

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



Agenda of: February 17, 2016

Item No.: 5.a.

Staff: Jennifer Franich

TENTATIVE PARCEL MAP

FILE NUMBER: P15-0004/Nuner Parcel Map

APPLICANT: Carolyn and Joshua Upton

OWNER: The Shirley Nuner Revocable Living Trust

ENGINEER: Lebeck Young Engineering, Inc.

REQUEST: Tentative Parcel Map to create a subdivision of two single family residential lots measuring 5.77 and 6.68 acres; and

Design Waiver from El Dorado County Design and Improvement Standards Manual (DISM) for the following:

- a. Allow the width of Reservoir Road to be left unmodified rather than widening to a minimum of 18 feet with 1 foot shoulders per Standard Plan 101C.

LOCATION: Northeast side of Reservoir Road approximately 1.2 miles southeast of the intersection with Spanish Dry Diggins Road in the Greenwood Area, Supervisorial District 4 (Exhibit A).

APN: 061-520-27 (Exhibit B)

ACREAGE: 12.45 acres

GENERAL PLAN: Low Density Residential – Important Biological Corridor (LDR - IBC) (Exhibit C)

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

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

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff;
2. Approve Tentative Parcel Map P15-0004, based on the Findings and subject to the Conditions of Approval as presented; and
3. Approve the following Design Waiver from the El Dorado County Design and Improvement Standards Manual (DISM) based on the Findings presented:
 - a) Allow the width of Reservoir Road to be left unmodified rather than widening to a minimum of 18 feet with 1 foot shoulders per Standard Plan 101C.

SITE DESCRIPTION

The project site consists of 12.449 acres and is located at approximately 2,500 feet above mean sea level. The primary on-site biological communities include annual grasses, and native pines, oaks, and shrubs. The site is surrounded by other large-lot residential parcels similar to the development on-site. The parcel is within the Routine Overflight Zone within the Airport Influence Area for Georgetown Airport. There are improved graveled access driveways, septic systems, and water meters for each home. Proposed Parcel 2 contains an existing 1,781 square-foot single family residence which was approved by Building Permit 87051084 in 1988. Proposed Parcel 1 contains a Temporary Mobile Home (TMA04-0059). Another structure adjacent to the mobile home, which was constructed and permitted (Building Permit 168774) as a shed, is proposed to be converted into the primary permanent residence for new Parcel 1.

PROJECT DESCRIPTION:

The Tentative Parcel Map would create two parcels, 5.77 acres and 6.68 acres in size, from a 12.449 acre site. Both parcels would be served by existing domestic water service and onsite septic wastewater systems. Access to the parcels would be from Reservoir Road, an existing public, county-maintained road, and a new road, Shepherd's Lane, converted from the existing gravel driveway, that would provide access to both new parcels and the existing parcel directly south of the site. The application includes a request for a design waiver to allow the width of Reservoir Road to be left unmodified rather than widening to a minimum of 18 feet with 1 foot shoulders pursuant to Standard Plan 101C.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit F). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessors Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Tentative Parcel Map; October 2015
Exhibit F.....	Proposed Negative Declaration and Initial Study

FINDINGS

Tentative Parcel Map P15-0004/Nuner Parcel Map Zoning Administrator/February 17, 2016

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the Initial Study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division, Community Development Agency, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

Policy 2.2.1.2 identifies that the Low-Density Residential (LDR) land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. The maximum allowable density is one dwelling unit per 5.0 acres.

Rationale: The project proposes to split a 12.45-acre lot into two lots. Parcel 1 would be 5.77 acres, and Parcel 2 would be 6.68 acres. The site is in a rural region near the Greenwood rural center, and land use at the site is residential. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is surrounded by rural residential development and small-scale agriculture, with the Greenwood rural center nearby to the east. The new parcels would be similar in size to the surrounding parcels, and there would be no change in use, which is currently compatible with the adjoining existing development. The proposed parcel sizes are similar to those surrounding the site, and use is consistent and compatible with the development pattern in the immediate surroundings.

