

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



<b>Agenda of:</b>	February 1, 2017
<b>Item No.:</b>	4.a.
<b>Staff:</b>	Evan Mattes

**TENTATIVE PARCEL MAP REVISION & EXTENSION**

**FILE NUMBER:** P07-0017-R/P07-0017-E/Herrick Parcel Map Revision and Time Extension

**APPLICANT:** Lebeck Young Engineering, Inc.

**OWNER:** Joe and Ingrid Herrick

**ENGINEER:** Lebeck Young Engineering

**REQUEST:** The project consists of the following requests:

- 1) Revision to the approved tentative parcel map creating two residential lots of approximately one acre in size

The revised parcel map includes a design waiver from the El Dorado County Design and Improvement Standards Manual (DISM) standards for the proposed road section of 20-foot width and 1-foot shoulders based on EDC. Std. Plan 101C (Exhibit I).

- 2) A time extension to the approved map consisting of six one-year time extensions extending the expiration date to November 18, 2022 (Exhibit I).

**LOCATION:** On the eastern side of Boulder Lane, approximately 150 feet south of the intersection of Cold Springs Road, in the Placerville area, Supervisorial District 3 (Exhibit A).

**APN:** 323-250-45 (Exhibit B)

**ACREAGE:** 2.01 acre

**GENERAL PLAN:** Medium Density Residential (MDR) (Exhibit C)

**ZONING:** One-acre Residential (R1A) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously Adopted Negative Declaration (Exhibit K)

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

1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Negative Declaration or an Addendum to the existing Negative Declaration, adopted by the Board of Supervisors; and
2. Approve Tentative Parcel Map Revision P07-0017-R, permitting a design waiver for the use of EDC Std. Plan 101C, based on the Findings and subject to the Conditions of Approval as presented; and
3. Approve Tentative Parcel Map Extension P07-0017-E extending the expiration of the approved tentative parcel map for six years to November 18, 2022, based on the Findings and subject to the Conditions of Approval as presented.

**EXECUTIVE SUMMARY:**

The approved tentative parcel map would create two residential lots of approximately one acre in the Placerville area, east of Boulder Lane. With the incorporation of the recommended conditions of approval, staff recommends approval of this revision to the parcel map. The tentative parcel map is required by the Subdivision Ordinance for land divisions of four or fewer lots. Lot 1 is currently occupied by a single family residence, while Lot 2 is currently vacant. The proposed map maintains conformance to the Medium Density Residential General Plan designation (Exhibit C) and the Residential 1-acre zoning designation (Exhibit D). Access improvements would result in a 20-foot wide and 1-foot shoulder road, built to the standards of EDC Std. 103B. A design waiver has been requested to allow for a 20-foot wide with 1-foot shoulders road, built to the standards of EDC Std. 103C (Exhibit F). A time extension has been requested to allow for six one-year time extending the expiration to November 18, 2022. .

**BACKGROUND:**

The tentative parcel map (P07-0017) was approved by the Zoning Administrator on November 18, 2009. The approved parcel map would create 2 residential lots of one acre each (Exhibit G). Since approval, the applicant has not filed or recorded a parcel map.

The tentative parcel map had an original expiration date of November 18, 2013, which was automatically extended to November 18, 2016 as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116). The applicant filed a time extension request on September 29, 2016 to allow six one-year time extensions. The time extension request would extend the project expiration date to November 18, 2022 (Exhibit J).

The approved tentative map included a design waiver allowing for the use of El Dorado County Standard Plan 101B with a 20 foot width and 1 foot shoulders. The revised map include design

waiver request to allowing the use of El Dorado County Standard Plan 101C to allow a 20-foot width unpaved road improvement with 1-foot shoulders (Exhibit F).

#### **ANALYSIS:**

**Site Description:** The project site consists of 2.014 acres and is located northwest of the Placerville city boundary at an elevation of approximately 1,800 feet above mean sea level (Exhibit E). The parcel is typically flat that moderately slopes uphill to the south (Exhibit H). Onsite vegetative communities consist of interior live oak, blue oak and non-native grasses. Site improvements include a single family residence which was previously damaged by fire and rebuilt in 2009, gravel driveway access, including a gate, accessory structures includes a shed/carport structure, several small agricultural structures, and hardscape and landscape features (Exhibit E). The project site is served by a private septic system and public water is provided by El Dorado Irrigation District. The site is bordered by single-unit residential land uses on all sides.

