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## 7. CONDITIONS OF APPROVAL

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### 7.1 Introduction

The following conditions of approval reflect the conditions as modified by the El Dorado County Board of Supervisors on November 4, 1997.

### 7.2 Conditions of Approval

1. All mitigation measures contained within the Final EIR adopted by the Board of Supervisors shall be incorporated as conditions of approval of the Specific Plan.
2. The Specific Plan approval includes the revised land use map attached as Exhibit B, which includes the following changes from the land use map contained within "The Promontory Specific Plan (Draft - April 21, 1997)":
  - A. Show a connector road to and through the Crown Valley Subdivision, as depicted in the DEIR comment letter from Linda Emerson, entitled "Clarification of East/West Collector Alignment."
  - B. Show the realignment of the Community Collector adjacent to lots on Hensley Circle as depicted in the DEIR comment letter from Linda Emerson, entitled "Conceptual Alternative for Community Collector."
3. The changes describe in the August 27, 1997, letter from McDougall to Trout regarding Revisions and Additions to The Promontory Specific Plan (Exhibit D) shall be incorporated into the final text of the Specific Plan.
4. Each tentative map submittal shall include a "zoning" exhibit, depicting the boundary for the zoning and development standards within a Specific Plan. The recordation of the final map shall fix the zoning to the boundaries depicted on the final map.
5. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.
6. Incorporate a 30-foot minimum landscape corridor adjacent to Russell Ranch Boulevard in El Dorado County except for the portion through the Village Center.

7. The applicant shall provide a copy of the certified Final EIR to each Responsible Agency (15095(d)).
8. All tentative maps are eligible to negotiate with the County regarding applicable reimbursements and credits for improvements in accordance with Chapter 16.16.080 of the County Code.
9. A condition of each tentative map shall require that the full requirement for the park land determined by Chapter 16.12.090 be offered for dedication to the El Dorado Hills CSD. The park land shall meet the park land dedication standards of the El Dorado Hills CSD.
10. In order to ensure an affordable housing component, single family residential densities within the Village Center shall be set a minimum of five dwelling units per acre and multi-family residential densities shall be a minimum of 5 dwelling units per acre to maximum of 24 dwelling units per acre.
11. Tentative maps adjacent to the City of Folsom shall be conditioned to coordinate with the City of Folsom shall be conditioned to coordinate with the City for consistency between City and County standards for existing and planned street connections.
12. Prior to tentative map approvals, including large lot tentative maps, the drainage agreements or MOU between the City of Folsom and El Dorado County, along with agreements between the participating developers shall be executed. In the event that drainage improvements located in Folsom are not constructed when those portions of The Promontory need them, alternative drainage facilities will be required in accordance with El Dorado County Drainage Manual.
13. Prior to the commencement of grading activities within an individual Village, the Project applicant shall comply with the requirements of Mitigation Measures 4.8.3 with regard to that Village; provided, however, that prior compliance with Mitigation Measure 4.8.3. shall not be required for grading activities conducted in accordance with 404 Permit Project.
14. During the review of tentative maps for each phase of the Specific Plan, a traffic study will be required to determine what improvements are required, if any, as a result of that particular phase. Among other improvements, the traffic study may indicate that a traffic signal is necessary at the following locations:

1. El Dorado Hills Boulevard and Wilson Boulevard intersection (Mitigation Measure 4.5.4.),
2. Green Valley Road and the North-South Collector Road intersection (Mitigation Measure 4.5.6.b),
3. Green Valley Road and Mormon Island Drive (Mitigation Measure 4.5.10),
4. El Dorado Hills Boulevard and Olson Lane (Mitigation Measure 4.5.12.),

The developer shall construct the improvement and may be entitled to a credit and/or reimbursement for the improvements. If the improvement is included at the time the impact is created or is added later, the applicant will be eligible for reimbursement under the County's credit/reimbursement policy. DOT intends to include the signals at El Dorado Hills Boulevard/Wilson Boulevard, Green Valley Road/Mormon Island Drive, and El Dorado Hills/Olson Lane in the 1998 update of the El Dorado Hills/Salmon Falls IF, but inclusion will be dependent upon future Board of Supervisor actions.

