



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char TimClerk of the Planning Commission

MINUTES

Regular Meeting January 9, 2014 – 8:30 A.M.

1. CALL TO ORDER

Meeting was called to order at 8:32 a.m. Present: Commissioners Stewart, Pratt, Heflin, Mathews, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

2. ADOPTION OF AGENDA

Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (5-0), to adopt the agenda as presented.

AYES: Heflin, Mathews, Shinault, Stewart, Pratt

NOES: None

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: December 12, 2013

Staff Recommendation: Approve meeting minutes as presented

ACTION: Item was approved on the Consent Calendar

END OF CONSENT CALENDAR

Motion: Commissioner Heflin moved, seconded by Commissioner Mathews, and carried (5-0), to approve the Consent Calendar.

AYES: Stewart, Shinault, Mathews, Heflin, Pratt
NOES: None

**5. DEPARTMENTAL REPORTS AND COMMUNICATIONS – None
(Development Services, Transportation, County Counsel)**

6. COMMISSIONERS' REPORTS

Commissioner Stewart made the following report:

- Fire Department's Santa Run was successful;
- Boy Scouts collected a lot of old Christmas trees this year;
- El Dorado Hills APAC received an informal presentation on the proposed El Dorado Hills Apartments-Town Center;
- Silva Valley Interchange ground-breaking ceremony is scheduled for later today; and
- Five "No Parking" signs were placed on Serrano Parkway, along the old golf course; Wasn't aware of any issues and considered the signs a blight to the area (acknowledged that there was no Transportation representative available to comment).

9:00 A.M. – TIME ALLOCATION

7. PUBLIC FORUM/PUBLIC COMMENT – None

8. SPECIAL USE PERMIT (Public Hearing)

S13-0005/Hommel Expanded Home Occupation submitted by SCOTT HOMMEL and LINDA MANGINO to allow an existing accessory structure to be utilized for custom parts fabrication. The property, identified by Assessor's Parcel Number 062-560-12, consisting of 5 acres, is located on the south side of El Bosque Place approximately 225 feet west of the intersection with Dusty Mine Road, in the Volcanoville area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)**

Tom Dougherty presented the item to the Commission with a recommendation of approval. He stated that a letter had been received from an adjacent neighbor voicing concerns on traffic and noise.

Lillian MacLeod stated that the applicant is being required to obtain a commercial building permit, which would then address any hazardous materials. She also stated that the applicant is already been required to have doors and windows closed when operating the machinery.

Scott Hommel/applicant said he was a one-man operation and his primary business was the machining of plastic. He operates the machines at low speeds, odors are not detectable by him, and he doesn't use toxics or chemicals in his business.

Commissioners Stewart and Mathews inquired on the speeds and maintenance of the private road.

Larry James, owner of property that contains 2/3rds of easement, made the following comments:

- No issues with project;
- No complaints with applicant; and
- He maintains 2/3rds of the road and the applicant has contributed to the maintenance.

Linda Mangino/applicant made the following comments:

- Complaints listed in letter are false allegations in an attempt to put them out of business; and
- The complaint letter was the only one received and it is in retaliation due to the personal conflicts between that neighbor and the rest of the neighbors.

Chair Pratt closed public comment.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Stewart, and carried (5-0), to take the following actions: 1. Certify the project is Categorical Exempt from CEQA under Section 15301 (Existing Facilities); and 2. Approve S13-0005 based on the Findings and subject to the Conditions of Approval as presented.

AYES: Heflin, Shinault, Stewart, Mathews, Pratt

NOES: None

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

Findings

1.0 CEQA FINDING

- 1.1 The expanded home occupation is Categorical Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines. The project is a special use permit for an expanded home occupation to allow an existing workshop on the property to be used for custom parts fabrication. As such, it does not significantly increase the intensity of what could normally be allowed in the structure for the property owners' personal use.

- 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

As conditioned, the proposal is consistent with the intent of 2.2.5.21 (compatibility with surroundings), 6.5.1.2 and 6.5.1.7 (noise impacts), 10.1.7, 10.1.7.2, and 10.1.7.4 (promotion of home-based occupations), because the project would have minimal impacts on visual resources, existing utilities, and on the existing surrounding residences. There are adequate services to facilitate the site, such as water, power and solid waste. The project is conditioned so as not to add excessive noise levels. The project provides machining services to the County residents and provides an opportunity for home-based employment.

3.0 ZONING FINDINGS

- 3.1 The project is zoned Estate Residential Five-Acre which allows home occupations not listed in subsection C of Section 17.28.190, which require special considerations with an approved Special Use Permit and pursuant to Section 17.28.200.G.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance because the project would be located entirely within an existing, approved structure.