**Project Description:** The tentative parcel map would create two residential lots of approximately 1 acre each from the 2 acre project site. Proposed Lot 1 would contain an existing residential dwelling unit (Exhibit F). Proposed Lot 2 is currently vacant. No additional residential development is proposed with the tentative parcel map revision. The project site would continue to be served by a private septic system and receives public water provided by El Dorado Irrigation District. The non-exclusive road and public utilities easement would remain.

**Design Waiver:** Access for the project site would be from Boulder Lane, a private road. The project was conditioned to improve the access road to 20-foot wide road with 1-foot shoulders on each side in accordance with the DISM 101B standards, which would require paved roads. A design waiver has been requested to improve the access road to a 20-foot wide road with 1-foot shoulders on each side in accordance with the DISM 101C standards, which would allow for unpaved gravel roads.

**Time Extension:** The tentative parcel map was approved by the Board of Supervisors on November 18, 2009. The approved parcel map had an original expiration date of November 18, 2013, which was automatically extended to November 18, 2016 as a result of recent state legislation. The applicant states that the delay in filing and recording the final map is a result of financial restraints caused by the economic downturn of the “Great Recession”. A time extension request was filed on September 20, 2016 to allow 6 1-year time extensions.

**Consistency:** As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Medium Density Residential (MDR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the R1A zone and other Zoning Ordinance requirements.

#### **ENVIRONMENTAL REVIEW:**

Staff has determined that the project revision is consistent with the scope and analysis of the previous Negative Declaration (Exhibit K) prepared for P07-0017 and pursuant to Section 15162(b) or the CEQA Guidelines, no further documentation.

A Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

## SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessors Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Photo
Exhibit F.....	Revised Tentative Parcel Map
Exhibit G.....	Original Approved Tentative Parcel Map
Exhibit H.....	Slope Map
Exhibit I.....	Design Waiver & Time Extension Request
Exhibit J.....	Parcel Map Timeline and Expiration
Exhibit K.....	Previously Adopted Negative Declaration and Initial Study

## **FINDINGS**

### **Tentative Parcel Map Revision P07-0017-R and Tentative Parcel Map Time Extension P07-0017-E/Herrick Parcel Map Revision and Time Extension Zoning Administrator/February 1, 2017**

#### **1.0 CEQA FINDINGS**

- 1.1 Pursuant to CEQA Section 15162(b), it has been determined that no subsequent negative declaration is required because there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including: (1) substantial changes to the project which would require major revisions to the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligent at the time of the previous negative declaration was adopted, shows that project will have one or more significant effects not discussed in the previous negative declaration.
- 1.2 Pursuant to CEQA Section 15164(b) it has been determined that there is no substantial evidence requiring an addendum to the adopted negative declaration because no minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred.
- 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, Community Development Agency, at 2850 Fairlane Court, Placerville, CA, 95667.

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

##### **2.1 The project is consistent with General Plan Policy 2.2.1.2.**

Policy 2.2.1.2 identifies that the Medium-Density Residential (MDR) land use designation establishes areas suitable for detached single-family residences with larger lot sizes, which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences' where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities' where the topography poses a constraint to higher densities' and as a transitional land use between the more highly developed and the more rural areas of the county. The maximum allowable density shall be one dwelling unit per 1.00 to 5.00 acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Rationale: The project proposes a design waiver and a time extension to an approved parcel map. The parcel map would split a 2 acre lot into two 1 acre lots. The site is in a rural transitional region in the Placerville area, and land use the site is residential. The proposed project is compatible with the land use designation.

**2.2 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.

Rationale: The project site is adjacent to single-unit residential land uses on all sides. The proposed parcels would not be incompatible in size to the surrounding parcels, and there would be no change in use, which is currently compatible with the adjoining existing development in the surrounding area.

**2.3 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.

Rationale: The existing residence would continue to be served by public water from the El Dorado Irrigation District. Any future residential development, including second dwelling units, would be required to provide a safe and reliable water source at the time of building permit application. The El Dorado County Fire Protection District has approved the Fire Protection Plan for the proposed project and has determined that as conditioned the water supply would be adequate for the purposes of fire protection.

