

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: December 16, 2015
Item No.: 5.a.
Staff: Joe Prutch

TENTATIVE PARCEL MAP

FILE NUMBER: P15-0005/Maggie Lane Parcel Map

APPLICANT: TM Capital 1, LLC (Property Owner)

ENGINEER: Lebeck Young Engineering, Inc.

REQUEST:

- 1) Tentative Parcel Map to create two single family residential lots measuring 5.01 (Parcel A) and 5.05 acres (Parcel B); and
- 2) Design Waivers of El Dorado County Design and Improvement Standards Manual (DISM) for the following:
 - A) Minimum right-of-way requirement of 50 feet per Standard Plan 101C to be reduced to 30 feet for the on-site access roadway; and
 - B) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 14 feet for the portion of the roadway after the first home on Parcel A.

LOCATION: The property is on the south side of Maggie Lane, southwest of the intersection with Grandview Circle in the Shingle Springs area, Rural Region. Supervisorial District 4. (Exhibit A)

APN: 319-240-10 (Exhibit B)

ACREAGE: 10.06 acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit C)

ZONING: Residential Estate Five-Acre (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

- 1) Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff;
- 2) Approve Tentative Parcel Map P15-0005, based on the Findings and subject to the Conditions of Approval as presented; and
- 3) Approve the following Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) based on the Findings presented:
 - A) Minimum right-of-way requirement of 50 feet per Standard Plan 101C to be reduced to 30 feet for the on-site roadway; and
 - B) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 14 feet for the portion of the roadway after the first home on Parcel A.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Zoning Administrator consideration are provided in the following sections.

Project and Site Description: Request for a Tentative Parcel Map to create two parcels from a 10.06 acre site (Exhibit E). The elevation of the project site ranges from approximately 1,530 to 1,655 feet above sea level. The site slopes mostly from southeast to northwest, sloping down to Maggie Lane. The site contains a residential home, and a secondary dwelling unit. As proposed, the single family home would be located on Parcel A while the secondary dwelling unit would be located on Parcel B. There is a 25 foot-right-of way along the length of the property line fronting Maggie Lane. Maggie Lane, at the intersection with Grandview Circle, provides access to both proposed lots by way of a shared roadway running uphill to both homes along the east property line. No road improvements or dedications are needed for Maggie Lane or Grandview Circle. A 30 foot wide road and public utility easement would be required from Maggie Lane to the second home on Parcel B. The site is covered with oaks trees, shrubs, some grasses, and single family development.

Project Discussion: Staff has analyzed the project in detail and has provided Conditions of Approval based on agency comments. Discussion items include a design waiver, drainage, and nesting birds.

Design Waiver: A Design Waiver has been requested as a means to deviate from specific Design and Improvement Standards Manual (DISM) standards. Section 120.08.020 of the El Dorado County Major Land Divisions Ordinance provides that the County may grant a Design Waiver upon a finding that each of the following factors exist:

1. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
2. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*

3. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.*
4. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.*

Standard Plan 101C of the DISM requires a roadway width of 18 feet within a 50 foot right-of-way. The applicant requests the following design waivers from the road standards included in the DISM: 1) a 14 foot wide road width for the portion of the road after the first house on Parcel 'A'; and 2) a 30 foot right-of-way for the entire length of the roadway. It has been determined that the findings for the granting of the two design waivers can be made. The design waiver findings are provided in the attached Findings, Section 5.

Drainage: The widening of the existing roadway would create additional runoff above and beyond what currently exist. The applicant proposes multiple v-ditches and cobble outfalls along both sides of the roadway to drain most of the runoff to the existing ditch along Maggie Lane (Exhibit F). A small portion of the drainage would drain to the end of the roadway on Parcel B and be dispersed into sheetflow through a cobble outfall at the end of a v-ditch. A grading permit will be required for road widening and drainage improvements and further review of the drainage system will be analyzed in more detail at that time.

Nesting Birds: The project site does provide habitat for various nesting birds that may be protected under the International Migratory Bird Treaty Act and are protected from disturbance during the nesting season (typically March 15th through August 15th) by California Fish and Game. No nests were identified at the project site during a biological survey done on June 23, 2015, however the project site could become occupied by nesting birds prior to driveway improvements. The biological study recommended an avoidance and minimization measure for potential project impacts to nesting birds. The mitigation measure is included in the Conditions of Approval and the Mitigation Monitoring and Reporting Program and would reduce any significant impacts to nesting birds to less than significant levels.

