

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** January 23, 2014  
**Item No.:** 8  
**Staff:** Peter Maurer

**TENTATIVE MAP**

**FILE NUMBER:** TM13-1513/Promontory Village 8

**APPLICANT:** Renasci Village 8, LLC

**ENGINEER:** CTA Engineering and Surveying

**REQUEST:** Tentative map creating 63 residential lots, ranging in size from approximately 8,000 square feet to 51,500 square feet, and 10 open space lots.

**LOCATION:** West of the future extension of Via Treviso, between the Ridgeview West Units 1 and 4 subdivisions and the Ridgeview Village Estates Unit 3 subdivision and the El Dorado/Sacramento County line, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A) (Exhibit A)

**APN:** 124-400-01 (Exhibit B)

**ACREAGE:** 63.24 acres

**GENERAL PLAN:** Adopted Plan/Promontory Specific Plan (Exhibit C)

**ZONING:** Promontory Specific Plan (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Statutorily Exempt pursuant to Government Code Section 65457

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find that the project is exempt from CEQA pursuant to California Government Code Section 65457; and

2. Conditionally approve Tentative Map TM13-1513 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**STAFF ANALYSIS**

**Project Description:**

Tentative Subdivision Map: Tentative map creating 63 residential lots, ranging in size from approximately 8,000 square feet to 51,500 square feet, and 10 open space lots. Lotting types vary based on the topography of the site. The smaller lots, on slopes of about 5 to 15%, are designated as Medium Lot Single Family Detached, as defined in the Promontory Specific Plan. These are proposed in the southern one third of the site. Seventeen lots are proposed as Large Lot Single Family Detached where the slopes range from 15 to 25%. The remaining 8 lots are Hillside Large Lots where the slopes are greater than 25%. The open space lots cover the northern third of the property and the drainage areas that bisect the site running from east to west. The project is intended to be phased and a Development Notebook with specified building envelopes is proposed as a part of the map for the Hillside lots. With the exception of Via Barlogio, the street connecting Via Treviso to the east with Tucher Way and Hildebrand Circle in Folsom to the west, the streets are proposed to be private and gated.

**Background and Project Issues:**

The site is identified as Village 8 of the Promontory Specific Plan, approved in 1998. Village 8, due to its topography, was intended to be developed utilizing the Hillside Large Lot-Single Family Detached standards. These standards are consistent with the Hillside Standards of the County’s Design and Improvement Standards Manual, with increased lot sizes based on the degree of slope. The specific plan also encourages clustering of development on the less steep areas. A maximum of 63 lots were allocated to Village 8.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	Hillside Large Lot – Promontory SP	Promontory SP	Vacant
<b>North</b>	R1	HDR	Single family homes (Ridgeview West Unit 3)
<b>South</b>	Open Space – Promontory SP	Promontory SP	Undeveloped open space
<b>East</b>	R1	HDR	Single family homes (Ridgeview West Units 1 & 4, Ridgeview Village Est. Unit 3); vacant
<b>West</b>	N/A	N/A	Single family homes in the City of Folsom

The project is primarily infill between existing subdivisions and approved, undeveloped subdivisions in El Dorado Hills and the City of Folsom.

## **Project Issues:**

Issues associated with this tentative map are access and circulation, avoidance of natural resource areas, compatibility with surrounding development/consistency with specific plan design criteria, and infrastructure requirements.

Access and Circulation: Primary access for the project is from Via Treviso from the east, and a short stubbed road, Tucher Way in Folsom from the west. The proposed Via Barlogio will connect these two streets. This will be a public road with no direct lot access. A series of local streets and cul-de-sacs will serve the subdivision lots. Although different from the standard plans adopted by the County and included in the Design and Improvement Standards Manual, these conform to the specific plan circulation standards. The roads will be contained within 38' rights-of-way and have 4' sidewalks on both sides for A Street, C Street, and a portion of B Street. A sidewalk is proposed on one side of the street for D Street, and no sidewalks on the cul-de-sac portion of B Street and A Court. The El Dorado Hills Fire Department accepts the circulation system provided that parking is allowed only on one side of the internal streets. A turnaround will be required at the end of D Street.

Off-site traffic impacts were analyzed in a study by Fehr and Peers dated July 15, 2013. The study concluded that there would be no new impacts. Payment of the TIM fee will sufficiently mitigate traffic impacts consistent with the findings of the specific plan EIR.

Natural Resources: Much of the site contains steep slopes and oak woodlands. There are also four drainages that cross the site. The map has been designed to avoid most of these resources, consistent with County policies regarding slopes, oak woodlands, and wetland protection.