**2.4 The project is consistent with General Plan Policy 6.2.2.2.**

Policy 6.2.2.2, Wildland Fire Hazards, requires that the County preclude development in high and very high wildland fire hazard areas unless such development can be adequately protected from wildland fire hazards, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

Rationale: The property is located in a Very High Fire Hazard Zone. The El Dorado County Fire Protection District reviewed the application, approved the Fire Protection Plan, and recommended conditions of approval to address adequate protection from wildland fire hazards.

**2.5 The project is consistent with General Plan Policy 6.2.3.2.**

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The Transportation Division reviewed the application and has required both off- and on-site road improvements and entitlements for use of the access and public utility easements. The El Dorado County Fire Protection District reviewed the application materials and has determined that adequate access can be provided for emergencies. The project is in compliance with this policy.

**2.6 This project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 requires that for all new development projects that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, that the project applicant shall adhere to the tree canopy retention and replacement standards described in Option A.

Rationale: The project site contains an overstory of scattered live interior oaks and blue oaks which covers 0.69 acres of the two acre project site. For a project site of 2-acres and 0.661-acres of oak canopy area to qualify for Option A of Policy 7.4.4.4, 85 percent of the existing oak canopy must remain. The proposed on-site development design does not require removal of oak canopy from the project site. The project would not result in the removal of oak canopy cover. The project is in compliance with this policy.

**3.0 ZONING FINDINGS**

**3.1 The proposed use is consistent with Title 130.**

The parcel is zoned Single-unit Residential One-Acre (R1A). The project has been analyzed for compliance with Chapter 130.24 (Residential Zones) and Section 130.27.120 of the County Zoning Ordinance.

Rationale: The existing single-unit detached residential uses are allowed within the R1A zone. The project has been analyzed in accordance with development standards as provided within Section 130.24.030 (Residential Zone Development Standards) and other applicable sections of Title 130 and has been determined to be in compliance with the County Zoning Ordinance.



#### **4.0 PARCEL MAP FINDINGS**

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

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

##### **4.2 The proposed tentative map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.**

Rationale: As discussed in Finding 3.0 above, the tentative map conforms to the allowed uses and development standards within the R1A zone. As proposed and conditioned, the parcel map conforms to Subsection II of the County Subdivision Ordinance (Minor Land Divisions).

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

Rationale: The site is physically suitable for the proposed type and density of development. As discussed in Finding 3.0 above, the tentative map conforms to the allowed uses and development standards within the R1A zone. The site contains an existing single-unit residential land uses, and proposes a new detached single-unit residential building as a part of the tentative parcel map.

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

Rationale: The project impacts have been analyzed in the Initial Study, which resulted in a Negative Declaration. Based on this analysis, the project has been determined to not cause substantial environmental damage.

#### **5.0 DESIGN WAIVER APPROVAL FINDINGS**

##### **5.1 Design Waiver Request for Boulder Lane to allow the use of EDC DISM Std. 101C with a 20-foot width and 1-foot shoulders.**

###### *5.1.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

The project site lies in a predominately rural area. Boulder Lane, a private road, currently provides access to 5 parcels and is lined by mature oak trees. The reduced road width size based on EDC DISM Std. 101C would allow the project to reduce impacts to existing natural site features, such as trees and low vegetation.

###### *5.1.2 Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.*

Strict application of County design and improvement requirements would cause unnecessary hardships resulting from required paving widths, tree removal, and vegetation removal.

- 5.1.3 *The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*

The construction of the roadway within the proposed 50-foot ROW not centered along the proposed centerline will not result in future development that will pose a hazard to the health, safety and welfare of the public. The project has been reviewed by the El Dorado County Fire Protection District, CALFIRE, and the TD, and with incorporation of recommended conditions of approval would ensure adequate emergency vehicle and residential vehicle access.

- 5.1.4 *This waiver(s) would not have the effect of nullifying the objectives of Subpart II of Title 120 of the County Code or any other ordinance applicable to the division.*

The requested design waiver will not hinder the County's implementation of the Subdivision Map Act as outlined in Subpart II of Title 120 of County Code (Minor Land Divisions) or any of the other applicable ordinances discussed within the staff report.

