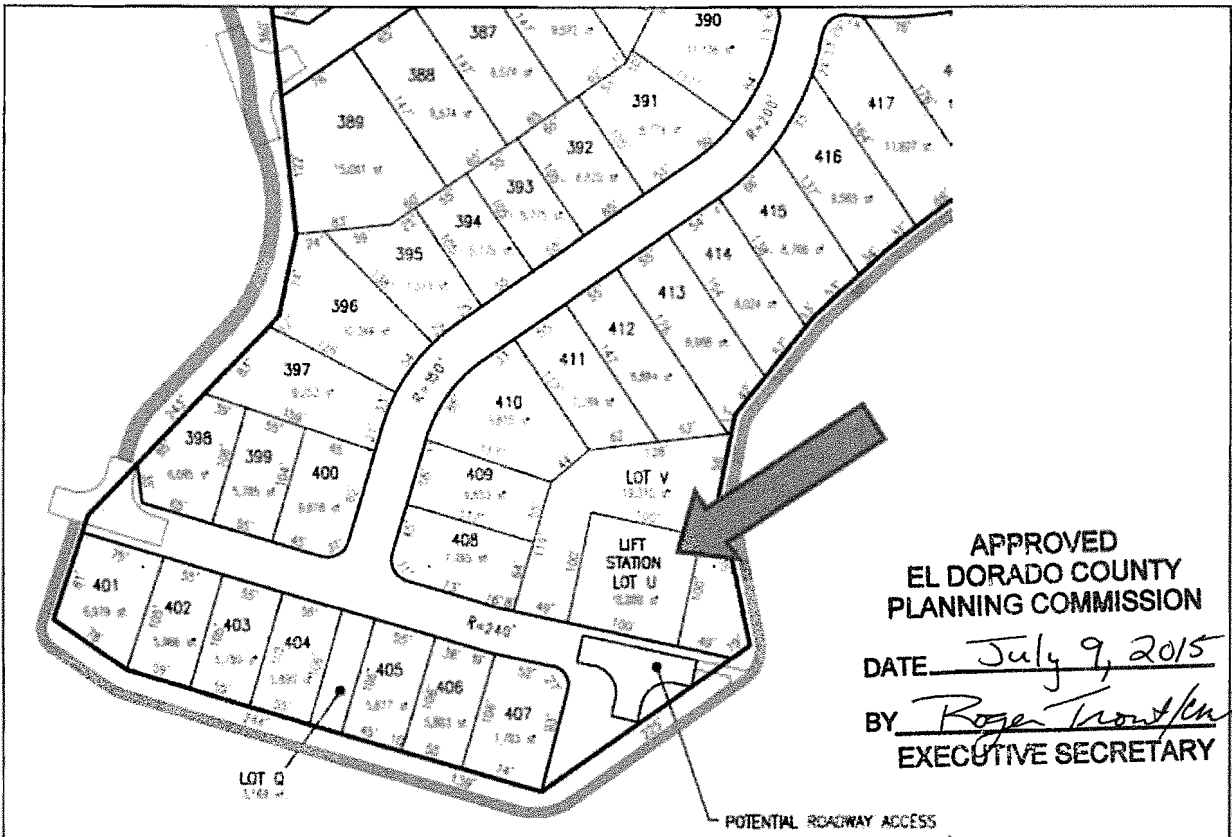


Location of Sewer Lift Station on Lot F based on Approved Carson Creek Unit 2 Tentative Map



APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 DATE July 9, 2015  
 BY Roger Trout  
 EXECUTIVE SECRETARY

Relocation of Sewer Lift Station on Lot U and overall reconfiguration of circulation in the southern project area based on revised Carson Creek Unit 2 Tentative Map

# Exhibit M

local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous materials.

48. **Historic Mining**

Prior to the issuance of a grading permit, shallow groundwater and on-site drainage area shall be sampled to determine the potential presence of on-site contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

49. **UTS's**

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential on-site contamination resulting from the operation of off-site USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

50. **El Dorado Hills CSD Fiscal Impacts**

The developer shall form a Landscaping and Lighting District, or other financing mechanism, to cover maintenance costs for landscaping, lighting, fencing, sound walls, entry monuments, neighborhood parks, open space, and other public or common areas in the Carson Creek Specific Plan area.

51. **Cumulative Transportation and Circulation Impacts**

- a) Widen Latrobe Road from two to four lanes between Golden Foothill Parkway South and Investment Boulevard in order to improve the daily roadway segment LOS to B or better.

52. The project applicant will undertake the following activities to encourage construction of the 30-acre regional park as soon as feasible:

DATE July 9, 2015

BY Roger Irons/Cmt  
EXECUTIVE SECRETARY

- a) The applicant shall rough grade the regional park site and shall construct a chip-and-seal road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch (Phase 1).
- b) The County intends to form a county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit to pay for ongoing regional park maintenance and any improvements, including those noted in subsection d) below. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections c) through h) below.
- c) The Carson Creek Specific Plan Area shall join in the agreed-upon financing mechanism.
- d) The applicant shall seek to annex the Carson Creek Specific Plan Area into EID in order to obtain the necessary water resources for the regional park; reclaimed water shall be used to the extent feasible to water the ballfields but potable water is necessary for drinking fountains.
- e) The applicant shall advance funds for conducting a nexus study for the regional park assessment district or other agreed-upon, formed financing mechanism within 120 days.
- f) The applicant shall advance funds, within 180 days after the County approves the first tentative map for Phase 2 of the Carson Creek Specific Plan Area, to pay for completing the following:
  - [1] grading 20 acres for ball fields per County specifications;
  - [2] installing chip-and-seal parking area at the regional park;
  - [3] installing potable and reclaimed water lines to the regional park;

- [4] obtaining EDUs for EID water and/or installing a well-water system;
- [5] installing shielded sports lighting on 15 acres of ball fields;
- [6] installing restrooms, bleachers, and concession stands;
- [7] installing drainage system, irrigation system, and turf on 15 acres of ballfields.

g) The applicants contributions noted above in subsections a), e), and f) shall be considered a loan, which shall be paid back by the assessment district, or other approved financing mechanism, upon the sale of the bonds necessary to construct the facility

53. 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.

54. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural, rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.

a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and roadcrossings shall be bridged.

b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary