorado Hills Community Services District would require that the surveys be implemented by a qualified biologist and will be responsible to ensure that no protected raptors or migratory birds are impacted by the project.

Timing: Surveys to be conducted no more than 30 days from the beginning of construction, if construction occurs during the nesting season (March 1 – August 15).

Monitoring and Reporting Program: El Dorado Hills Community Services District will require the qualified biologist to conduct the survey and submit a monitoring report.

CONDITIONS

El Dorado County Department of Transportation

~~27283~~. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion, and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. A commercial permit is required.

~~28294~~. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.

~~29305~~. The applicant shall provide a soils report at time of grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential and pavement section based on TI and R values. Any export to be deposited within El Dorado County shall require an additional grading permit.

~~30316~~. The applicant shall provide a drainage report at time of grading permit application addressing storm water runoff increases, impacts to downstream facilities and properties to the satisfaction of the Department of Transportation. Mitigation of any significant impacts shall be included in the report and in the project design. The report shall include water quality facilities (BMP's), oil/grease separators, etc. The report shall discuss the necessity of storm water detention as mitigation to identified significant impacts. The project shall include any recommended detention facilities in the construction design. Parking lot storm drainage shall include facilities to separate oils and grits from storm

water in accordance with the recommendations of the Storm Water Quality Task Force's *California Storm Water Best Management Practices Handbook (1993)*. Flows through landscaped areas or grassy swales are the preferred approach to storm water quality enhancement.

~~31327~~. The applicant shall be subject to the County's traffic impact mitigation fee programs. Said fees shall be due upon the issuance of a building permit.

~~32338~~. All parking lot drainage shall flow through landscape areas or grassy swales prior to flow off-site for water quality purposes. Design of these drainage courses shall be reviewed by the Department of Transportation.

~~33349~~. Access roads and aisles shall be a minimum of 24 feet in width for two way travel and 12 feet wide for one-way travel and shall be paved. Parking maneuvering space shall be 24 feet. Access lane near the entrance shall be set back a sufficient distance to prevent storage of vehicles from blocking vehicular or pedestrian access along Harvard Avenue.

~~343510~~. The applicant shall be subject to encroachment permits, standard plan 103G for the easterly driveway access, and modified standard plan 103G to accommodate right turn in and right turn out for the westerly driveway access on Harvard Way along the south-central portion of APN 112-120-23.

~~353614~~. The existing project access driveway onto Harvard Way shall be relocated easterly approximately 60-feet to improve sight distance to the satisfaction of the Department of Transportation. In addition, this driveway shall be for right turn in and right turn out only, and the project improvement plans shall include traffic delineation to accomplish same.

~~363712~~. The most easterly project access driveway onto Harvard Way shall be aligned with the existing most westerly access driveway to Oakridge High School. Project improvement plans shall include installation of an all-way stop at this location in Harvard Way including appropriate striping, crosswalk, and signage to the satisfaction of the Department of Transportation. In addition, improvement plans shall also reflect re-curb no parking, with signage for "NO STOPPING ANY TIME" and "NO PARKING", along the north side of Harvard Way from Clermont westerly to 50-feet westerly of the relocated westerly project access.

~~373813~~. Applicant shall align the proposed pedestrian walkway within the on-site parking lot to direct pedestrians to the project's most easterly driveway location. In addition, on-site improvement plans shall incorporate landscaping, mounding, and possibly decorative fencing to channelize pedestrians to appropriate crosswalk on Harvard Way.

El Dorado County Department of Environmental Management

~~383914~~. Project construction may involve road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

394015. Burning of wastes that result from "Land Development Clearing" must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.

404116. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

414217. Heavy equipment and mobile source mitigation measures:

- a. Use low emission on-site mobile construction equipment.
- b. Retard diesel engine injection timing by two to four degrees.
- c. Use reformulated low-emission diesel fuel.
- d. Use catalytic converters on gasoline powered equipment.
- e. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
- f. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- g. Configure construction parking to minimize traffic interference.
- h. Develop a construction traffic management plan that includes, but is not limited to: providing temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

424318. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the District. Submittal of application shall include facility diagram(s), equipment specifications and emission factors.

434419. If and when the District establishes an air pollution mitigation measure trust fund to provide assistance in mitigating measurements to reduce air pollution, the project applicant would contribute a pro-rata share to the air pollution mitigating measurement trust fund to help improve the air quality of the District.

444520. Under the CUPA programs, the existing hazardous materials business plan for the site must be amended to include the maintenance facility and all reportable quantities of hazardous materials stored and generated therein.

454621. The applicant shall comply with the standard storm water runoff Best Management Practices to minimize the impact to the creek bordering the site.

464722. Solid waste enclosures in adequate number, as determined by the Environmental Health Division, to meet the needs of the project shall be provided. Adequate space shall be