

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITONS OF APPROVAL

Final Map TM-F22-0015 - Serrano Village M4

TM05-1393/Serrano Village M4 – As approved by the Board of Supervisors on May 8, 2008

Conditions of Approval

1. The Minor Amendment to the El Dorado Hills Specific Plan Land Use and Zone Map, Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits December 13, 2007 and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval. The project description is as follows:
 - A. Amendment of the El Dorado Hills Specific Plan Land Use Map reconfiguring a 9.98-acre portion of Open Space adjacent to Village M Phase 4 and re-designating as Residential Estate, and reconfiguring 0.42 acres of Residential Estate and re-designating as Open Space;
 - B. Amendment of the El Dorado Hills Specific Plan Zone Map reconfiguring a 9.98-acre portion of Open Space adjacent to Village M Phase 4 and re-designating as One-Family Residential/Planned Development (R1-PD), and reconfiguring 0.42 acre of One-Family Residential and re-designating to Open Space;
 - C. Class 1 Tentative Subdivision Map subdividing 69 acres portion of Village M Phase 4, creating 38 residential lots ranging from 0.46 to 5.29 acres in size and one Open Space lot measuring 22.93 acres
 - D. Planned Development Permit for the proposed residential subdivision, allow modifications to the following One-Family Residential (R1) Zone District development standards:

| Development Standards | Proposed Modified One-Family Residential/Planned Development (R1/PD) |
|----------------------------|--|
| Minimum Lot Size | 20,000 square feet |
| Minimum Lot Width | Varies |
| Minimum Front Yard Setback | 30 feet |
| Minimum Side Yard Setback | 10 feet |
| Minimum Rear Yard Setback | 30 feet |
| Maximum Building Height | 35 feet (from natural grade) |

Note: Unless otherwise specified in the conditions of approval reflecting a need for more restrictive standard, the above modified R1-PD zone standards shall apply.

- E. A request for Design Waiver(s) of the following El Dorado County Design and Improvement Standard Manual (DISM) standards:
1. Reduction of road right-of-way to conform to actual street width improvements 50 feet to 46 feet for Western Sierra Way and 50 feet to 36 feet for "I" Court; and
 2. Reduction in cul-de-sac turnaround standard from 100 feet to 80 feet improved surface in a right-of-way from 47 feet radius (94 feet diameter)

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.

Staff Verification: Condition Satisfied and ongoing. No modifications are being proposed with this final subdivision map. The project and its required improvements have been designed and are being constructed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Further confirmation of consistency to this condition would occur during building and/or grading permit review.

Planning Services

2. 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 subdivision, which action is brought within the time period provided for in Section 66499.37.

Staff Verification: Condition Satisfied. The applicant acknowledges this condition and has indicated that there are no pending legal actions. Therefore, the project is consistent with this condition.

3. Prior to issuance of building permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.

Staff Verification: Condition Satisfied and ongoing. Further compliance with this condition will be verified prior to issuance of a building permit.

4. A final subdivision map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the final map, and a copy filed with the Planning Department.

Staff Verification: Condition Satisfied. Planning has received an EID Water Meter Award Letter, dated March 2, 2023, for this subdivision. The project has been granted 15.2 Equivalent Dwelling Units (EDU's) of water, 22.8 EDUs of recycled water, and 38 EDUs of wastewater. Therefore, the project is consistent with this condition.

5. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards Manual.

Staff Verification: Condition Satisfied. All lots in this phase are consistent with the approved tentative subdivision map and the Final Map does not contain any lots in excess of the 3:1 ratio. Therefore, the project is consistent with this condition.

6. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Community Development Director for approval:
 - a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs

including legal costs subject to the approval of County Counsel.

Staff Verification: This condition is not applicable to this final map as no off-site improvements are required. Therefore, the project is consistent with this condition at this time.

7. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet. Ancillary structures such as gazebos, pools, cabanas, barns and the like are prohibited in this area. No oak tree removal shall occur within the 100-foot building setback area unless determined by a certified arborist to be in poor or failing health. The arborist's determination must be submitted to the Serrano Architectural Control Committee (ACC) for approval prior to any removal action meeting these criteria. This setback information shall be shown and verified on the Final Map for this village phase.

Staff Verification: Condition Satisfied. The 100-foot setback is shown on Sheets 3, 5, 6 and 7 of the final subdivision map. Therefore, the project is consistent with this condition.

8. Lot D of the tentative map shall be required to have a maximum building height of 1,170 feet above sea level. The height limitation shall be recorded with the final map and shall be prominently indicated on the lot.

Staff Verification: Condition Satisfied. The maximum building height is shown on Sheet 3 of the final subdivision map and the applicant has provided a Notice of Restriction to Planning and to the Surveyor's Office to record with the Final Map.

