

**EL DORADO COUNTY PLANNING AND BUILDING  
DEPARTMENT  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** June 21, 2017  
**Item No.:** 5.a.  
**Staff:** Evan Mattes

**TENTATIVE PARCEL MAP TIME EXTENSION**

**FILE NO.:** P07-0013-E/Serrano Village J5 Phase 1 Retail

**APPLICANT:** Serrano Associates LLC

**ENGINEER:** RSC Engineering

**REQUEST:** Request for six one-year time extensions to the approved Serrano Village J5 Tentative Parcel Map P07-0013 creating nine commercial lots and one remainder lot, resulting in a new expiration date of August 14, 2023.

**LOCATION:** Southeast corner of Sienna Ridge Drive and Bass Lake Road in the El Dorado Hills area, Supervisorial District 1 (Exhibit A)

**APN:** 123-570-01 (Exhibit B)

**ACREAGE:** 11.67 acres

**GENERAL PLAN:** AP-SEDH (Adopted Plan-El Dorado Hills Specific Plan) (Exhibit C)

**ZONING:** Community Commercial-Planned Development (CC-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously certified El Dorado Hills Specific Plan Environmental Impact Report

**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 Environmental Impact Report or an Addendum to the

existing Environmental Impact Report, adopted by the Board of Supervisors on July 18, 1988; and

2. Approve TM07-1440-E extending the expiration of the approved tentative subdivision map for six years to August 14, 2023, based on the Findings and subject to the original Conditions of Approval as presented.

## **BACKGROUND**

The tentative parcel map (P07-0013) was approved by the Planning Commission on August 14, 2008, along with a Planned Development (PD07-0008). A revision to the Planned Development (PD07-0008-R) was approved by the Planning Commission on December 10, 2009. The approved parcel map consisted of nine commercial lots and one remainder lot for approximately 120,000 square feet of commercial uses (Exhibit F).

Since approval, the applicant has not filed or recorded a parcel map. The tentative parcel map had an original expiration date of August 14, 2011. As a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.21 (Assembly AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) the parcel map has been extended to August 14, 2017 (Exhibit G). The applicant timely filed this time extension request on June 1, 2017.

## **ANALYSIS**

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative parcel maps. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing the economic downturn and lack of interest in development of the 62,000 square foot grocery market, which anchored the development, the applicant has not yet submitted a final parcel map. Since approval the applicant has been approached by Donahue Schriber Realty Group (DSRG) and Safeway, expressing interest in developing the grocery market and retail center. Construction documents are currently being prepared for submittal to the county. The applicant is requesting the entire six one-year time extensions as this is the amount of time as the applicant believes is necessary to implement the conditions of approval and record the Final Map. Staff has reviewed the request and recommends the Zoning Administrator grant the requested six one-year time extensions, subject to the original Conditions of Approval and environmental mitigation measures. Given that there are no changes to the previously approved Tentative Parcel Map and Planned Development, the map maintains consistency with the applicable policies of the General Plan and provisions of the Zoning and Subdivision Ordinances. If approved, the map expiration and subsequent planned development would be extended to August 14, 2023.

## **ENVIRONMENTAL REVIEW**

The Serrano Village J5 Phase 1 Retail tentative parcel map is a commercial project that was analyzed in the certified El Dorado Hills Specific Plan (SCH No. 86122912). The proposed time extension would allow the continued commercial development of the project consistent

with the approved tentative parcel map. The time extension does not make any changes to the original tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the Environmental Impact Report was certified has since become available. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with CEQA Guideline Section 15162 and 15164. No further environmental analysis is necessary.

The project is required filing of a Notice of Determination. A \$50.00 filing fee submitted to Planning Services.

### SUPPORT INFORMATION

#### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A .....Location Map  
Exhibit B .....Assessor’s Parcel Map  
Exhibit C .....Land Use Map  
Exhibit D .....Zoning Map  
Exhibit E .....Aerial Map  
Exhibit F.....Approved Tentative Parcel Map  
Exhibit G.....Serrano Village J5 Phase 1 Retail Tentative Map  
Timeline and Expiration

## **FINDINGS**

### **Tentative Parcel Map Time Extension P07-0013-E/Serrano Village J5 Phase 1 Retail Zoning Administrator/June 21, 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; (2) substantial changes with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous negative declaration due to the involvement of new significant environmental 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 diligence at the time the previous negative declaration was adopted, showing the project would (a) have one or more significant effects not discussed in the previous negative declaration.

The Serrano Village J5 Phase 1 Retail tentative map is a commercial project that was contemplated and analyzed in the certified El Dorado Hills Specific Plan EIR (SCH No. 86122912). The proposed time extension would allow the continued commercial development of the village consistent with the Specific Plan. The time extension does not make any changes to the original tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the EIR was certified has since become available.

- 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 Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

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

- 2.1 **The request for extension of the approved 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(e) 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 a 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.