General Plan: The General Plan designates the subject site as Low Density Residential (LDR) and **Policy 2.2.1.2** identifies that LDR establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation provides a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and is applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. The maximum allowable density is one dwelling unit per five acres with parcel sizes to range from 5 to 10 acres. The project would create two single-family residential parcels comprising 5.01 and 5.05 acres in size, consistent with the parcel size range of this land use designation. It has been determined that the project would be in compliance with the applicable General Plan Policies. General Plan Findings are provided in the attached Findings.

Zoning: The parcel is zoned Estate Residential Five-Acre (RE-5). The project has been analyzed in accordance with Zoning Ordinance Section 130.28.210 (Development Standards) for minimum lot size, widths and building setbacks. The proposed lots meet the minimum lot size and width standards. The existing homes are compliant with the setback requirements of the Zoning Ordinance.

Agency and Public Comments: Appropriate conditions from each reviewing agency are included with this staff report. The following agencies provided comments and/or conditions for this project:

El Dorado County Transportation Division
El Dorado County Environmental Management Division
El Dorado County Air Quality Management District
Office of the County Surveyor
El Dorado County Fire Protection District

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study, Environmental Checklist Form (Exhibit G). Based on the Initial Study, measures have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project, as mitigated, would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (threatened and endangered plants or animals, nesting birds, etc). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 administration fee, is to be submitted to Development Services and must be made payable to El Dorado County. The fee is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Assessor's Map
Exhibit C.....General Plan Map
Exhibit D.....Zoning Map
Exhibit E.....Tentative Parcel Map; October 2015
Exhibit F.....Preliminary Grading and Drainage Plan; October 2015
Exhibit G.....Proposed Mitigated Negative Declaration and Initial Study

FINDINGS

Tentative Parcel Map P15-0005/Maggie Lane Parcel Map Zoning Administrator/December 16, 2015

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.3 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 Division, Planning Services, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.5.21

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses. The project site is surrounded by other developed large-lot residential land uses, which are compatible with the proposed development.

2.2 The project is consistent with General Plan Policy 5.2.1.2

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development. Both proposed lots currently have permitted separate private water wells, which would provide domestic water and water for fire protection.

2.3 The project is consistent with General Plan Policy 5.2.3.4

General Plan Policy 5.2.3.4 requires all applications for divisions of land which rely on groundwater for domestic use to demonstrate that groundwater is adequate as part of the review and approval process. Water wells are required to be constructed to the standards specified in "Water Well Standards", State of California, Department of Water Resources, Bulletin 74-81 (and supplements); and must be capable of providing to each connection a minimum of five gallons per minute, either from the well itself or a combination of well and storage, at a minimum of 15 pounds per square inch pressure. Two separate water wells have been constructed at the site, one for each residence, to domestic water well specifications. The Environmental Management Division

commented that each house will have its own water supply after the parcel split and provided no conditions on this project. A safe and reliable water source would be provided to each parcel prior to filing the Parcel Map.

2.4 The project is consistent with General Plan Policy 5.7.2.1

General Plan Policy 5.7.2.1 requires the fire protection district to review all applications to determine the ability of the district to provide protection services. Recommendations of the district may be incorporated as conditions of approval. The El Dorado County Fire District reviewed the project and supplied comments and recommended conditions of approval. Their conditions are included in the Conditions of Approval.

2.5 The project is consistent with General Plan Policy 6.2.2.2

General Plan Policy 6.2.2.2 requires the County to preclude development in areas of high and very high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The El Dorado County Fire District did not require a fire safe plan as the two existing homes were built with approved building permits which included Fire District approval. Since there is no new development proposed with this parcel map, a fire safe plan is not required and the project is in compliance with this policy.

2.6 The project is consistent with General Plan Policy 6.2.3.2

General Plan Policy 6.2.3.2 directs the applicant to demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area. The existing road and driveway will be used to provide access to both parcels, which will be improved to meet County road standards and fire regulations. As conditioned, the project is in compliance with this policy.

2.7 The project is consistent with General Plan Policy 7.1.2.1

General Plan Policy 7.1.2.1 directs that development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access. The existing homes and driveway were built on areas of the property with less than 30 percent slope. The driveway improvements will not disturb slopes exceeding 30 percent. The project is in compliance with this policy.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The project, as proposed and conditioned, is consistent with the Zoning Ordinance because the parcels have been designed to comply with the Residential Estate Five-Acre (RE-5) development standards as provided within Section 130.28.210 of the County Code.

4.0 PARCEL MAP FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan.

The proposed Parcel Map is consistent with the General Plan as set forth in Finding 2.0.

4.2 The proposed Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.

The parcels have been analyzed in accordance with Section 130.28.210 (Development Standards) of the Zoning Ordinance and comply with the required minimum lot area and minimum lot width requirements. As proposed and conditioned, and with design waiver approval, the Parcel Map conforms to the Minor Land Division Ordinance.