15. Under the circumstances provided below, the applicant shall make some of the necessary improvements to the planned parks. The applicant expects to enter into a contract with the community services district ("CSD") to pay park fees, which will be used for the construction of park improvements. The applicant will, in good faith, seek to structure that agreement so that the applicant will construct improvements and receive credit for the costs of that construction from the park fees it otherwise would have paid. Under this agreement, improvements would be constructed in five phases and would be tied to the issuance of building permits on the following schedule:

Phase 1: After the applicant, or its successors in interest, receive 100 building permits, it will construct planned improvements on the 3.6-acre park site.

Phase 2: After the applicant, or its successors in interest, receive 200 building permits, it will construct 25% of the planned improvements on the 10-acre community park.

Phase 3: After the applicant, or its successors in interest, receive 300 building permits, it will construct another 25%, for a total of 50%, of the planned improvements on the 10-acre community park.

Phase 4: After the applicant, or its successors in interest, receive 400 building permits, it will construct another 25%, for a total of 75%, of the planned improvements on the 10-acre community park.

Phase 5: After the applicant, or its successors in interest, receive 500 building permits, it will construct another 25%, for a total of 100%, of the planned improvements on the 10-acre community park.

These financing provisions would be enforceable upon adoption an agreement between the applicant and CSD embodying these terms. The precise phasing of the construction shall be defined by CSD.

Regardless of whether CSD agrees to this proposal, a mechanism must be in place to fund construction and maintenance of the planned parks before a issuance of the first building permit for Villages 1 - 5.

16. The applicant shall construct a public hiking trail between Highway 50 and Village 8. The trail, which shall run through the oak tree mitigation area, shall initially be constructed as a simple, bladed-dirt hiking trail. At the completion of oak tree mitigation in this area, the dirt hiking trail will be replaced by a decomposed granite or other rock trail. The homeowner's association or Landscape and Lighting District (LLAD) will maintain the trail.
17. The applicant shall implement certain Traffic Calming Measures which consist of the following:

[1] Stop Sign: *Gillette Drive and Ridgeview Drive intersection*:<sup>1</sup> install a stop sign on the northbound lane on Ridgeview Drive on the south side of the Gillette Drive/Ridgeview Drive intersection.

[2] Barrier: The northbound lane of Ridgeview Drive, beginning at the intersection of Ridgeview Drive and Gillette Drive, shall be closed by the construction of a barrier. In other words, Ridgeview Drive, north of the Gillette Drive intersection, shall become a one-way street. Real Parties shall construct the half closure on the northbound lane of Ridgeview Drive at the Gillette Drive and Ridgeview Drive intersection.

The half closure shall consist of keystone-type construction materials, approximately four-feet deep and twelve-feet long, or

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<sup>1/</sup> At this intersection, Ridgeview Drive proceeds in a northerly fashion, then turns ninety degrees and proceeds in an easterly fashion. For purposes of this discussion and for consistency, Ridgeview Drive is described as a north-south road.

suitable dimensions to achieve the half closure. The keystone materials shall be placed on top of the existing pavement section instead of excavating the pavement section. The barrier shall be landscaped with plants and shrubs that will not exceed four feet high so as not to exceed site visibility requirements.

Irrigation for the landscaped barrier shall be provided from existing waterlines for adjacent homes. No new hookups are needed. Real Parties shall employ a water-conserving irrigation system, probably drip irrigation. The incremental cost of watering the barrier will be very small; nevertheless, affected landowners may seek compensation from The Promontory LLAD for that cost.

Once the landscaped barrier is installed, The Promontory Homeowner's Association or LLAD shall establish a landscaping maintenance fund. This fund will provide for the costs, including water utility costs, associated with maintaining the landscaped barrier.

18. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.
19. Villages 4-6 will be gated communities.
20. Before the applicant applies for a final subdivision map for Village 3, it will attempt to incorporate more cul-de-sacs in the final designs if it can feasibly do so and if the County finds that the final map is consistent with the tentative map, as required by law.
21. No schools or parks shall be sited under the High Power Line ROW.
22. The applicant shall revegetate riparian corridors with native plants from the following list:

**Botanical Name**

**Common Name**

A. Upland (Top of Bank)

**Woody Plants**

Arctostaphylos viscida

White leaf Manzanita

Arctostaphylos manzanita  
Quercus wislizenii  
Quercus lobata  
Ceanothus cuneatus  
Aesculus californica  
Umbellularia californica  
Cercis occidentalis  
Heteromeles arbutifolia  
Styrax officinalis  
Baccharis pilularis  
Fremontia californica

Manzanita  
Interior Live Oak  
Valley Oak  
Buckbrush  
Buckeye  
Calif. Bay  
Calif. Redbud  
Toyon  
Snowdrop bush  
Coyote brush  
Flannelbush

#### Herbaceous Plants

Nasella pulchra  
Elymus glaucus  
Melica californica  
Calochortus sp.  
Brodiea, Tritelia, Diclostemma sp.  
Lupinus sp.  
Eschscholtzia californica  
Salvia sonomensis  
Solidago occidentalis  
Chlorogalum occidentalis  
Wyethia mollis  
Achillea millefolia

Purple needle grass  
Blue Wildrye  
Calif. Melic  
Mariposa Lily  
Brodieas  
Lupines  
Calif. Poppy  
Creeping sage  
Western Goldenrod  
Soaproot  
Mules ears  
Yarrow

#### B. Mid-bank

##### Woody Plants

Quercus lobata  
Juglans californica  
Rosa californica  
Vitis californica  
Symphoricarpos albus  
Calycanthus occidentalis  
Sambucus mexicanus  
Aristolochia californica  
Clematis ligusticifolia

Valley Oak  
Calif. Black Walnut  
Calif. Rose  
Calif. Grape  
Snowberry  
Spicebush  
Blue Elderberry  
Dutchmans Pipevine  
Virgin's Bower

##### Herbaceous Plants

Hordeum brachyanthrum  
Melica californica

Meadow barley  
Calif. Melic

Deschampsia cespitosa  
Danthonia californica  
Elymus triticoides  
Carex feta  
Aster chilensis

Hairgrass  
California oatgrass  
Creeping Wildrye  
Green-sheath sedge  
Purple Aster

#### C. Lower-bank

##### Woody Plants

Alnus rhombifolia  
Populus fremontii  
Fraxinus dipetala  
Acer negundo  
Salix lasiolepis  
Sambucus mexicana  
Symphocarpus albus  
Rosa californica  
Vitis californica  
Lonicera hispidula

White Alder  
Fremonts Cottonwood  
Foothill Ash  
Box Elder  
Arroyo Willow  
Blue elderberry  
Snowberry  
Calif. Rose  
Calif. Grape  
Honeysuckle

##### Herbaceous Plants

Muhlenbergia rigens  
Elymus triticoides  
Festuca rubens  
Deschampsia cespitosa  
Danthonia californica  
Carex feta  
Carex barbarae  
Carex pachystacha  
Carex praegracilis  
Juncus balticus  
Juncus xiphoides  
Asclepias sp.  
Sisyrinchium bellum

Deergrass  
Creeping wildrye  
Red Fescue  
Calif. Hairgrass  
Calif. Oatgrass  
Green-sheath sedge  
Santa Barbara sedge  
Thick-headed sedge  
Clustered Field sedge  
Baltic Rush  
Iris-leaved Rush  
Milkweed  
Blue-eyed-grass

#### D. Channel Bottom

##### Woody Plant

Salix gooddingii, exigua, laevigata  
Alnus rhombifolia  
Cephalanthus occidentalis  
var. californica Calif.

Gooddings, Sandbar, Red Willows  
White Alder  
Buttonwillow

**Herbaceous Plant**

Carex and Juncus  
Equisetum arvense  
Eleocharis macrostachya  
Eleocharis acicularis  
Elymus triticoides  
Leersia oryzoides  
Paspalum distichum  
Pleuropogon davyi

**Sedges and Rushes**  
Scouring Rush  
Sand Spikerush  
Least Spikerush  
Creeping Wildrye  
Rice Cut-grass  
Joint Paspalum  
Davy's Pleuropogon

23. The applicant, under the terms of the Specific Plan, must install sidewalks along some roadways. In certain instances, curbing next to the sidewalks is to be "rolled." On private streets, the applicant shall construct rolled curbs and adjacent sidewalks with asphalt, as opposed to concrete, so as to preserve the rural character of the development.