## **6.0 TENTATIVE PARCEL MAP TIME EXTENSION FINDINGS**

- 6.1 **The request for extension for the approved parcel tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.A.**

Section 120.74.030.A allows the subdivider to request up to six one-year extensions from the expiration date of an approved or conditionally approved tentative map, as allowed by government Code Sections 66452.6 and 66463.5, by timely written application to the Development Services Division of the Community Development Agency. The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or development agreement applicable to the map for which the extension request is filed but in no event shall the total time extension requested exceed six years. Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

Rational: The applicant submitted a request for six one-year time extensions and appropriate processing fees on September 29, 2016, prior to the expiration date of the tentative parcel map of November 18, 2016. The six one-year time extension request complies with Section 120.74.030.B.

The applicant states that the delay in filing and recording the parcel map is due to financial difficulties caused by the 2007 economic downturn. The six one-year time extensions would allow the applicant time to make road

improvements, prepare the Parcel Map and address all Conditions of Approval.

**6.2 The request for extension of the approved tentative parcel map complies with County Subdivision Ordinance Section 120.74.030.B.**

Section 120.74.030.B. requires that the Development Services Division review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its division.

**Rational:** The Development Services Division has reviewed the time extension request for Tentative Parcel Map P07-0017/Herrick Parcel Map, along with all submitted materials, and has submitted this staff report with recommendation for approval based on the Findings provided in compliance with Section 120.74.030.B.

## CONDITIONS OF APPROVAL

### Tentative Parcel Map Revision P07-0017-R and Tentative Parcel Map Time Extension P07-0017-E/Herrick Parcel Map Revision and Time Extension Zoning Administrator/February 1, 2017

(The following are the original Conditions of Approval for Herrick Parcel Map, as approved by the Board of Supervisors on November 10, 2010, with revised conditions underlined)

#### **I. ~~PROJECT DESCRIPTION~~**

- ~~1. This tentative parcel map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits A—I, 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 will constitute a violation of permit approval.~~

~~The project description is as follows:~~

~~Tentative Parcel Map to create two parcels, one acre in size, on a two-acre site. The two proposed parcels shall be served by public water and septic facilities. The project shall utilize Boulder Lane, a private road, as the primary access.~~

~~Lot 1: Shall be 1.01 acres in size and shall be developed with an existing single family residence, carport, and accessory structures, with setbacks varying from the R1A standards as determined by Variance Permit V08-0011.~~

~~Lot 2: Shall be 1.0 acres in size and shall be developed in compliance with the R1A standards.~~

~~Design Waiver to road standards shall include the following:~~

~~Reduce the Design Improvement Standards Manual (DISM) 101B requirements of a roadway width from 24 feet to a roadway width of 20 feet and 1 foot shoulders on each side for an overall roadway width of 22 feet in accordance with the 2007 CA Fire Code and the El Dorado County Design and Improvements Standards Manual Standard Plan 101B without curb, gutter and 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 parcel map and preliminary grading and drainage plan) must be submitted for review and approval and shall be implemented as approved by the County.~~

1. This Tentative Parcel Map Revision and Time Extension is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit F.....Revised Tentative Parcel Map

Exhibit H.....Preliminary Grading and Drainage 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 would constitute a violation of permit approval.

The project description is as follows:

The project site consists of 2.014 acres and is located northwest of the Placerville city boundary at an elevation of approximately 1,800 feet above mean sea level (Exhibit E). The parcel is typically flat that moderately slopes uphill to the south (Exhibit H). Onsite vegetative communities consist of interior live oak, blue oak and non-native grasses. Site improvements include a single family residence which was previously damaged by fire and rebuilt in 2009, gravel driveway access, including a gate, accessory structures includes a shed/carport structure, several small agricultural structures, and hardscape and landscape features. The project site is served by a private septic system and public water is provided by El Dorado Irrigation District. The site is bordered by single-unit residential land uses on all sides.

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.