2.3 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: Each lot is currently served by a residential meters through Georgetown Divide Public Utilities District (GDPUD). A new fire hydrant is required to be installed on the site, and the project is conditioned to require the design of an installation within 60 days of recording the final map.

2.4 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1, Fire Protection in Community Regions, requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The Georgetown Fire Protection District would provide fire protection service to the project site and ensure that water supplied to the parcels is adequate to meet emergency fire needs. The Georgetown Fire Protection District approved the use of the existing road and for fire access. The California Department of Forestry and Fire Protection (CALFIRE) reviewed the application and included conditions for road design and maintenance. A new fire hydrant, as shown on the parcel map, would be required. With the incorporation of these requirements, the project is in compliance with these General Plan policies related to fire protection.

2.5 The project is consistent with General Plan Policy 6.2.2.2.

Policy 6.2.2.2, Wildland Fire Hazards, requires that the County preclude development in high and very high wildland fire hazard areas unless such development can be adequately protected from wildland fire hazards, as demonstrated in a Fire Safe Plan and approved by the local Fire Protection District and/or CALFIRE.

Rationale: The property is located in a Very High Fire Hazard Zone. CALFIRE reviewed the application and included conditions of approval regarding road design and maintenance. These include facilities for engine access and turn-around facilities, a new fire hydrant to serve both parcels, and review of plans at the time of building permit. These improvements would adequately protect the two proposed parcels from wildland fire hazards.

2.6 The project is consistent with General Plan Policy 6.2.3.2.

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

Rationale: The Transportation Division reviewed the application and has required a new road to be constructed to provide access to new Parcel 2. The new road would be constructed per Standard Plan 101C and would be 18 feet wide with 1 foot shoulders on each side. A design waiver has been requested by the applicant to allow the width of Reservoir Road to be left unmodified, as it has been in the current configuration for many years, serves many other parcels, and improvements would require the removal of mature oak trees. Both Georgetown Fire Protection District and CALFIRE reviewed the application materials and would not require additional site access or improvement to the existing roads. The project is in compliance with this policy.

2.7 The project is consistent with General Plan Policy 6.8.1.1.

General Plan Policy 6.8.1.1 requires that development within the Airport Influence Area of the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport shall comply with El Dorado County Airport Land Use Commission's policies and maps as set forth in the Airport Land Use Compatibility Plan (ALUCP) for each airport. The project is located in the Georgetown Airport Influence Area, and considered part of the overflight area. These are locations where overflying aircraft can be intrusive and annoying to many people. Noise and safety are not considered a concern in the project area. The site is not located in an airport safety zone, airspace approach, or transitional zone.

Rationale: As the project does not include the adoption or amendment of general plans, specific plans, zoning ordinances, or building codes affecting land within an airport influence area, referral to the Airport Land Use Commission is not required. The project is not considered a major land use action according the ALUCP, and therefore no review by the Airport Land Use Commission is required. The ALUCP requires that an overflight notification be recorded for new residential properties. The disclosure requirement is included as a condition of approval. The project is in compliance with the ALUCP.

2.8 The project is consistent with General Plan Policy 7.1.2.1.

General Plan Policy 7.1.2.1 directs that development or disturbance shall be restricted on slopes exceeding 30 percent unless necessary for access.

Rationale: The existing structures are built on areas of the property that avoid any slopes exceeding 30 percent. The area proposed for new development is in an area that is relatively flat and avoids any steep slopes of 30 percent. The proposed new road would be improved from an existing driveway and does not traverse any slopes of 30 percent or greater. The project is in compliance with the policy related to steep slopes.

2.9 This project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires the applicant to demonstrate that adequate development area exists on each of the proposed parcels where a single family dwelling and related improvements could be built without the removal of oak trees or without project mitigation.

Rationale: A home already exists on proposed Parcel 2, and the applicant is not proposing any new development on that portion of the property. However, an existing shed on new Parcel 1 is proposed for conversion to a permanent residential structure. An additional secondary dwelling unit could also be constructed on each of the two lots. Oak woodland canopy currently covers approximately 7.52 acres (18 percent) of the project site. Under General Plan Policy 7.4.4.4, Option A, 90 percent of the existing canopy must be retained. As proposed, the project would retain 100 percent of the oak tree canopy at the site because the proposed area for development does not contain oak trees. The proposed new home would be reviewed at the time of building permit for compliance. Future residential development on either proposed parcel would be required to mitigate the loss of oak canopy in conformance with General Plan Policy 7.4.4.4 and the El Dorado County Oak Woodland Management Plan.

