

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



Agenda of:	June 27, 2013
Item No.:	9.b
Staff:	Mel Pabalinas

TENTATIVE MAP

FILE NUMBER: TM08-1477/Ridgeview Village Unit No. 9

APPLICANT: Pacific States Development

AGENT: CTA Engineering and Surveying

- REQUEST:**
1. Tentative Subdivision Map creating 44 single-family residential lots ranging in size from 12,004 square feet to 51,257 square feet;
 2. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standards:
 - A. Reduction of Right-of-Way on Beatty Drive from 60 feet to 50 feet;
 - B. Construction of reduced sidewalk from 6 feet to 4.5 feet on one side (downhill) only of Beatty Drive;
 - C. Modification to following driveway standards under DISM Plan 103A-1:
 1. Allow encroachment on the required 25-foot separation from a driveway to the radius return;
 2. Allow construction of 10-foot wide driveway for a single car garage without 4-foot taper; and
 3. Allow construction of 16-foot wide driveway for two-car garage without 4-foot taper.
 - D. Allow construction of Type I Rolled Curb and Gutter along residential street frontages.

3. Findings of Consistency with General Plan Policy 7.3.3.4 in accordance with the Interim Interpretive Guidelines to reduce setback from 50 feet to 20 feet from an intermittent wetland.

LOCATION: Approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APN: 120-010-01 (Exhibit B)

ACREAGE: 22.4 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: One-Family Residential District (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d);
3. Approve Tentative Map TM08-1477 subject to the Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2;
4. Approve the following Design Waivers based on the Findings in Attachment 2:
 - A. Reduction of Right-of-Way on Beatty Drive from 60 feet to 50 feet;
 - B. Construction of reduced sidewalk from 6 feet to 4.5 feet on one side (downhill) only of Beatty Drive;
 - C. Encroachment on the required 25-foot separation from a driveway to the radius return;
 - D. Construction of 16-foot wide driveway for two-car garage without 4-foot taper; and
 - E. Construction of Type I Rolled Curb and Gutter along residential street frontages.
5. Deny Design Waiver request to construct 10-foot wide driveway for a single-car garage without 4-foot taper based on the Findings in Attachment 2; and
6. Approve a reduction of wetland setback from 50 feet to 20 feet based on the Findings in Attachment 2 and in accordance with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks).

BACKGROUND

Ridgeview Village Unit No.9 is the remaining undeveloped property within the existing Ridgeview Village Development (Exhibit E). A 49-lot tentative map was previously approved on the site in July 1989 under application TM88-1125. No final map was recorded and the tentative map eventually expired.

Project Description

1. Tentative Map

The tentative map would divide the 22-acre site into a residential subdivision totaling 44 lots (Exhibit F). All lots will be served by public water and sewer. The lots range in size from 12,004 to 51,257 square feet consistent with the minimum 6,000 square foot lot area under One-Family Residential (R1) zone district. Exhibit G details the gross and net area of each lot. Development on each lot will be subject to the standard R1-zone yard setbacks of 20 feet (front), 5 feet (side), and 15 feet (rear). (Note: Exhibit F illustrates an incorrect standard R1-zone setback standards).

2. Design Waivers

Design waivers are requested for road improvements and encroachment from the El Dorado County Design and Improvement Standards Manual (DISM). The requests are subject to the findings under Section 16.08.020 of the El Dorado County Subdivision Ordinance. Attachment 2 provides the recommended findings for the requested waivers:

1. Reduction of Right-of-Way on Beatty Drive from 60 feet to 50 feet;
2. Construction of reduced sidewalk from 6 feet to 4 feet on one side (downhill) only of Beatty Drive;
3. Modification to following driveway standards under DISM Plan 103A-1:
 - A. Allow encroachment on the required 25-foot separation from a driveway to the radius return;
 - B. Construct 10' wide driveway for a single-car garage without a 4 foot taper;
 - C. Construct 16' wide driveway for two-car garage without 4-foot taper; and
4. Construct Type I Rolled Curb and Gutter along residential street frontages.