Rationale: The applicant is requesting six one-year time extensions and appropriate processing fees were submitted on June 1, 2017, prior to the expiration date of the tentative subdivision map of August 14, 2017. 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 final map is a result of the economic recession and difficulty in securing a buyer or tenant for the 62,000 square foot grocery market, anchoring the planned development. The applicant is currently in the process of preparing improvement plans and will subsequently take action upon the Conditions of Approval and prepare the final map for recording. The six one-year extensions should allow the applicant the time needed to record the parcel map.

**2.2 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 Planning and Building Department 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 decision.

Rationale: The Planning and Building Department has reviewed the time extension request for Tentative Parcel Map P07-0013-E/Serrano Village J5 Phase 1 Retail Parcel Map, along with all submitted materials, and has submitted this staff report with recommendations for approval based on the Findings provided in compliance with Section 120.74.030.B.

## CONDITIONS OF APPROVAL

### Tentative Parcel Map Time Extension P07-0013-E/Serrano Village J5 Phase 1 Retail Zoning Administrator/June 21, 2017

(The following are the original Conditions of Approval for Serrano Village J5 Phase 1  
Retail Parcel Map, as approved by the Planning Commission on August 14, 2008)

#### Conditions of Approval

##### Project Description

##### **Planning Services**

1. This Parcel Map and Planned Development is based upon and limited compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E-G, dated August 14, 2008, 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:

The project would allow for a Commercial Parcel Map and Development Plan. The Parcel Map would allow for nine parcels, one right-of-way parcel and a remainder. The Planned Development would allow for commercial building on each of the numbered parcels. The parcel sizes and improvement square footages shall correspond to the table included below:

<b>Parcel Number</b>	<b>Improvements (Square Feet)</b>	<b>Net Area (Acre)</b>
1	62,000	5.70
2	3,080	1.00
3	8,400	0.81
4	4,800	0.44
5	6,000	0.56
6	4,000	0.37
7	8,064	0.75
8	8,098	0.74
9	14,400	1.33
A	Right-of-Way	1.45
Remainder	Remainder	11.76

Approval of the project shall allow for the creation of the parcels only. All future development of the site shall correspond to the square footage improvements listed in the

table above and shall require Planning Commission approval prior to issuance of any building permit for the project.

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. The project shall connect to EID services for water and waste water services. The applicant shall submit an EID Water Meter Award Letter or similar document to Planning Services prior to filing the Parcel Map.
3. The applicant shall construct sound barriers as recommended in the noise impact analysis prepared by The Acoustics & Vibration Group dated March 2007. Planning Services and the acoustical engineer shall review and approve the sound barriers prior to issuance of any building permit for the project.
4. The applicant shall submit an acoustical analysis for any outdoor mechanical equipment proposed on Parcels 1, 2, 8, or 9. Planning Services shall review and approve the acoustical analysis prior to issuance of a building permit.
5. The project shall remove 1.112-acres of oak canopy. The required 20 % retention of oak canopy as established by the El Dorado Hills Specific Plan EIR shall be achieved through limited development of Village J6 and J7 areas.
6. Development Services shall verify that all fees have been paid prior to filing of the parcel map.
7. The applicant shall submit to Planning Services the required Department of Fish and Game fee and filing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or Parcel Map filed until said fees are paid.
8. 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, or employees from any claim, action, or proceedings 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.

9. Prior to issuance of a building permit or commencement of any use authorized by this permit, 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. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.

## **Department of Transportation**

### ***Project Specific Conditions***

#### ***DOT CONDITIONS***

10. The applicant shall construct realigned Sienna Ridge Road from the boundary of the Bass Lake Hills Specific Plan to form a 4-way intersection with Serrano Parkway and Bass Lake Road. The improvements shall be as follows (starting on the north side of Sienna Ridge Road):
  - 6-foot sidewalk with Type 2 vertical curb and gutter
  - 8-foot shoulder to include a type II Bike path
  - 11-foot AC travel lane
  - 12-foot striped median
  - 11-foot AC travel lane
  - 4-foot shoulder to include a type II Bike Path
  - 6-foot sidewalk with Type 2 vertical curb and gutter

A transition to the existing road (Sienna Ridge Road) must be provided to the satisfaction of the Department of Transportation. 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 final map.

11. An application for general vacation shall be filed for the unused segment of Sienna Ridge Road from the intersection of the proposed local road to Bass Lake Road prior to occupancy.
12. The applicant shall irrevocably offer to dedicate in fee, 60-foot wide on-site road and public utility easement for the on-site portion of Sienna Ridge Road, prior to the filing of the map. This offer will be acknowledged but rejected by the County, subject to completion of said improvements.



13. In Accordance with Policy TC-5 of the County of El Dorado General Plan, sidewalks and curbs shall be required along the future road as well as along Bass Lake Road per DISM 101A. The concrete curb and gutters shall be in accordance with DISM Standard Plan 104 Type 2. 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 final map.
14. The southerly driveway encroachment onto Bass Lake Road shall have a restricted turn movement to a right-in and right-out only. 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 final map.
15. A left turn pocket shall be provided on Bass Lake Road for the driveway between Buildings B and C. A letter from the traffic engineer shall be provided stating the required length of the turn pocket. 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 final map.
16. A traffic signal shall be placed at the intersection of Serrano Parkway/Sienna Ridge Road and Bass Lake Road. 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 final map.
17. The location of the bus turnout located on Sienna Ridge Road shall be located as shown on the preliminary plans submitted September 10, 2007 by R.E.Y. Engineers, Inc. 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 final map.
18. The applicant shall obtain encroachment permits from the Development Services Department and shall construct said encroachments per DISM Standard Plan 103G prior to the issuance of a building permit.
19. Sight distance must be verified for all driveway approaches. DOT is concerned about site distance on the southeasterly driveway. Engineer/Applicant must verify that he/she has a sufficient sight distance prior to filing the final map.
20. Drainage structures shall be relocated outside of the right-of-way. 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 final map.
21. 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 commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the 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.

***Standard Conditions***

22. 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 recordation of the Parcel Map.
23. 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.
24. 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.
25. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
26. 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.

27. 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.
28. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.
29. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis.
30. 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.
31. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
32. The applicant shall submit a soil 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 Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
33. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans.
34. 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 Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

35. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
36. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekdays, and 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays.
37. If the project disturbs more than one acre of land area (43,560 square feet), the Developer 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 notice of Intent form, the appropriate fee, and a location map are required for this filing. A copy of the Application shall be submitted to the County with two (2) copies of the Storm Water Pollution Prevention Plan (SWPPP), prior to building permit issuance, and by state law must be done prior to commencing construction

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

38. The potable water system for the purpose of fire protection for this commercial development shall provide a minimum fire flow of 2,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. 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 the system shall be supplied to the Fire Department for review and approval. The Department shall verify the fire flow prior to issuance of a grading permit.
39. This development shall install Mueller Dry Barrel fire hydrants conforming 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 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department. The Department shall review and approve all hydrant locations prior to issuance of a grading permit.
40. To enhance the 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 the Fire Safe Regulations. The Department shall verify compliance with this condition prior to issuance of a grading permit.

41. 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 framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103. The Department shall verify compliance with this condition prior to issuance of a building permit.
42. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway. The Department shall verify compliance with this condition prior to issuance of a grading permit.
43. Each building shall be addressed in accordance with Fire Department requirements. The Department shall verify compliance with this condition prior to issuance of a building permit.
44. The applicant shall provide the Fire Department with a CD that contains all CAD files for this project.
45. The fire access roadways serving all buildings shall be designed to accommodate a 40 foot inside and a 56 foot outside turning radius. The Department shall verify compliance with this condition prior to issuance of a grading permit.
46. All buildings shall be fire sprinklered in accordance with NFPA-13 and Fire Department requirements. The Department shall verify compliance with this condition prior to issuance of a building permit.
47. This development shall provide a minimum of two unobstructed access roadways during construction of any building. The Department shall verify compliance with this condition prior to issuance of a grading permit.
48. The trash enclosure located between the Market and "G" Building shall be relocated a minimum of 5 feet from a building wall. The Department shall verify compliance with this condition prior to issuance of a building permit.
49. The main entrance to the project which consists of two 16 foot wide paved sections of roadway for ingress and egress. This width is not sufficient for emergency response vehicles to pass any vehicle located within this section of roadway. This section of roadway shall be increased to a minimum width of 20 feet. The Department shall verify compliance with this condition prior to issuance of a grading permit.

**El Dorado County Department of Transit**

50. The project shall provide curbside turnouts as shown the Preliminary Plans submitted September 10, 2007 by R.E.Y. Engineers.

51. The project shall provide on-site passenger loading areas. The Department shall review and approve the loading areas prior to issuance of a grading permit.

**El Dorado County Department of Environmental Management**

52. For any proposed food facilities, the applicant shall submit complete, easily readable plans, drawn to scale. The Department shall review and approve the plans prior to issuance of a building permit.
53. Prior to installation of any new equipment, for any proposed food facilities, equipment specification sheets shall be reviewed and approved by the Department.
54. All new and replacement food-related and utensil-related equipment shall be certified or classified by for sanitation by an American National Standards Institute (ANSI) accredited certification program. In the absence of an applicable ANSI sanitation certification, this Department shall review food-related and utensil-related equipment prior to issuance of a building permit.

**Air Quality Management District**

55. The applicant shall make applications and pay appropriate fees for an Asbestos Dust Mitigation Plan. The District shall review and approve the Plan prior to issuance of a grading permit.
56. The applicant shall adhere to all District rules during project construction.

**Surveyor's Office**

57. All survey monuments must be set prior to filing the Parcel Map.
58. Prior to filing the Parcel Map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.