4.0 SPECIAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

The applicant's proposal is in compliance with County regulations, addressing environmental issues and health and safety concerns. The proposed use is consistent with the policies in the El Dorado County General Plan, as discussed in the General Plan section of this staff report. The proposed use is consistent with all applicable policies because the project will occupy an existing building with no exterior improvements, and as conditioned, will not create excessive noise, waste or additional traffic. The project allows an expanded home occupation within an accessory building, carried out by the owners and their family.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

As conditioned, the use will not conflict with the adjacent uses as it will occur entirely within an existing building. The project will result in insignificant environmental, visual, noise, and traffic impacts to surrounding residents. After review of the site plan and upon consultations with concerned agencies, it has been determined that the impacts of the project will not have a detrimental affect nor be injurious to the neighborhood. The

proposed use would not create hazards that would be detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the Staff Report.

4.3 The proposed use is specifically permitted by Special Use Permit.

Section 17.28.190.C of the County Code requires that home occupations be carried out with the residence. Section G of Section 17.28.200 requires a Special Use Permit for proposed use to be carried out within an accessory building. The project must be found to not change the residential character of the premises or adversely affect the other uses permitted in a residential area. After review of the submitted information and with consultation from concerned agencies, staff has determined that, as proposed, the project is consistent with these requirements and would not affect the existing area in a significant manner.

Conditions of Approval

Planning Services

1. **Project Description:** This Special Use Permit is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing exhibit:

Exhibit ESite 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.

Approval of this Special Use Permit allows the following uses to occur on the parcel currently identified by Assessor's Parcel Number 062-560-12:

- a. An expanded home occupation utilizing an existing 706 square foot workshop to fabricate custom machine parts from mostly plastic material;
- b. Use of specialized equipment consisting of mills and lathes and various other machines;
- c. Hours of operation between 7 am and 9 pm depending on workload;
- d. Deliveries from UPS and FedEx to occur a maximum of three to five times per week depending on production requirements; and
- e. Use of a back-up generator in times of power outages.

The use and location of the machine shop structure 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. **Employees:** There shall be no employees on the site.
3. **General Public:** The machine shop shall be closed to the general public.
4. **Building Permit:** Approval of a building permit for final occupancy of the machine shop structure shall be obtained by the applicants before they can resume operation of their expanded home occupation.
5. **Noise:** Noise levels shall not exceed those prescribed in Table 6-2 of the El Dorado County General Plan as outlined below:

	Daytime (7am-7pm)	Evening (7pm-10pm)
Hourly dB	50	45
Max. dB	60	55

All doors and windows shall remain closed during the operation of any noise-producing piece of equipment. A noise analysis by a qualified professional shall be required if noise complaints regarding the operation of the home occupation are received from the surrounding property owners. If necessary, noise reduction measures shall be required reducing the noise impacts to levels consistent with the table above.

6. **Business License:** Prior to operation, the applicant shall obtain a new and updated business license from the El Dorado County Tax Collector.
7. **Notice of Exemption Fee:** A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services upon project approval. 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.
8. **Permit Implementation:** Pursuant to County Code Section 17.22.250, implementation of the project must occur within 24 months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
9. **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.

Environmental Health Division

10. If the septic system on this parcel will be impacted in any manner, whether by the installation of a bathroom or by introduction of hazardous waste, the following will be required:
 - a. Have the system evaluated by a certified septic system designer
 - b. If the evaluation indicates that the existing septic system will not be able to handle the increased flow resulting from the shop, the septic system must be expanded under permit from Environmental Management.

Hazardous Materials Division

11. If this facility will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operator must:
 - a. Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.
 - b. Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.

Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

9. TENTATIVE MAP (Public Hearing)

TM13-1512/Promontory Village Center, Lot D1 submitted by MJM PROPERTIES, LLC (Agents: Michael McDougall, Larry Ito) to request the following: (1) Administrative Modification to the Specific Plan: Change the commercial designation of Lot D to residential; change 3.0 acres of Village 7 at the northeast corner of Village 7 from residential to commercial; and revise the Village Center and Village 7 boundaries to include the proposed 3.0 acres of commercial in the Village Center and Lot C in Village 7; (2) Tentative Map: A tentative subdivision map for Lot D1 creating 67 parcels consisting of 63 residential lots, three open space/landscape lots, and one roadway lot, ranging in size from 2,000 to 75,000 square feet on a proposed 8.01 acre site; and (3) Design Waiver requests to: (a) Reduce internal right-of-ways to 36 and 24 feet; and (b) Increase concrete sidewalk width to 5.8 feet from curb face to back of sidewalk. The property, identified by Assessor's Parcel Numbers 124-070-62, 124-390-04 and 124-390-06, consisting of 8.01 acres, is located on the southeast sides of the intersections of Alexandra Drive and Sophia Parkway, in the El Dorado Hills area, Supervisorial District 1.