2.10 This project is consistent with General Plan Policy 7.4.2.9.

Policy 7.4.2.9 establishes the Important Biological Corridor (IBC) overlay, which was applied to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors.

Rationale: The subject parcel has an existing single-family dwelling, infrastructure, utilities, and accessory buildings. The fencing and interior road systems exist and the property has been historically used for grazing. The entire parcel is located within the IBC. The parcel map would not directly impede the intentions of this policy in a significant manner, because the size of the lots would allow large areas to be left as they exist currently. There would be no removal of oak tree canopy associated with the parcel map, the construction of the single-family home, or the grading of the new road. Additionally, future construction would be reviewed at the time of grading and building permit for compliance with IBC standards.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The parcel is zoned Estate Residential Five-Acre (RE-5). The project has been analyzed in accordance with Zoning Ordinance Section 130.28.210 (Development Standards) for minimum lot size, widths and building setbacks.

Rationale: The proposed lots meet the minimum lot size and width standards. The existing homes, detached garage, and barn are compliant with the setback requirements of the Zoning Ordinance. The project, as proposed and conditioned, is consistent with the Zoning Ordinance because the parcels have been designed to comply with the Estate Residential Five-Acre (RE-5) development standards as provided within Section 130.28.210 of the County Code.

4.0 DESIGN WAIVER FINDINGS

The El Dorado County Design and Improvement Standards Manual (DISM), Volume III, states that the width for Reservoir Road is to follow Standard Plan 101C which requires a roadway width of 18 feet within a 50 foot right-of-way. The applicant is requesting a waiver from this design standard.

Section 120.40.010 of the El Dorado County Minor Land Divisions Ordinance provides that the County may grant a waiver or conditional waiver upon finding that each of the following conditions exist:

- A. *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver;*
- B. *Strict application of the design or improvement requirements of this subpart would cause extraordinary and unnecessary hardship in developing the property;*
- C. *The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public;*

D. *The adjustment or waiver would not have the effect of nullifying the objectives of this subpart or any other law or ordinance applicable to the division.*

4.1 **Design Waiver Request: Reservoir Road, an existing county maintained road, be allow to remain in its current state: less than 18 feet in width with 1 foot shoulders, waiving the requirement for a minimum width of 18 feet with 1 foot shoulders (Pursuant to EDC STD PLAN 101C).**

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

Rationale: Strict application of the design standards would require that Reservoir Road be improved to 18 feet wide with 1 foot shoulders. The roads providing access to the site and in the immediate vicinity have existed for many years in the current configuration, and the creation of one additional parcel will not substantially change the amount of traffic or the availability of emergency response. Widening the road would also necessitate the removal of several large oak trees that line the road. Though the parcel split would allow for two additional accessory dwelling units to be constructed, it would not change a use that exists currently, and the created parcels would match the land use pattern in the area.

B. *Strict application of the design or improvement requirements of this subpart would cause extraordinary and unnecessary hardship in developing the property.*

Rationale: Reservoir Road currently serves many homes which have existed in the current configuration for many years. Requiring that the improvements be constructed solely by the applicant would result in undue hardship, which would be unnecessary as the current configuration is sufficient according to Cal Fire, Georgetown Fire Protection District, and the Transportation Division.

C. *The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*

Rationale: CALFIRE, Georgetown Fire Protection District, and the Transportation Division reviewed the application and support the current configuration of the roadway.

D. *The adjustment or waiver would not have the effect of nullifying the objectives of this subpart or any other law or ordinance applicable to the division.*

Rationale: With a waiver from this design standard, the project would still be consistent with zoning regulations and general plan policies. No significant impacts were identified in the Initial Study, which incorporated the design waivers as part of the project description. Leaving the roads unmodified would not be in conflict with or nullify the objectives of any other ordinance or standard.