3. Reduced Wetland Buffer

The project proposes reduced wetland setbacks in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4 (adopted in June 2006). The intermittent wetlands, which resulted from the drainage in the surrounding areas, are located along the southern border of the site and are proposed to be sited within several lots (Lots 499, 503-505) (Exhibit F). Based on submitted supporting justification, the reduced 25-foot buffer (from the standard 50-foot buffer) would provide an adequate setback to the intermittent wetland. Additional discussion is provided under *General Plan Consistency* discussion in Exhibit K.

Subdivision Improvements

Development of the subdivision would require construction of streets, extension and/or construction of dry and wet utility lines, and installation of an underground drainage system. No mass pad grading or phasing are proposed (Exhibit H).

Roads and Circulation: The subdivision would be served by the existing public road system serving the neighborhood. All of the proposed residential lots would have direct driveway access off Beatty Drive and proposed residential Courts A, B and C. Courts A and B connects directly to Beatty Drive while Court C connects to Julie Ann Way (Exhibit F and H). Condition No. 18 in Attachment 1 details the required road improvements for the subdivision.

The requested Design Waivers for modified road Right-of-Way, sidewalk and driveway and curb standards has been reviewed by County staff. The modified standards would conform to the existing improvements in the surrounding development and sufficiently serve the subdivision. Except for one design waiver (item 3B), staff supports the design waivers. Findings for action on the design waivers are included in Attachment 2.

Utilities: The subdivision would have public sewer and water by El Dorado Irrigation District (EID) via direct connection to existing lines along Beatty Drive (Exhibit F). According to the EID Facility Improvement Letter (FIL), an 8-inch water line and 6-inch sanitary sewer lines exists along Beatty Drive. These lines would be extended from Beatty Drive into the residential courts.

An offsite sewer line is proposed to be constructed south of the project site. This sewer line extends approximately 592 feet southwest of Lot 498, through APN 120-610-18, into an existing sewer manhole. This off-site sewer line would be utilized as part of a gravity alternative that would minimize maintenance and operational costs to the existing sewer lift station in Ridgeview Village Unit 7.

A Facility Plan Report detailing the construction of all proposed infrastructure would be required and reviewed as part of the Improvement Plan phase for the development in accordance with EID standards. Submittal of an EID meter award letter confirming acquisition of service would be verified during review of Final Map application.

Drainage: Subdivision drainage would be conveyed using v-ditches along the lot perimeter into the underground storm drains along the proposed roads (Exhibit H). Construction of these facilities would be done according to the DISM standards and County Drainage Manual, subject to the specific conditions of approval in Attachment 1.

Oak Tree Canopy Impacts: Site development would result in the removal of oak tree canopy. An Oak Tree Preservation Plan is proposed for the development consistent with Option A of General Plan Policy 7.4.4.4 and its Interim Interpretive Guideline identifying the oak canopy to be removed and preserved (Exhibit I). A total of 4.29 acres of canopy will be removed consisting of 3.01 acres of canopy designated for removal in each lot cumulatively and 1.28 acres associated with infrastructure construction. The remaining 10.08 acres of the canopy shall be preserved and protected in accordance with policy. In accordance with the Interim Interpretive Guideline, the impacted canopy shall be mitigated through the establishment of an off-site conservation easement over existing oak canopy located at APN 120-166-29 in Ridgeview Village Unit No.7 which is owned by the applicant. Additional discussion is provided under *Consistency Summary* discussion in Exhibit K.

ANALYSIS

Tentative maps are required to be consistent with the applicable policies of the General Plan, provisions of the Zoning Ordinance and Subdivision Ordinance and compliance with the California Environmental Quality Act (CEQA).

General Plan: Exhibit K summarizes consistency with policies of the General Plan involving neighborhood compatibility, site development design, oak tree canopy preservation, and wetland protection.