*Oaks:* An Oak Tree Protection, Revegetation, and Monitoring Plan was prepared in 2005 by Foothill Associates. This plan analyzed impacts on oaks for the entire specific plan area. It indicated that there was 13.59 acres of oak woodland on the Village 8 site, and that 6.49 acres was expected to be impacted by development. In order to meet the oak policies in place at the time of specific plan approval, 4.45 acres of oak canopy replacement was required. The map has been modified since its original design, increasing the open space and reducing the amount of grading. The area of oak canopy proposed to be removed is 3.4 acres, and 3.5 acres is shown to be replanted. This conforms with the retention/replacement requirements of the specific plan.

*Slopes:* Much of the site has steep slopes, with approximately 43% of the site having slopes greater than 30%. Larger lots or open space are proposed to avoid most of the steeper sloped areas. This is consistent with the provisions of the Promontory Specific Plan and the County's hillside standards.

*Wetlands:* The four drainages that cross the site are all proposed to be parts of the open space parcels. Drainage facilities will be installed where streets cross these drainages and will be maintained by Promontory Master Homeowners Association. All open space parcels will also be maintained by the HOA. An existing service road for the El Dorado Irrigation District water line crosses Lot A. This connects D Street with Vista Le Fonti in Ridgeview West to the north. This can

also be used for recreation purposes and fire access to the largest of the open space lots. A trail is also proposed at the end of A Street connecting to the narrow open space parcel south of this project.

Design Criteria/Lot Design: Village 8 was identified as an area with very steep slopes and limited access, lending itself to “very large lots.” However, the Plan also encouraged smaller lots on the flatter areas while preserving steeply sloped areas. The design of this subdivision has done that, by utilizing three different housing types from the specific plan, as described above. The average density is one dwelling unit per acre, and the total number of lots have not exceeded the number allocated to the site.

Other Comments:

The map was reviewed by the El Dorado Hills Area Planning Advisory Committee and received unanimous support. As required by the specific plan, a Design Notebook has been provided for each of the Hillside Large Lots. This identifies building envelopes, extent of grading permitted, and other development restrictions. A condition has been applied that requires recording the final design notebook that is substantially consistent with the draft.

**ENVIRONMENTAL REVIEW**

This project is Statutorily Exempt from CEQA pursuant to Government Code Section 65457. This section provides for residential projects in a specific plan for which an EIR was prepared, no further environmental review is necessary. Staff has reviewed the Mitigation Monitoring Program for the Promontory Specific Plan EIR and has verified that all measures have been satisfied through the design of the project or with the application of appropriate conditions. A \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional, however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

## SUPPORT INFORMATION

### Attachments:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	Assessors Plat Map
Exhibit C .....	General Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Tentative Map
Exhibit F .....	Slope Map
Exhibit G .....	Preliminary Grading and Drainage Plan/Oak Tree Removal and Replanting Plan
Exhibit H .....	Photo Exhibit
Exhibit I .....	Lot Design Notebook

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

Tentative Map TM13-1513/Promontory Village 8  
Planning Commission/January 23, 2014

### Development Services Division (Planning)

1. **Project Description:** This Tentative Map approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit E .....Tentative Map  
Exhibit F .....Slope Map  
Exhibit G.....Preliminary Grading and Drainage Plan  
Exhibit H.....Oak Tree Retention and Planting Plan  
Exhibit I .....Lot Design Notebook

Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Tentative map creating 63 residential lots, ranging in size from approximately 8,000 square feet to 51,500 square feet, and 10 open space lots.

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

2. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.

3. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.
4. **Hold Harmless Agreement:** 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.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

5. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services at the time of Final Map filing.
6. **Liens for Assessment or Bonds:** Prior to filing the 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).
7. **Cultural Resources:** 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. 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 Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services 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 Planning Services.

8. **Lot Notebook:** A Lot Notebook shall be recorded with the final map identifying building and grading envelopes and other design criteria for lots 1, 19, 43-47, 59, and 63. The Lot

Notebook shall be subject to approval by Planning Services and shall be substantially in conformance with the Draft Lot Design Notebook, Exhibit I.

**Transportation Division**

9. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), and as shown in Table 1. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

<b>Table 1</b>				
<b>ROAD NAME</b>	<b>DESIGN STANDARD PLAN</b>	<b>ROAD WIDTH*/ SIDEWALK WIDTH</b>	<b>RIGHT OF WAY**</b>	<b>EXCEPTIONS/ NOTES</b>
Via Barlogio (Tucher Way to Via Treviso)	Std Plan 101B (3"AC over 8"AB Min.)	32ft / 4ft Sidewalk on both sides (2- 12ft travel) (1-8ft parking)	50ft	Type 2 vertical curb & gutter. (Specific Plan Figure 21)
A Street & portion of B Street  Section A-A	Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft Sidewalk on both sides	38ft	Type 1 rolled curb & gutter. Type 2 vertical curb & gutter adjacent open space. setback per Specific Plan & 12.5ft PUE, parking & slope easement.
D Street  Section B-B	Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft Sidewalk on one side	38ft	Type 1 rolled curb, gutter & sidewalk on frontage of lots. Type 2 vertical curb & gutter adjacent open space. setback per Specific Plan & 12.5ft PUE, parking & slope easement on both sides.
A Court & portion of B Street  Section C-C	Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft No sidewalks	38ft	Type 1 rolled curb & gutter. Type 2 vertical curb & gutter adjacent open space.

10. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate, with the exception of Via Barlogio, the right-of-ways for all the onsite roads as shown in Table 1 and as shown on the Tentative Subdivision Map dated October 2013, with the filing of the final map. Slope easements shall be included as necessary. This offer shall be rejected by the County.
11. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate the right-of-ways as shown in Table 1 for the onsite portion of Via Barlogio with the filing of the final map, as



shown on the Tentative Subdivision map dated October 2013. Slope easements shall be included as necessary.

12. **Encroachment Permit:** The applicant shall obtain an encroachment permit from the County for the connection of Via Barlogio onto Via Treviso.
13. **Vehicular Access Restriction:** A vehicular access restriction shall be placed along the following lots with the filing of the final map:
  - a. B Street frontage of lot 38 & 60.
  - b. A Street frontage of lots 25 & 33.
14. **Gates, Turnarounds:** A low security Knox lockable gate shall be installed at the north end of D Street to prevent vehicular traffic from using the EID maintenance road. All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department.
15. **Off-site Easements:** Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
16. **Driveway Cuts:** 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 Transportation Division. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at all driveway encroachments. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
17. **Abandonment of PT&T Easement:** The Tentative Subdivision map indicates a PT&T easement across lots 17, 18, 20, 21 & Street A. The easement shall be abandoned prior to, or concurrent with the filing of the final map.
18. **Construction Staging Areas:** Construction staging areas shall be located as far as feasibly possible from existing residential areas. Construction staging areas shall be identified on improvement plans and shall be subject to approval by the County Transportation Division. (Promontory Specific Plan Mitigation Measure 4.2.1a.)

#### **Transportation Division Standard Conditions**

19. **Easements:** All applicable existing and proposed easements shall be shown on the project improvement plans.

20. **Signage:** 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 Transportation Division prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
21. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.
22. **Curb Returns:** All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
23. **Maintenance Entity:** The applicant shall form an entity for the maintenance of the private roads, parking facilities, landscaping, 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, parking facilities, landscaping and drainage facilities of the current project. The Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
24. **Common Fence/Wall Maintenance:** The responsibility for, 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).
25. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
26. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 6:00 p.m. on weekdays, and 8:00 a.m. and 5:00 p.m. on weekends.
27. **DISM Consistency:** 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, except as provided in Condition 9, and pay all applicable fees prior to filing of the final map.
28. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite

roadways, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of Transportation Division or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

29. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
30. **Grading Permit / Plan:** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division 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. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of Transportation Division prior to occupancy clearance.
31. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
32. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
33. **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.

34. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained.
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites.
- c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Transportation Division prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

35. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association and/or in it's CC&R's, or other entity acceptable to the County. Any variations shall be approved by the Transportation Division. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.
36. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
37. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide

General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

38. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4' of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity (See Condition 27) of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

39. **Off-site Improvements (Security):** Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
40. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant 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 applicant'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, the applicant shall submit the following to the Transportation Division 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 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 applicant 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.

41. **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 DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
42. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

#### **El Dorado Hills Fire Department**

43. **Water System:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square 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 rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
44. **Fire Hydrants:** This development shall install Mueller Dry Barrel fire hydrants, or any other hydrant which conforms to 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 hydrant shall be determined by the Fire Department.
45. **Hydrant Paint:** In order 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 State Fire Safe Regulations.
46. **Combustibles:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be

installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.

47. **Driveway Grades:** The driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved.
48. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
49. **Traffic Calming Prohibited:** Any type of traffic calming device that utilizes a raised bump section of roadway shall be prohibited.
50. **Fire Safe Plan:** The applicant shall submit a Wildland Fire Safe Plan to the Fire Department. Said plan shall be prepared according to the State Fire Safe Regulations and subject to approval by the Department. The Plan will specifically address Condition 51 in addition to other standard plan requirements. The Promontory Specific Plan approved in 1997 allows reduced setbacks for any parcels greater than one acre. The Fire Safe Plan will address additional mitigation to provide additional safety on lots greater than one acre with less than 30 foot setbacks.
51. **Parking:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Based on the new road sections presented in a letter dated September 19, 2013 from CTA Engineering, the following applies:
  - a. Streets with cross-sections AA, BB & CC – there shall be parking on **one side of the street only**. Parking shall be allowed on the side of the street **OPPOSITE** the sidewalk. If no sidewalk exists, only one of the two sides can be designated for parking.
  - b. Via Barlogio – parking is allowed on **one** side of the street
  - c. Streets with cross-sections AA, BB and CC – the side of the street with **NO** parking shall be signed every 25 feet “no parking fire lane.” All street curbs shall be marked red.
52. **Gates:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
53. **Secondary Egress:** A secondary means of egress shall be provided prior to any construction or the project can be phased. Dead end roads may not exceed 800 feet or 24 parcels; whichever comes first.
  - a. **A Street** – with the understanding the EID access road will be maintained, the dead end length of Street A is acceptable.