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

The proposed development meets the density requirements of the Low Density Residential land use designation and conforms to the minimum parcel size and development standards of the RE-5 zone district. The proposed five acre lots are large enough to accommodate a single family home, water wells, and individual wastewater systems.

4.4 The proposed subdivision is not likely to cause substantial environmental damage.

The project impacts have been analyzed in the Mitigated Negative Declaration and the project would not cause substantial environmental damage with mitigation incorporated as project Conditions of Approval.

5.0 DESIGN WAIVER FINDINGS

Two design waivers have been requested to deviate from the DISM, as discussed individually below. Section 120.08.020 of the El Dorado County Major Land Divisions Ordinance provides that the County may grant a Design Waiver upon a finding that each of the following factors exist:

1. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.
2. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.
3. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.
4. The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.

The four findings are addressed for each waiver request as follows:

A. Modification of Standard Plan 101C minimum right-of-way requirement of 50 feet to be reduced to 30 feet for the on-site roadway.

1. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.* Because the existing homes on the proposed lots use their own septic systems and private well water, there will be little requirement for underground utilities to the lots. A reduced right-of-way width could accommodate the road, underground utilities, and grading, and is supported by the Transportation Division.
2. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.* Having a 50 foot right of way rather than 30 feet is not necessary as the road/driveway will only access two properties and there are minimal underground utilities as the property is on septic systems and private water wells.
3. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.* The driveway currently exists and the creation of a 30 foot road easement will not impact the neighboring property. Drainage ditches will be incorporated into the driveway improvements so no additional runoff flows to neighboring properties.
4. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.* The Transportation Division has reviewed the proposed design waivers and approved of this 30 right of way width.

B. Modification of Standard Plan 101C minimum road width of 18 feet to be reduced to 14 feet for the portion of the roadway after the first home on Parcel A.

1. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.* The roadway location contains many scrub oaks that would be impacted if the entire length of the roadway were to be widened to 18 feet. The construction of a wider roadway would result in more grading and additional tree loss. El Dorado County Fire District and the Transportation Division support the reduced width of the driveway from the first house to the end of the roadway. No other lots or homes would utilize this roadway for access.
2. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.* Widening of the existing driveway to 18 feet for the entire length would require additional grading and tree loss. The Fire District has

commented that a 14 foot driveway from the first house to the end of the driveway is acceptable with fire turnarounds located at each home.

3. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.* The driveway currently exists and the widening of the *driveway* would occur only on the one side away from the property line. Drainage ditches will be incorporated into the driveway improvements so no additional runoff flows to neighboring properties. There would be two turnarounds along the roadway to allow for improved emergency vehicle circulation.
4. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.* The Transportation Division has reviewed the proposed design waivers and approved of this reduced driveway width.

CONDITIONS OF APPROVAL

Tentative Parcel Map P15-0005/Maggie Lane Parcel Map Zoning Administrator/December 16, 2015

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the hearing exhibits marked,

Exhibit ETentative Parcel Map; October 2015

Exhibit F.....Preliminary Grading and Drainage Plan; October 2015

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

The project description is as follows:

The project allows the creation of two parcels from a 10.06 acre site identified by Assessor’s Parcel Number 319-240-10. Both parcels shall be served by private water wells and individual septic systems. The approval includes the following:

Lot Number	Gross Area	Existing Improvements
A	5.01 acres	Single family home
B	5.05 acres	Secondary dwelling home

The development, use, and maintenance of the property, the size, shape 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 of Approval from the Mitigated Negative Declaration

The following mitigation measure is required as a means to reduce potential significant environmental effects to a level of insignificance.

2. MM BIO-1: If construction activities will occur during the bird nesting season (March 15th to August 15th), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of the proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS shall be contacted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.

Monitoring Responsibility: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and perform the necessary avoidance measures prior to initiation of construction activities. This mitigation measure shall be noted on the grading plans.

Monitoring Requirement: El Dorado County Development Services Division.

Development Services Division

3. This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed.
4. The certificate of compliance is subject to parkland dedication in-lieu fee. The fee shall be \$150.00 and shall be paid to Planning Services.
5. The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or final map filed until said fees are paid.
6. 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 developer and land owner 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 Parcel Map.

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

7. Archeological Resources: The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a "unique archaeological resource", contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Development Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

8. Human Remains: The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County Coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the Coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

9. Grading and construction activities will require compliance with oak tree protection measures as described in the *Biological Resources Assessment and Oak Tree Canopy Assessment*, by Helix Environmental Planning, Inc., dated September 29, 2015. The applicant shall plant oak trees or acorns in compliance with said Report and the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4.