9. The common border between four-acre (plus or minus) lots in Serrano and Green Springs Ranch that are developed with a single-family residence as of August 1, 2001, shall be fenced. The fence shall be six feet high and shall be installed by the applicant. The fence shall be of the open metal fence kind and design commonly used in Serrano. Serrano lots adjoining lots not yet built upon in Green Springs Ranch shall be required to install the open fence at the time of construction of a home on the Serrano lot. The fencing information shall be shown and verified on building permit plans for the specific residential lot.

Staff Verification: Condition Ongoing. Compliance with this condition will be verified prior to issuance of a building and/or grading permit.

10. A potable water line shall be extended easterly of Court A to the common boundary line with Green Springs Ranch. The terminus of the line shall be fire department approved hydrant. The hydrant location shall be accessible either side of Green Springs Ranch/Serrano boundary.

Staff Verification: Condition Satisfied. The water line was installed with a prior phase of development (Serrano Village M2 – Unit 3) and is identified on Sheet C11 as "Water Lateral A". Therefore, the project is consistent with this condition.

11. The applicant shall install an emergency access gate providing a connection between the Village M map and Green Springs Ranch at the midpoint (approximately) of the PG&E/SMUD powerline easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a "Knox Lock" or similar locking

mechanism acceptable to the District.

Staff Verification: Condition Satisfied. The emergency access gate was installed with a prior phase of development (Serrano Village M2 – Unit 3). A Knox Lock was installed onto this gate on February 8, 2023. Therefore, the project is consistent with this condition.

Conditions to Development Plan

12. The development plan permits the following:

A tentative subdivision map creating 38 residential lots ranging in size from 0.46 acre to 5.29 acres and one (1) open space lot measuring 22.93 acres with the following Design Waivers:

- A) Reduction of road right-of-way to conform to actual street width improvements 50 to 46 feet for Western Sierra Way and 50 to 36 feet for “I” Court; and
- B) Reduction in cul-de-sac turnaround from 100 to 80 feet improved surface in a right-of-way from 47 feet radius (94 feet diameter).

Staff Verification: Condition Satisfied. No modifications to the Planned Development approval are being proposed with this final subdivision map. The final subdivision map denotes these approved design waivers. Therefore, the project is consistent with this condition.

13. The following standards shall apply to all lots with Village M4:

| Development Standards | Proposed Modified One-Family Residential/Planned Development (R1/PD) |
|----------------------------|--|
| Minimum Lot Size | 20,000 square feet |
| Minimum Lot Width | Varies |
| Minimum Front Yard Setback | 30 feet |
| Minimum Side Yard Setback | 10 feet |
| Minimum Rear Yard Setback | 30 feet |
| Maximum Building Height | 35 feet (from natural grade) |

Note: Unless otherwise specified in the conditions of approval reflecting a need for more restrictive standard, the above modified R1-PD zone standards shall apply.

Staff Verification: Condition Satisfied at this time. Compliance with this condition will be verified upon building permit issuance.

14. The Planned Development Permit shall expire within three (3) years from the approval the Planning Commission. Minor changes in the adopted Planned Development Permit may be approved by the Planning Services provided that the changes:

- a) Do not change the boundaries of the subject project property:

- b) Do not change any use as shown on the official development plan; and
- c) Do not change the intent of the official development plan

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

Staff Verification: Condition Satisfied. On July 13, 2017, the Planning Commission approved a tentative subdivision map time extension to May 6, 2023. This final subdivision map is scheduled to be heard by the Board of Supervisors prior to the tentative map expiration. Therefore, the project is consistent with this condition.

Department of Transportation

Project Specific

- 15. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM) as shown in Table 1. The improvements shall be substantially completed to the approval of the Department of Transportation, or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map:

| Table 1. Road Standards for Village M Phase 4 | | | |
|--|---------------------|---|--|
| ROAD NAME | REFERENCE | ROAD WIDTH | EXCEPTIONS/NOTES |
| Western Sierra Way | Std Plan 101B | 36 ft. (46' R/W pursuant to design waiver request), plus utility/ slope easements | Type 1 rolled curb & gutter*. No sidewalks Vertical Curve Design per DISM |
| 'I' Court | Std Plan 101B & 114 | 28 ft. (36' R/W pursuant to design waiver request), plus utility/ slope easements | Type 1 rolled curb & gutter*. No sidewalks Vertical Curve Design per DISM |
| Notes for Condition 1 Table: *Road widths in the preceding table are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb. | | | |

Staff Verification: Condition Satisfied. The improvements within this subdivision have been designed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. Therefore, the project is consistent with this condition.