- b. **B Street** – exceeds Title 14 maximum dead end road limit of 800'. However, the geographic features of this project prohibit the connection of this street to others. The slope would be 30-45% if this street connected, which is not acceptable for fire apparatus. The Wildfire Safe Plan will address additional mitigation to provide additional safety on this street.

- 54. **Turnaround:** D Street is a dead-end fire apparatus access roads in excess of 150 feet in length and shall be provided with an approved area for turning around fire apparatus.

### County Surveyor

- 55. All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
- 56. The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

### City of Folsom

- 57. **Encroachment Permit:** The applicant shall obtain an encroachment permit from the City of Folsom for the connection of Via Barlogio onto Tucher Way prior to filing of the final map. The applicant shall improve the portion of Via Barlogio that is within the City of Folsom city limits to match the improvements of Tucher Way, and taper the road width in accordance to the roads specified within Table 1 from the County line to Via Treviso.
- 58. **Street Naming:** The applicant shall coordinate with the City of Folsom to change the street name of Tucher Way to Via Barlogio. The applicant shall pay all applicable fees including, but not limited to, a Certificate of Correction for the final map for processing the street name change through the City of Folsom Community Development Department and shall pay all costs for preparing new signs, replacing the existing signs and installing new signs on Tucher Way upon approval of the street name change by the City of Folsom.

### Air Quality Management District

- 59. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM<sub>10</sub>) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition,



a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)

60. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
61. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
62. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
63. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

## ATTACHMENT 2

### FINDINGS FOR APPROVAL

#### **Tentative Map TM13-1513/Promontory Village 8 Planning Commission/January 23, 2014**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

#### **1.0 CEQA FINDINGS**

- 1.1 Approval of this tentative map is Statutorily Exempt from CEQA pursuant to Government Code Section 65457. This section provides that for residential projects in a specific plan for which an EIR was prepared, no further environmental review is necessary. An EIR was prepared and certified for the Promontory Specific Plan.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

#### **2.0 GENERAL PLAN FINDINGS**

- 2.1 The proposed tentative map is consistent with the description within the Promontory Specific Plan for the type of residential development, the maximum density of 63 single family residential dwelling units permitted in Village 8, and the design criteria for the village.
- 2.2 The design of the subdivision is consistent with the development standards and applicable policies of the specific plan which encourage clustering the density in the more level areas of the site, larger lots on the steeper slopes, and creating design notebooks to identify limitations on grading on more sensitive lots. The street design, oak protection and replanting, open space and drainage facility provisions meet the requirements of the specific plan.

#### **3.0 ADMINISTRATIVE FINDINGS – TENTATIVE MAP**

- 3.1 **The map is consistent with the applicable general and specific plan.**

As set forth in Finding 2.1, the tentative map is consistent with the Promontory Specific Plan.

**3.2 The design and improvements are consistent with the applicable general and specific plan.**

As set forth in Finding 2.2, the tentative map is consistent with the Promontory Specific Plan.

**3.3 The site is physically suitable for the type and proposed density of development.**

The site is planned for an average density of one dwelling unit per acre. Lots have been clustered to avoid steep slopes, drainages and oak woodlands. Adequate access and infrastructure can be provided.

**3.4 The design of the subdivision is not likely to cause substantial environmental damage or injure fish and wildlife or their habitat.**

The design of the subdivision has been reviewed against the mitigation measures identified in the Promontory Specific Plan EIR and all applicable measures to protect wildlife habitat have been implemented.

**3.5 The design of the subdivision is not likely to create public health and safety problems or unacceptable fire risks to occupants or adjoin properties.**

The project has been reviewed by the County Transportation and Environmental Management Divisions, the El Dorado County Air Quality Management District, and the El Dorado Hills Fire Department. Applicable conditions have been applied to ensure that there are no health or safety risks and that adequate fire protection measures will be in place to serve the project.

**3.6 The map does not conflict with any easement for public access through the property.**

The project has been reviewed by the County Surveyor and no easements exist that would conflict with the map.