Zoning: The project conforms to the Zoning Ordinance because it complies with standards under Section 17.28.040 (One-Family Residential Zone District- R1) of the El Dorado Zoning Code. The subdivision lots exceed the required minimum lot size and are designed in regular configuration.

Subdivision Ordinance: The tentative map is suitable for the development design and intensity.

Parkland dedication or equivalent payment of in-lieu is a typical requirement of residential subdivision in accordance with Section 16.12.090 of the El Dorado County Subdivision Ordinance. Ridgeview Village Unit No.9 is part of the overall Ridgeview Village development, which entered into an agreement with El Dorado Hills Community Services District (CSD) in August 1989 and dedicated sufficient parkland area with Unit No.7. The CSD has reviewed the proposed tentative subdivision map application and confirmed that no additional parkland or in-lieu fee would be required for this proposed tentative map (Exhibit L). The future residential building permits on these lots will be subject to the CSD's park improvement fee for on-going maintenance of existing parks in the service area.

Attachment 2 details the required administrative findings for the project. Staff concludes that the required findings can be made to support the proposed subdivision.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study to determine if the proposed project would have a significant effect on the environment (Exhibit M). Supporting studies were referenced in this Initial Study. Based on the Initial Study, a Mitigated Negative Declaration has been determined as specific impacts to Air Quality and Biological Resources has been identified, which would be subject to mitigation measures minimizing its effects to less than significant level.

Note: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,156.25 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 Planning Services and must be made payable to El Dorado County. The \$2,156.25 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zone Map
Exhibit E	Ridgeview Village Development and Original Approved Tentative Map
Exhibit F	Ridgeview Village Unit No. 9 Tentative Map
Exhibit G	Ridgeview Village Unit No. 9 Lot Size Details
Exhibit H	Ridgeview Village Unit No. 9 Preliminary Grading and Drainage Plan
Exhibit I	Ridgeview Village Unit No. 9 Oak Tree Canopy Preservation Plan
Exhibit J	Project Site and Surrounding Properties' Land Use and Zoning Designations
Exhibit K	Consistency Summary Table
Exhibit L	Executed Park Dedication and Improvement Agreement
Exhibit M	Proposed Mitigated Negative Declaration and Initial Study

ATTACHMENT 1

CONDITIONS OF APPROVAL

**Tentative Map TM08-1477/Ridgeview Village Unit No. 9
Planning Commission/June 27, 2013**

PROJECT DESCRIPTION

1. The tentative subdivision map are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F, H, and 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 consists of the following:

- A. Tentative Subdivision Map creating 44 single-family residential lots ranging in size from 12,004 square feet to 51,257 square feet;
- B. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standards:
 1. Reduction of Right-of-Way on Beatty Drive from 60 feet to 50 feet;
 2. Construction of reduced sidewalk from 6 feet to 4 feet on one side (downhill) only of Beatty Drive;
 3. Modification to following driveway standards under DISM Plan 103A-1:
 - A. Encroachment on the required 25-foot separation from a driveway to the radius return;
 - B. Construction of 10-foot wide driveway for a single car garage without 4-foot taper (Note: This Design Waiver is not approved)
 - C. Construct 16' wide driveway for two-car garage without 4-foot taper;
 4. Construction of Type I Rolled Curb and Gutter for residential street frontages; and
- C. Findings of Consistency with General Plan Policy 7.3.3.4 in accordance with the Interim Interpretive Guidelines to reduce setback from 50 feet to 20 feet from an intermittent wetland.

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.

PLANNING SERVICES

Mitigation Monitoring Reporting Program (MMRP) Mitigation Measures

2. Mitigation Measure MM AIR-1: The applicant shall implement EDCAQMD's Rule 223-1 regulations.

Method of Verification: Incorporate as Notes on Improvement Plan and Grading Plan

Monitoring Requirement: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

3. Mitigation Measure AIR-2: The applicant shall implement EDCAQMD's Rule 223-2 regulations.

Method of Verification: Incorporate as Notes on Improvement Plan and Grading Plan

Monitoring Requirement: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

4. Mitigation Measure BIO-1: The applicant shall submit a pre-construction survey for active bird and raptor nests conducted within the nesting period for most migratory bird species and nesting raptor species (between February and September) by a qualified biologist. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFW.

Method of Verification: Submittal of Pre-Construction Survey

Monitoring Requirement: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Planning Services

5. Mitigation Measure BIO-2: A 20-foot setback line shall be shown on the Final Map from all high-water marks or the outer boundary of the identified wetland. No development shall occur within the setback area. A Notice of Restriction (NOR) shall be recorded with the Final Map against each lot encumbered with the modified setback which shall provide

construction notice of the setback to future lot owners. The notice shall be reviewed and be subject to approval by Planning Services.

Method of Verification: Review of Final Map

Monitoring Requirement: Prior to Final Map

Monitoring Agency: Planning Services

6. Mitigation Measure BIO-3: The applicant shall implement the following Standard Best Management Practices (BMP) measures during site construction.

A Storm Water Pollution Prevention Program (SWPPP) will be required by a National Pollutant Discharge Elimination System (NPDES) construction permit. To protect the channel and wetlands, the following Best Management Practices (BMP's) will be incorporated into the SWPPP.

- A. Silt fences and /or waddles will be installed to prevent sediments from entering the creek and wetlands.
- B. Orange construction fencing will be placed outside the identified buffers for the creek and all protected wetlands to avoid impacts from construction equipment. Buffers will not be used to store construction equipment or temporary stockpiling.
- C. Drip pans will be placed under all work vehicles.
- D. Fuel waste will be contained throughout the site during construction.
- E. The construction site will be winterized utilizing the distribution of straw and/or hydroseeding.

Method of Verification: The above provisions shall be incorporated as a note on Grading and Improvement Plan

Monitoring Requirement: Prior to approval of Grading and Improvement Plan

Monitoring Agency: Planning Services

7. Mitigation Measure BIO-4: The applicant shall submit a Final Oak Tree Preservation Plan for Ridgeview Village Unit No.9 depicting the removed and preserved Oak Tree Canopy in accordance with General Policy 7.4.4.4 Option A and Interim Interpretive Guideline.

Method of Verification: Review of Final Oak Tree Preservation Plan during review of Grading Plan

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to approval of Grading Permit or recording of the Final Map, whichever occurs first.

8. Mitigation Measure BIO-5: The applicant shall establish and submit proof of an executed Conservation Easement as part of the Final Oak Tree Preservation Plan for Ridgeview Village Unit No.9 in accordance with General Policy 7.4.4.4 Option A and Interim Interpretive Guideline.

Method of Verification: Review of Conservation Easement and documentation during review of Final Map

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to recordation of Final Map

9. Mitigation Measure BIO-6: The applicant shall a record a Notice of Restriction (NOR) requiring development of each lot submittal of a Development Notebook with the building permit. The Development Notebook shall depict the extent of the impacted and preserved oak tree canopy in accordance with Final Oak Tree Preservation Plan for Ridgeview Village Unit No.9.

Method of Verification: Review of Notice of Restriction

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to recordation of Final Map

Standard Conditions of Approval

10. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
11. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).
12. This tentative map shall expire 36 months the date of approval unless a timely extension is filed.
13. Prior to final map approval, the applicant shall pay all Development Services Department fees associated with this application.

14. The applicant shall submit to Planning Services a \$50.00 recording fee and a Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No final map shall be filed until said fees are paid.
15. A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.
16. Prior to filing the Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
17. 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.

DEPARTMENT OF TRANSPORTATION

Project Specific

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

Table 1. Ridgeview Village Unit No.9 Road Design and Improvements				
Road Name	DISM Plan	Road Width*	Right-of-Way**	Exceptions/Notes
Beatty Drive	Modified Std Plan 101B (3"AC over 8"AB Min.)	40 ft	50ft	Type 1 rolled curb and gutter, 4.5-ft sidewalks on downhill side. Street will be County owned and maintained.
'A' Court	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft	50ft	Type 1 rolled curb and gutter. Court will be County owned and maintained.
'B' Court	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft	50ft	Type 1 rolled curb and gutter. Court will be County owned and maintained.
'C' Court	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft min.	50ft	Type 1 rolled curb and gutter. Court will be County owned and maintained.

* Road widths are measured from face of curb to face of curb (traveled way).

** Non-exclusive road and public utility easements included

19. Offer of Dedication, Court "A" through Court "C": Developer shall irrevocably offer to dedicate in fee, a 50 foot wide road and public utilities easement as determined by DOT, and for all other onsite roadways, prior to the filing of the map. Slope easements shall be included as necessary. This offer will be accepted by the County.
20. Turnaround: The applicant shall provide a turnaround at the end of 'A' Court, 'B' Court, and 'C' Court to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction 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. Off-site Easements: Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
22. Driveway Cuts: Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual, as modified with approval of design waivers, and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at all driveway encroachments. As an

alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.

DOT Standard Conditions

23. 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 final map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
24. Sidewalks: Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
25. Curb Returns: All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
26. Common Fence/Wall Maintenance: The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
27. 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.
28. 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 any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
29. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
30. Road Improvement Agreement & Security: The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

31. 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.
32. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the 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. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.
33. Grading Plan Review: Grading and improvement 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. 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.
34. RCD Coordination: The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the 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. 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 Department of Transportation. 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.
36. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

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; and
- The ultimate drainage outfall of the project.

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

37. Drainage, Cross-Lot: Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.
38. 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 all improvement plans and the final map.
39. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
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 DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

AIR QUALITY MANAGEMENT DISTRICT

41. The applicant shall submit and pay appropriate fees for an Asbestos Dust Mitigation Plan, in accordance with Rule 223.2. The District shall review and approve the plan prior to issuance of a grading permit.
42. The applicant shall adhere to all District rules during project construction including, but not limited to, Rule 300 (Open Burning), Rule 215 (Architectural Coatings), and Rule 224 (Cutback and Emulsified Asphalt Paving Materials).

The AQMD's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures

- A. Use low-emission on-site mobile construction equipment.
 - B. Maintain equipment in tune per manufacturer specifications.
 - C. Retard diesel engine injection timing by two to four degrees.
 - D. Use electricity from power poles rather than temporary gasoline or diesel generators.
 - E. Use reformulated low-emission diesel fuel.
 - F. Use catalytic converters on gasoline powered equipment.
 - G. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
 - H. Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
 - I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
 - J. Configure construction parking to minimize traffic interference.
 - K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
43. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.
 44. All portable equipment (non-mobile) with a 50-horse power or greater engine to be utilized on the project shall be permitted by the California Air Resources Board. Copy of the current portable equipment permit shall be with equipment. This condition shall be verified prior to site construction.

COUNTY SURVEYOR'S OFFICE

45. All survey monuments shall be set prior to the filing of the Final Map or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set monuments or amount of bond or deposit to be coordinated with the Surveyors Office.
46. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

EL DORADO HILLS FIRE DEPARTMENT

47. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. Conformance with this condition shall be verified prior to prior to recordation of the final map.
48. 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 500 feet. The exact location of each hydrant shall be determined by the Fire Department. Hydrant locations shall be shown the Improvement Plan.
49. Prior to Final Map recordation, the applicant shall coordinate with the County Suveryor's Office in changing Julie Ann Way to Julie Ann Court.
50. Prior to approval of Improvement Plan, the following changes shall be implemented:
 - A. The fire hydrant located on Julie Ann Way, at the 90 degree turn can be eliminated due to Julie Ann Way being turned into a Court.
 - B. The fire hydrant located on the Tentative Map at the boundary of lots 477 & 478 shall be moved to the boundary of lots 478 & 479.
 - C. The fire hydrant located on the Tentative Map at the boundary of lots 487 & 488 shall be moved to the boundary of lots 486 & 487.
51. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. This condition shall be shown as a note and verified on the Improvement Plan prior to approval of Improvement Plans.
52. The driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved. This condition shall be verified prior to approval of Improvement Plans.
53. This development shall be prohibited from installing any type of traffic calming device that

utilizes a raised bump/dip section of roadway. This condition shall be shown as a note and verified on the Improvement Plan prior to approval of Improvement Plan.

54. Prior to final map recordation, the applicant shall submit a revised Wildland Fire Safe Plan, prepared in accordance with the State Fire Safe Regulations, to be implemented for this subdivision.
55. All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. This condition shall be shown as a note and verified on the Improvement Plan prior to approval of Improvement Plan.
 - A. Roads A & B - there shall be no parking on either side of the street.
 - B. Road C - there shall be parking on one side of the street only.
 - C. Beatty Road - parking is allowed on either side of the street after it is widened and improved.
 - D. The roadway shall be marked or signed per Appendix D of the California Fire Code.

ATTACHMENT 2

FINDINGS

Tentative Map TM08-1477/Ridgeview Village Unit No. 9 Planning Commission/June 27, 2013

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

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 Staff has prepared an Initial Study to determine if the proposed project would have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration concluded that potential impacts to Air Quality and Biological Resources would be minimized to less than significant with implementation of mitigation measures in the MMRP.
- 1.2 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Development Services Department- Planning Services 2850 Fairlane Court Placerville, CA 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project has been reviewed and verified for consistency with the policies of the General Plan including neighborhood compatibility (2.2.5.21), allowable density (2.2.1.2 and 2.2.1.3), use of public water and sewer (5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1.3), adequacy of road and circulation system serving the project (TC-Xe, TC-Xf, TC-Xg, TC-Xh), and protection and preservation of oak tree canopy (7.4.4.4 Option A).
- 2.2 The reduced wetland setback from 50 feet to 25 feet is deemed consistent with Interim Interpretive Guideline to General Policy 7.3.3.4 based on information provided in Exhibit H of the Mitigated Negative Declaration and subject to Best Management Practices (BMP) measures.

3.0 ZONING FINDINGS

The proposed subdivision is in conformance with the standards of the One-Family Residential (R1) Zone District. The subdivision conforms to standards regulating use, design and density, and lot size.

4.0 TENTATIVE MAP FINDINGS

4.1 The proposed revised tentative map, including design and improvements, is consistent with the General Plan policies and land use map; and

4.2 The design or improvements of the proposed division are consistent with the General Plan.

The residential subdivision is consistent with the High Density Residential (HDR) land use designation and applicable General Plan policies including neighborhood compatibility, allowable density, site and improvement design, and resource protection and preservation.

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

The residential subdivision has been designed according to standards of the DISM, which balances site development and protection of existing natural features.

4.4 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

The potential environmental effects associated with residential subdivision has been adequately analyzed leading to a conclusion that the effects can be mitigated to a less than significant level subject to the mitigation measures and conditions of approval imposed on the project.

4.5 The design of the subdivision or the improvements are suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).

Adequate fire protection measures based on the Fire Safe Plan shall be implemented during construction and operation of the residential development. The subdivision will be constructed to accommodate necessary improvements for emergency purposes including secondary access roads, turnaround, and fire hydrants. The public water system servicing the project shall provide adequate fire flow for the project.

4.6 The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Along with the imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the Final Map for any portions of the approved tentative map.

5.0 DESIGN WAIVERS FINDINGS

The Design Waivers requested are subject to specific findings under Section 16.08.020 of the El Dorado County Zoning Ordinance described below.

- A. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- B. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- C. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *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 waivers have been evaluated by County staff and provide the following summary in response to the above findings.