5.0 PARCEL MAP FINDINGS

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

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

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

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

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

Rationale: The proposed development meets the density requirements of the Low Density Residential (LDR) land use designation and conforms to the minimum parcel size and development standards of the RE-5 zone district.

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

Rationale: The project impacts have been analyzed in the Initial Study, which resulted in a Negative Declaration. The project would not cause substantial environmental damage.

CONDITIONS OF APPROVAL

Tentative Parcel Map P15-0004/Nuner Parcel Map Zoning Administrator/February 17, 2016

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

Exhibit ETentative Parcel Map

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

The project description is as follows:

The project allows the creation of two parcels from a 12.45-acre site identified by Assessor’s Parcel Number 061-520-27. Both parcels shall be served by individual water meters and septic systems. The approval includes the following:

Lot Number	Gross Area	Improvements
1	5.77 acres	Temporary mobile home and shed to be converted to a new Single-family home, road easement for new “Shepherd’s Lane”
2	6.68 acres	Existing single-family home to remain, driveway improvements

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Development Services Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed.
3. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or final map filed until said fees are paid.

4. **Parks Fees:** The applicant shall be required to pay a Park-in-Lieu fee of \$150.00 payable to El Dorado County. A receipt showing compliance with this condition shall be submitted by the applicant to Planning Services prior to filing of the Final parcel map. The Applicant shall pay the applicable Capital Improvement Park Fee to Georgetown Divide Recreation District at the time of Building Permit Issuance.
5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

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

6. **Property Development:** The applicant shall submit applications for development of new Parcel 1, to include a Temporary-While-Building permit and a Building Permit for the proposed permanent home. These applications shall be made prior to recording the final map. The Building Permit shall not be issued and no construction may begin until the final map has been recorded.
7. **Airport Influence Area:** Because the property is within the Routine Overflight Zone, an overflight notification shall be recorded and shall contain the following language dictated by state law with regard to real estate transaction disclosure:

NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Office of County Surveyor

8. All survey monuments shall be set prior to filing the Parcel Map.
9. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that “all conditions placed on P15-0004 by (that agency) have been satisfied.” The letter shall be sent to the County Surveyor and copied to the consultant and the applicant.

10. The roads serving the development shall be named by filing a completed road Name Petition, with the County Surveyor's Office. Proof on any signage required by the Surveyor's Office must be provided to our office prior to filing the Parcel Map. The applicant is responsible for all associated fees.
11. Parcels which take access from the new road will need to have their situs addresses updated. The applicant is responsible to coordinate with the affected parcel owners and for the associated fees.

CALFIRE

12. The new road shall be a minimum road width of 18 feet with 1-foot shoulder on each side.
13. The new road shall be constructed with an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 40,000 pounds.
14. Dead end roads shall have a turnaround constructed at its terminus.
15. Driveways shall provide a minimum 12 foot traffic lane and unobstructed vertical clearance of 15 feet along its entire length. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

Georgetown Fire

16. The project shall meet all Georgetown Fire Code requirements.
17. A new fire hydrant shall be installed pursuant to Georgetown Fire Code and satisfying fire flow requirements (>500 GPM for a minimum of three hours) on the new on-site road serving the development. Installation is required prior to recording the final parcel map.
18. An approved access roadway pursuant to the Georgetown Fire Code shall be installed prior to any combustible construction on the site. The road shall be a minimum of 18 feet in width with 1-foot shoulders on each side and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all- weather driving surface maintained free, clear, and unobstructed at all times. Dead-end access roadways exceeding 150 feet in length shall be provided with an approved turn- around. Gates on access roadways shall have a key safe (Knox box) installed for emergency vehicle access.