Office of County Surveyor

10. All survey monuments shall be set prior to filing the Parcel Map.
11. Provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 120.44.120(B)(2).
12. The road serving the development shall be named by filing a completed Road Name Petition with the County's Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided to their office prior to filing the Parcel Map.
13. Re-Address Structures by coordinating with the County Surveyor's Office prior to filing the Final Map.
14. Provide the Tax Certificate required by the Tax Collector's Office.
15. Verify or create Public Utility Easements where existing and proposed utilities cross between the proposed parcels.
16. Provide a letter from all agencies that have placed conditions on the map. The letter shall state that "all conditions placed on P15-0005 by (that agency) have been satisfied." The letter shall be sent to the County Surveyor and copied to the consultant and applicant.

Air Quality Management District

17. 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 (PM10) 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 if a Grading Permit is required from the Building Department (Rules 223 and 223.1).
18. Paving: Any project construction that involves road development shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
19. 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).
20. Construction Emissions: During any 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.

21. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration 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.

Transportation Division

22. **Road Improvements:** The applicant has requested a design waiver to reduce the roadway width minimum from 18 to 14 feet wide for a portion of the access road. The on-site roadways shall be constructed to County Standard Plan 101C (18 feet wide with one foot shoulder on each side) to the first existing house on Parcel 'A'. The rest of the road shall be constructed to be 14 feet wide with one foot shoulder on each side.
23. **Road & Public Utility Easements:** The applicant has requested a design waiver to reduce the right of way from 50 feet to 30 feet. The applicant shall irrevocably offer to dedicate a 30 foot wide road and public utility easement for the on-site access roadways, shown on the final recorded map. Slope easements shall be included as necessary. This offer will be rejected by the County.
24. **Proof of Offsite Road Entitlements:** The applicant shall demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements for access to the project.
25. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.
26. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Transportation Division prior to the filing of the parcel map. Signing and striping shall conform to the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
27. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.

28. **Construction Hours:** Construction activities shall be conducted in accordance with the General Plan's *Public Health, Safety, and Noise Element* and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
29. **Parcel Map Improvement Agreement & Security:** If the required improvements are not completed prior to filing of the map or if the Engineer's Estimate is \$100,000 or greater for the required improvements, the developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Transportation Division for onsite roadway, drainage infrastructure, grading, etc. The developer shall also provide a security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map. The improvements shall be installed to the satisfaction of EDCDT prior to filing of the map. This condition shall appear as a note on the recorded parcel map.
30. **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.
31. **Grading Permit/Plan:** If more than 250 cubic yards of earth movement are required for improvements, the applicant shall submit a parcel map improvement/grading plan prepared by a professional civil engineer to the County for review and approval.
32. **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, Drainage Manual and as required otherwise by Law.
33. **RCD Coordination:** The timing of construction and method of re-vegetation 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.
34. **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 El Dorado County Community Development Agency. 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.

35. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
36. **Drainage Study / NPDES Compliance:** The project qualifies as a “Regulated Project” under section E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project shall incorporate Site Design Measures, Source Control Measures, and Low Impact Development (LID) Design Standards consistent with the Order into the project design, and construct such measures with the project. If the Order is amended or replaced by action of the SWRCB, the applicant shall comply with the Order in place at the time of issuance of construction permits.

The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Order. The Drainage Report shall address 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:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- 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.
- 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. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Transportation Division prior to occupancy.

37. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on site grading plans.
38. **NPDES Construction Permit:** if the project proposes to disturb more than 1 acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ (CGP), including any and all amendments or revised orders issued by the SWRCB.

The applicant shall demonstrate compliance with the CGP (or equivalent permit issued by the SWRCB) prior to issuance of construction permits by County.

39. **Outside Agency Permits:** Copies of outside agency permits shall be supplied to the Transportation Division prior to issuance of any construction permit or agreement. Permit numbers shall be included on the project Improvement Plans. This includes but is not limited to any permits issued under Sections 401 or 404 of the Clean Water Act, Waste Discharge Identification Number(s) (WDIDs) issued by the SWRCB, or any agreement or permit issued by the State or Federal Department(s) of Fish and Wildlife.
40. **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 EDCDT with the drainage report, structural wall calculations, and geotechnical reports and record drawings in PDF format (TIF format optional for record drawings only).

El Dorado County Fire District

41. The proposed fire district listed on Sheet TM-1 shall be changed from Diamond Springs/El Dorado Fire Department to read El Dorado County Fire Protection District on the Final Parcel Map.
42. All sections of the road or driveway with a grade 16% or greater shall be paved with an all-weather surface.
43. Address numbers for both houses shall be posted in front of their driveways. Numbers shall be a minimum of 4 inches in height.