## II. PROJECT CONDITIONS OF APPROVAL

### Planning Services-Development Services Division

2. **Archeological Resources:** In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of

the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

3. **Park-in-Lieu Fees:** The applicant shall be required to pay a Park-in-Lieu fee of \$150.00 payable to El Dorado County, pursuant do El Dorado County Subdivision Ordinance Chapter 16.12.090. Check shall be submitted to the office of the Development Services Department. A receipt showing compliance with this condition shall be submitted by the applicant to the Planning Services prior to filing of the Parcel Map.
4. **Development Services Processing Fees:** The applicant shall make the actual and full payment of all Development Services processing fees for the Tentative Parcel Map application prior to filing the Parcel Map.
5. **Meter Award Letter:** A meter award letter or similar document shall be provided to Planning Services prior to filing the Parcel Map.
- ~~6. **Permit Time Limits:** This Tentative Parcel Map shall expire within 36 months from the date of approval unless a timely extension has been filed.~~
6. **Permit Time Limits:** This Tentative Parcel Map shall remain in effect for six years from the date of original expiration date. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
- ~~7. **Fish and Game Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$1,993.00 Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No permits shall be issued or final map filed until said fees are paid.~~
8. **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 7:00 p.m. on weekends and holidays.
9. **Oak Woodland:** Any future El Dorado County native oak tree canopy removed for residential development shall be mitigated as specified in the Oak Woodland Management Plan, adopted by the Board of Supervisors on May 6, 2008, as amended.
10. **Fire Safe Plan:** A Fire Safe Management Plan, acceptable to the El Dorado County Fire Protection District and the California Department of Forestry, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the appropriate agency to Planning Services prior to filing the Parcel Map.
11. **Hold Harmless:** 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 Parcel Map, 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.

### **El Dorado County Department of Transportation**

- ~~12. **Road Design Standards:** The applicant shall improve Boulder Lane, from the northern boundary line to Cold Springs Road to a 20-ft road width with 1-ft shoulders in accordance with the 2007 CA Fire Code and the El Dorado County DISM Standard Plan 101B without curb, gutter, and sidewalk. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Parcel Map.~~
12. **Road Design Standards:** The applicant shall improve Boulder Lane, from the southern property line to Cold Springs Road in accordance with County Standard Plan 101C, modified to a 20-foot road width with 1-foot shoulders. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Parcel map.
13. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct a roadway encroachment from Boulder Lane onto Cold Springs Road to the provisions of the El Dorado County DISM Standard Plan 103C, prior to the filing of the Parcel Map.
14. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate a 25 foot wide on-site road and public utility easement for the on-site portion of Boulder Lane, prior to the filing of the Parcel Map. This offer will be rejected by the County.
15. **Maintenance Entity:** The applicant shall form and/or verify the existence of an entity, to the satisfaction of DOT, for maintenance of all on-site roadway and drainage facilities, prior to the filing of the Parcel Map.
16. **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 Department of Transportation prior to the filing of the Parcel Map.

17. **Off-site Acquisition:** As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commencement proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any Final Map or Parcel Map, the subdivider shall submit the following to the Department of Transportation Right of Way Agent, 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 professional appraiser of the cost of land necessary to complete the off-site improvements.
  
18. **Parcel Map Improvement Agreement and Security:** The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Ordinance, prior to the filing of the Parcel Map.
  
19. **Grading Permit/Plan:** If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation 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.
  
20. **NPDES Permit:** This project disturbs more than one acre of land area (43,560 square feet). At the time that an application is submitted for improvement plans or a grading permit, 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 State of California. 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 SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.



21. **Soils Report:** The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, 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.
22. **Import/Export Grading Permit:** Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
23. **Drainage Report:** 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 Department of Transportation.
24. **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 approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
25. **TIM Fees:** The applicant shall pay the traffic impact fees in effect at the time a building permit application is deemed complete.

#### **El Dorado County Fire Protection District**

26. **Fees:** Prior to filing the Parcel Map, the applicant shall submit a review fee of \$120.00 to the Fire District.

#### **El Dorado County Surveyor's Office**

27. **Survey Monuments:** All survey monuments shall be set prior to filing the Parcel Map.
28. **Conditions of Approval:** Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that "all conditions placed on P07-0017 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor's and copied to the consultant and the applicant.
29. **Parcel Map Guarantee:** Prior to filing the Parcel Map, the applicant shall provide a Parcel Map Guarantee, issued by title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2) with the legal right to improve that access as required by the County Design Manual.

**Air Quality Management District**

30. **District Rule 223-1:** The applicant shall adhere to all district rules during project construction, as specified by the District prior to issuance of any permits associated with the project.
31. **Fugitive Dust Plan:** The applicant shall submit and pay appropriate fees for a Fugitive Dust Mitigation Plan. The District shall review and approve the Plan prior to issuance of a grading permit.