- 5.1 Design Waiver Request No.1: Reduction of Right-of-Way on Beatty Drive from 60 feet to 50 feet;
 - 5.1.1 Residential subdivisions within Community Region area of the county is subject to DISM Standard Plan 101 B. DISM Plan 101 B requires public road to be contained within a 50 foot right-of-way, however, portions of Beatty Drive (outside of the project site) is encompassed within a 60-foot right-of-way. The reduction of the right-of-way along the project portion of Beatty Drive would be able to accommodate the necessary improvements to serve the project and neighborhood. Proposed reduced right of way and roadway widths will better conform to the existing topography and natural features on the site.
 - 5.1.2 Strict application of standard right-of-way and road width would require more extensive grading work, increasing tree removals and wetland impacts, increasing impervious area and would decrease the quality of the surrounding oak woodland preserved by the project.
 - 5.1.3 The waiver and modified standard would be able to accommodate adequate road improvements (ie. sidewalk, curb and gutters) necessary to serve the project. Therefore, the waiver is not anticipated to be injurious to adjacent properties or detrimental to the welfare of the public and would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.
- 5.2 Design Waiver Request No.2: Construction of reduced sidewalk width from 6 feet to 4.5 feet on one side (downhill) only of Beatty Drive;
 - 5.2.1 DISM Plan 101 B requires a 6-foot wide sidewalk on both sides of the public road. However, General Plan TC-5a and the general DISM standards do not mandate sidewalks in subdivision that has lots in excess of 10,000 square feet in size. The subdivision, which contains lots in excess of 10,000 square feet, proposes to construct a 4.5-foot wide sidewalk on the downhill side of Beatty Drive. The sidewalk would connect to the sidewalks in the adjacent development to the north (Promontory Specific Plan) and provide connectivity to the existing Ridgeview Village development to the south where no sidewalks exists.
 - 5.2.2 Application of a standard 6-foot wide sidewalk on both sides of the street would result in unnecessary grading impacts, increase landform disturbance and could foster additional tree

removal and wetland impacts. This reduced sidewalk would adequately and safely maintain connectivity throughout the neighborhood and therefore, is not anticipated to be detrimental to health and welfare of the general public. The waiver would not nullify the objectives of the Subdivision Ordinance.

5.3 Design Waiver Request No.3: Modification to following driveway standards under DISM Plan 103A-1:

- A. Allow encroachment on the required 25-foot separation from a driveway to the curb return;
- B. Allow construction of 10' wide driveway for a single car garage curb without 4' taper;
- C. Allow construction of 16' wide driveway for two-car garage from garage to back of curb without 4-foot taper.

5.3.1 DISM Plan 103A-1 details the driveway encroachment design on public roads which regulate traffic and circulation safety in the neighborhood. Application of design waivers 3A and 3C will provide for more flexibility, creative and safe design, and unique look of the subdivision and a reduction in project impervious area. Strict application of the standards will limit final product choices and create unnecessary hardship lot development. These waivers are not anticipated to be detrimental to health and welfare of the general public and would not nullify the objectives of the Subdivision Ordinance.

5.3.2 With regards to Design Waiver 3B, there are no special conditions or circumstances peculiar to the property that would justify the waiver. Though waiver of the standard may provide flexibility and creative design, it could pose vehicular turning limitations in/out of the driveway without the 4-foot taper which could affect vehicular traffic along the roads. Therefore, the modified improvement could pose safety concerns, be detrimental to the health and welfare of the general public, and may nullify the objectives of the ordinance.

5.4 Design Waiver Request No.4: Allow construction of Type I Rolled Curb and Gutter for residential street frontages.

5.4.1 Type II Vertical Curb and Gutter is a typical subdivision improvement within the Community Region. Type I Rolled Curb and Gutter is proposed for the subdivision which a design that currently exists in the immediate neighborhood and utilized in other areas of the County. The design also provides an environmentally-friendly option for the construction of custom lot subdivision. Strict application of the standard improvement design would create unnecessary hardship associated with cutting sections of newly constructed curb and gutter and replacing them with rolled curb type with labor intensive transitions for driveways encroachments. The waiver is not anticipated to affect adjacent properties or being detrimental to public health and welfare, and would not nullify the objectives of the ordinance.