[Project Planner: Lillian MacLeod] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Lillian MacLeod presented the item to the Commission with a recommendation of approval. She recommended that in the second paragraph of Condition 1, the word “acreage” be added after “Lot C” for clarification purposes.

Mike McDougall/agent made the following comments:

- Good, concise Staff Report;
- Specific Plan envisioned a flexible and variable center;
- Intent of request is to move the commercial to a more appropriate area that is well-traveled and the topography is more conducive to commercial;
- Proposal is available on-line, met with El Dorado Hills APAC, and held three community meetings at which they didn’t receive any objections to project;
- Design waiver is to meet County standards but is still consistent with the Promontory Specific Plan; and
- Requested that Condition 45.A have “/or” added after the last “and” to better clarify the Fire Department’s direction.

Commissioner Stewart voiced concern that by moving the commercial to a 3-acre site, it would remove the flexibility of expanding the commercial due to topography and elevation. Mr. McDougall suggested, with concurrence from the Commission, that Planning Area D, as identified in Table 2, be increased from 3 acres to 5 acres to address that concern.

Chair Pratt closed public comment.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1. Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2. Revise the Village Center boundaries and *Table 2: Village Center Calculations (revised May 22, 2003, Planning Commission)*, as Errata Sheet 2 of the Promontory Specific Plan with the following amendment: (a) Modify the Area (AC) for Planning Area D from “3.00” to “5.00”; and 3. Approve Tentative Map TM13-1512 based on the Findings and subject to the Conditions of Approval as amended: (a) Modify Condition 1 by adding “acreage” after “Lot C” in the second paragraph; and (b) Modify Condition 45.A by replacing the last “and” with “and/or”.

AYES: Mathews, Shinault, Heflin, Stewart, Pratt

NOES: None

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

Findings

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*:

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 The project is categorically exempt from CEQA pursuant to Section 15182 stating that “(a) Exemption: Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section. (b) Scope. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments”.
- 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 Community Development Agency – Development Services Division at 2850 Fairlane Court, Placerville, CA.

2.0 TENTATIVE MAP

- 2.1 The proposed tentative map, including design and improvements, is consistent with The Promontory Specific Plan and the applicable portion of the General Plan policies and land use map as defined in the Development Agreement.
- 2.2 The proposed tentative map conforms to the applicable design standards and requirements of The Promontory Specific Plan and the Major Land Division Ordinance.
- 2.3 The site is physically suitable for the proposed type and density of development because the tentative map, as conditioned, is consistent with the Zoning Ordinance, The Promontory Specific Plan, and all mitigation measures contained in the certified The Promontory Specific Plan EIR.
- 2.4 The proposed subdivision is not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

3.0 DESIGN WAIVERS

- 3.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver. The Promontory Specific Plan allows for privately maintained residential roads to be subject to Class II standards under the El Dorado County Design and Improvements Standards Manual and, as such can be reduced in width subject to approval by the County Transportation Division and El

- Dorado Hills Fire Department. Both agencies have conditionally approved the reductions.
- 3.2 Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property because wider road widths required for public roads would impact the design of the project to the extent that residential densities could not be attained consistent with The Promontory Specific Plan requirements for the Village Center.
 - 3.3 The adjustment or waivers would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. Conditional approval of the road width reductions to insure emergency vehicle access by the El Dorado Hills Fire Department would ensure public safety. Increase in sidewalk width would encourage pedestrian access and circulation reducing the need for vehicle use, as well as enhancing emergency vehicle access, if necessary.
 - 3.4 These waivers would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division. The waivers are consistent with the circulation plan required in Section 3.4 of the Specific Plan.

Conditions of Approval

Community Development Agency – Planning Division:

1. This Tentative Map approval is based upon and limited to compliance with the project description, hearing Exhibits E through F and J, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the tentative map and/or further environmental review. Deviations without the above described approval will constitute a violation of tentative map approval.

The project description is as follows:

Administrative Modification to the Specific Plan: Change the commercial designation of Lot D to residential; change 3.0 acres of Village 7 at the northeast corner of Village 7 from residential to commercial; and revise the Village Center and Village 7 boundaries to include the proposed 3.0 acres of commercial in the Village Center and Lot C acreage in Village 7. (Exhibit J).

Tentative Map: A tentative subdivision map for Lot D1 creating 67 parcels consisting of 63 residential lots, three open space/landscape lots, and one roadway lot, ranging in size from 2,000 to 75,000 square feet on a proposed 8.01 acre site (Exhibit E); and

Design Waiver requests to:

- a. Reduce internal right-of-ways to 36 and 24 feet; and
- b. Increase concrete sidewalk width to 5.8 feet from curb face to back of sidewalk.

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 (Tentative Subdivision Map, Slope Map, Preliminary Grading and Drainage, Utility, Noise Barrier, and Final Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. The final landscape plan prepared in compliance with the Model Water Efficient Landscape Ordinance, if applicable, shall be reviewed and approved by the Development Services Director or designee, prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
3. Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
4. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map, the subdivider shall submit to the Development Services Director or his designee for approval:
 - A. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - B. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - C. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.
5. Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required 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.

6. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Development Services Director or his designee.
7. Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either:
 - A. Pay the assessment or bond in full, or
 - B. File security with the Clerk of the Board of Supervisors, or
 - C. File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
8. This Tentative Subdivision Map shall expire in 36 months from its date of approval unless a timely extension has been filed.
9. A water and sewer meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.
10. 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 California Government Code.

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

Transportation Division:

11. 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)

Table 1				
ROAD NAME	PROMONTORY REFERENCE	ROAD WIDTH* / SIDEWALK WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Portion of Roads B, C, D & F	Section B	28ft / 5ft sidewalk on one side	36ft	Type 1 rolled curb & gutter. Sidewalk on frontage of lots 40-47 & 50-63.
Portion of Roads B, D & F and all of Road E.	Section A	21ft / no sidewalks	24ft	Type 1 rolled curb & gutter.
Road A	Section C	57ft max. / 4ft sidewalk on both sides	68ft max.	Type 1 rolled curb & gutter.

* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb.
 ** Non-exclusive road and public easements included.

12. A vehicular access restriction shall be designated on the final map, on the frontage of Sophia Parkway and Alexandra Drive (specifically Lots 1 through 10, and 31 through 39).
13. The applicant shall obtain an encroachment permit from the Transportation Division and shall construct the encroachments from Road A and Road F onto Alexandra Drive in accordance to the Tentative Subdivision Map dated: July, 2013, prepared by CTA Engineering & Surveying. The improvements shall be substantially completed to the approval of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
14. The applicant shall construct a secondary emergency access gate at the Road F encroachment to Alexandra Drive. The gate shall be for egress only except for emergency services, where this would be a secondary access point. The gate shall meet fire department standards. The improvements shall be substantially completed to the approval of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
15. A final drainage report shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, CTA) and the Willow-Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the

Transportation Division. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents.

16. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case a County Service Area Zone of Benefit or Homeowner's Association shall be established in order to provide for the long term maintenance of the roads.
17. All applicable existing and proposed easements shall be shown on the project plans.
18. 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.
19. All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
20. The proposed project must 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.
21. 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).
22. 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.
23. 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 any weekday, and 8:00 a.m. and 5:00 p.m. on weekends.
24. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Transportation Division, and pay all applicable fees prior to filing of the final map.

25. The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway frontage improvements along Alexandra Drive, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of the 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.
26. Any import or export to be deposited or borrowed within El Dorado County shall require an additional grading permit for that offsite grading.
27. 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 the Transportation Division prior to final occupancy.
28. 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.
29. 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.
30. At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report consistent with requirements in the El Dorado County Grading Ordinance 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.

31. 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:
- 1) The site can be adequately drained;
 - 2) The development of the site will not cause problems to nearby properties, particularly downstream sites;
 - 3) 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.
 - 4) The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a State registered Civil Engineer. 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.

32. Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association and/or in the CC&R's, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. 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.
33. 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.
34. 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.

35. Upon completion of the improvements required and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the full size record drawings in TIF format.
36. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado County Air Quality Management District:

37. Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
38. Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
39. 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).
40. 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. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
41. 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.
42. The installation of open hearth wood-burning fireplaces shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas. If fireplaces are desired, AQMD recommends using "natural-gas only" fireplaces with flues/chimneys designed to only accommodate natural gas burning.

El Dorado County Surveyor's Office:

43. 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.
44. 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.

El Dorado Hills Fire Department:

45. Parking restrictions under El Dorado Hills County Water District Ordinance 35 shall be applied, as follows:
 - A. On Roads B, C, D, and F parking shall be on one side of the street only, and on the side of the street OPPOSITE the sidewalk. The side with no parking shall be signed every 25 feet "No Parking Fire Lane" and/or street curbs shall be marked red.
 - B. Road E, the terminal stubs of Roads B and D, and the secondary access portion of Road F between Road B and Alexandra Drive will have NO parking and the roadway shall be signed every 25 feet "No Parking Fire Lane." All street curbs shall be marked red.
46. 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.
47. 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. 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.

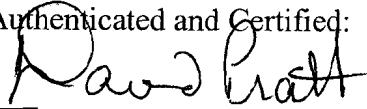
48. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
49. A Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations shall be submitted to the El Dorado County Fire District. Lots that back up to wildland open space shall be required to use non-combustible type fencing.
50. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

10. ADJOURNMENT

Meeting adjourned at 9:51 a.m.

APPROVED BY THE COMMISSION

Authenticated and Certified:



Dave Pratt, Chair