19. An approved access driveway (to proposed Parcel 1 and 2 and the existing parcel south of the project site) pursuant to the Georgetown Fire Code shall be installed prior to any combustible construction on the site. Each driveway shall serve no more than two buildings. The driveway shall be a minimum of 12 feet in width and capable of supporting an imposed load of at least 75,000 pounds. The driveway must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Dead-end access driveways exceeding 150 feet in length shall be provided with an approved turn-around. Gates on access driveways shall have a key safe (Knox box) installed for emergency vehicle access.
20. Create a street (or private lane) and register it appropriately. Street sign letters shall be placed on a reflective GREEN sign with WHITE lettering printed on both sides. Lettering shall be four inches tall, contrast with their background, and be positioned so that the bottom of the sign shall be a minimum of 84-inches from the finished grade (per EDC DOT specifications).
21. Address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers shall be four inches tall, contrast with their background, and be positioned so that the bottom of the numbers is a minimum of eight inches above final grade for residences less than 2,999-feet of elevation.
22. Vehicle parking and material storage during construction shall not restrict or obstruct streets, roads, and/or access/egress to any structure. A minimum 12 feet travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times including during construction.
23. State Public Resource Code 4291 commonly referred to as the 100 feet and 30 feet minimum fuel reduction, egress/access standard, water supply, and/or fire safe regulations shall be required on this project (ALL existing structures) BEFORE construction begins.
24. Spark arrester(s) shall be installed on chimney(s) to comply with the 2007 California Fire and Mechanical Code (on ALL applicable existing structures) BEFORE construction begins.
25. If a monitored fire detection system exists in any of the structures, it shall meet NFPA 72. An approved key box (Knox box) shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the Fire District BEFORE construction begins.
26. Final inspections of all Fire District required installations by the Fire Prevention Officer or an appointee are required, and must be scheduled at least 96 hours in advance.

Transportation Division

27. Road Improvements: The on-site roadway (Shepherd’s Run Lane) shall be constructed to the latest County Standard Plan 101C (18 feet and 1 foot of shoulder on each side). The road shall extend to lot 2 and the hammer head will need to be relocated to Parcel 2.

ADT	RW	Road Width	Shoulder Width	Design Speed	Max Grade	Structural Section
1-150	50’	18’	1’ (each Side)	20 MPH	15% paved 12% unpaved (See Note 4 STD Plan 101C)	6” Class 2 AB See note 10 on STD Plan 101C

28. Road & Public Utility Easement: The applicant shall irrevocably offer to dedicate a 50-foot wide road and public utility easement for the on-site access roadways, shown on the final recorded map. Slope easement shall be included as necessary. This offer will be rejected by the County.
29. Proof of Offsite Road Entitlements: The applicant shall demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easement for access to the project.
30. TIM Fees: The applicant shall pay the traffic impact mitigation fees at issuance of building permit.
31. Maintenance Entity: The proposed project must form an entity for the maintenance of the private roads. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
32. Consistency with County Codes and Standards: The project shall comply with the design and improvement standard manual, the Grading Erosion and Sediment Control Ordinance, the Drainage Manual, the County Stormwater Ordinance (Ord. No. 5022), the Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards (as may be modified by these conditions of approval or by approved Design Waivers).

33. Parcel Map Improvement Agreement & Security: If the required improvements are not completed prior to filing of the map or if the Engineer's Estimate is \$100,000 or greater for the required improvements, the developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Transportation Division for onsite roadway, drainage infrastructure, grading, etc. The developer shall also provide a security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Ordinance, prior to filing of the map. The improvements shall be installed to the satisfaction of EDCTD prior to filing of the map. The conditions shall appear as a note on the recorded parcel map.
34. 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.
35. Outside Agency Permits: Copies of outside agency permits shall be supplied to the Transportation Division prior to the issuance of any construction permit or agreement. Permit numbers shall be included on the project Improvement Plans. This includes but is not limited to any permits issued under section 401 or 404 of the Clean Water Act, Waste Discharge Identification Number(s) (WDIDs) issue by the SWRCB, or any agreement or permit issued by the State or Federal Department(s) of Fish and Wildlife.

Air Quality Management District

36. Fugitive Dust: The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
37. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials. (Rule 224)
38. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
39. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

40. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>
An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf
Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
41. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Georgetown Divide Public Utility District

42. Georgetown Fire requires the installation of a new fire hydrant on the new onsite road serving the development. To service the new fire hydrant, a water line extension to the proposed new hydrant shall be completed, to Georgetown Divide Public Utility District specifications, prior to recording the final map.