- 16. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98- 0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner’s Association simultaneously with the filing of the Final Subdivision Map.

Staff Verification: Condition Satisfied. During the Technical Advisory Committee (TAC) meeting held on January 9, 2023, DOT confirmed an Offer of Dedication has been provided to the satisfaction of DOT. The applicant has provided for the Offer of Dedication on Sheet One of the Final Map. Therefore, the project is consistent with this condition.

17. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.

Staff Verification: Condition Satisfied. During the TAC meeting held on January 9, 2023, DOT confirmed an Offer of Dedication has been provided to the satisfaction of DOT. The applicant has provided for the Offer of Dedication on Sheet One of the Final Map. Therefore, the project is consistent with this condition.

18. Turnouts shall be constructed at the entry gates of this subdivision and are subject to review and approval by the Department of Transportation at the improvement plan stage.

Staff Verification: Condition Ongoing. Per DOT, this condition is not applicable to this phase of development as this phase does not adjoin an entrance from a publicly maintained street. This requirement would be applicable to a subsequent phase of existing Village M.

19. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the El Dorado Hills Fire District.

Staff Verification: Condition Satisfied and ongoing. Compliance with this condition will be verified prior to building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

20. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

Staff Verification: Condition Satisfied. Neither El Dorado Transit, Rescue Union School District or El Dorado Union High School District required turnouts and/or shelters. This is verified in three signed letters: (1) August 26, 2021 (El Dorado Transit), (2) August 30, 2021 (Buckeye Union School District), and (3) September 17, 2021 (El Dorado Union High School District). Therefore, the project is consistent with this condition.

21. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.

Staff Verification: Condition Satisfied. The final drainage plan has been reviewed and approved by the County Engineer on January 19, 2022. DOT confirmed approval of the drainage plan during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

22. Drainage maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.

Staff Verification: Condition Satisfied. During the TAC meeting held on January 9, 2023, DOT confirmed an Agreement on Conditions for Acceptance of Drainage Easements has been provided to the satisfaction of DOT. The applicant has provided for the Offer of Dedication on Sheet One of the Final Map. Therefore, the project is consistent with this condition.

23. Prior to the recordation of a Final Map in Village M4, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and architectural review in compliance with the requirements of the Design Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.

Staff Verification: Condition Satisfied. Drainage requirements are stated in Article 15 of the Serrano Master CC&Rs recorded August 24, 1995. Therefore, the project is consistent with this condition.

24. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

Staff Verification: Condition Satisfied. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed approval of Improvement Plans during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

25. The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

Staff Verification: Condition Satisfied. The Final Grading Plan within this subdivision complies with the provisions of the Grading Ordinance, pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed approval of Improvement Plans during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

26. Erosion control and drainage design from residential areas into the open space areas and shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.

Staff Verification: Condition Satisfied. Erosion control and drainage design within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed approval of the Improvement Plans during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

27. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Staff Verification: Condition Satisfied and ongoing. Contingency measures for encountering asbestos-containing rock are included on the Improvement Plans (Note 18, General Notes). A Fugitive Dust Plan was accepted and approved by the Air Quality Management District (AQMD) on June 27, 2019. Further compliance to this condition would be verified prior to issuance of building and/or grading permit. Therefore, the project is consistent with this condition at this time.

28. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

Staff Verification: Condition Satisfied and ongoing. This condition will be verified prior to building and grading permit issuance. Therefore, the project is consistent with this condition at this time.

Standard Conditions

29. 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.

Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed approval of the Improvement Plans during the close-out consultation meeting held on January 9, 2023. All applicable fees have been received prior to scheduling the final map for a Board of Supervisors hearing. Therefore, the project is consistent with this condition.

30. Subdivision improvements shall include driveways for all lots with street cut or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner

and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.

Staff Verification: Condition Satisfied. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed compliance with this condition during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

31. 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 filing the final map. Sidewalks shall be connected to walk/trail systems in the project open space areas. 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.

Staff Verification: Condition Satisfied. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed consistency with this condition during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

32. 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.

Staff Verification: Condition Satisfied. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed consistency with this condition during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

33. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.

Staff Verification: Condition Satisfied. During the TAC meeting held on January 9, 2023, DOT confirmed the applicant has provided a Subdivision Improvement Agreement and surety to the satisfaction of DOT. Therefore, the project is consistent with this condition.

34. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department

of Transportation.

Staff Verification: Condition Satisfied. During the TAC meeting held on January 9, 2023, DOT confirmed the applicant has provided a Subdivision Improvement Agreement and surety to the satisfaction of DOT. Therefore, the project is consistent with this condition.

35. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

Staff Verification: Condition Satisfied. The applicant has shown all easements on the improvement plans approved by the County Engineer on January 19, 2022 and provides for the Offer of Dedication on Sheet One of the Final Map. Therefore, the project is consistent with this condition.

36. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.

Staff Verification: Condition Satisfied. The final drainage study has been reviewed and approved by the County Engineer on January 19, 2022. DOT confirmed consistency with this condition during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

37. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village M4 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.

Staff Verification: Condition Satisfied and ongoing. A statement concerning downhill lots designed to accept drainage from uphill lots is provided on Page 87 of the Master CC&R's. Further compliance with the condition will be verified prior to building and/or grading permit issuance. Therefore, the project is consistent with this condition.

38. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

Staff Verification: Condition Satisfied. DOT has confirmed that the Improvement Plans include a note regarding storm water quality message stamps. The improvements within this subdivision would be constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. Therefore, the project is consistent with this condition.

39. 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.

Staff Verification: Condition Satisfied. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed consistency with this condition during the close-out consultation meeting held on January 9, 2023. Therefore, the project is consistent with this condition.

40. This project disturbs more than one acre of land area (43,560 square feet). At the time that an application is submitted for improvement plans or a grading permit, 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 State of California. 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 SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Staff Verification: Condition Satisfied. A Stormwater Pollution Prevention Plan has been provided as part of the final map submittal packet. DOT confirmed approval of the plan during the close-out consultation meeting held on January 9, 2023. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022.

41. The applicant shall submit 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.

Staff Verification: Condition Satisfied. A Geotechnical Engineering Study Update Report has been provided as part of the final map submittal packet. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. DOT confirmed consistency with this condition during the close-out consultation meeting held on January 9, 2023.

42. 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.

Staff Verification: Condition Satisfied and Ongoing. Improvement plans approved by the County Engineers on January 19, 2022 include specifications for revegetation. This is included with the Erosion Control notes on Sheet C13. Therefore, the project is consistent with this condition.

43. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.

Staff Verification: Condition Satisfied. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the El Dorado Hills Fire Department on January 7, 2022. DOT and El Dorado Hills Fire District confirmed consistency with this condition during the close-out consultation meeting held on January 9, 2023.

44. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Staff Verification: Condition Satisfied and ongoing. The improvement plans, approved by the County Engineer on January 19, 2022, includes this provision for blasting activities (Standard Note #33). Further verification of consistency to this condition would occur during building and/or grading permit issuance and throughout the construction process. Therefore, the project is consistent with this condition at this time.

45. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

Staff Verification: Condition Satisfied and ongoing. The improvement plans, approved by the County Engineer on January 19, 2022, includes this provision for burning activities (Standard Note #34). Further verification of consistency to this condition would occur during building and/or grading permit issuance and throughout the construction process. Therefore, the project is consistent with this condition at this time.

46. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

Staff Verification: Condition Satisfied and ongoing. Requirements are noted on the improvement plans (General Note #11). The County Engineer approved the improvement plans on January 19, 2022. Further verification of consistency to this condition would occur during building and/or grading permit issuance and throughout the construction process. Therefore, the project is consistent with this condition at this time.

47. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face that is less than County standards and shall provide for enforcement of such provisions. The CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac bulb. The applicant shall either provide adequate parking for a three-car driveway or sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

Staff Verification: Condition Satisfied and ongoing. Parking restrictions are provided in

Articles 3 and 8 of the Serrano Master CC&Rs recorded August 24, 1995. Further verification of consistency to this condition would occur during building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

48. 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.

Staff Verification: Condition Ongoing. Compliance with this condition will be verified by DOT after completion of required improvements, but prior to the commencement of the 1-year warranty period.

49. All development, including grading and construction of buildings, shall be limited to daytime hours from 7 am to 7 pm or sunset, whichever is earlier, Monday through Friday. This requirement shall be shown and verified on grading permit and building permit plans.

Staff Verification: Condition Satisfied and ongoing. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. Further verification of consistency to this condition would occur during building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

50. The applicant shall pay the traffic impact fees in effect at the time a building application is deemed complete.

Staff Verification: Condition Satisfied and ongoing. Compliance with this condition will be verified prior to building permit issuance. Therefore, the project is consistent with this condition at this time.

El Dorado Hills Fire Department

51. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based on a single-family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13 D 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 the system shall be supplied to the fire department for review and approval.

Staff Verification: Condition Satisfied and ongoing. These requirements are included within the improvement plans, which were approved by El Dorado Hills Fire Department on January 7, 2022. Further verification of consistency to this condition would occur during building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

52. 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 on center. The exact location of each hydrant shall be determined by the Fire Department.

Staff Verification: Condition Satisfied and ongoing. Improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the El Dorado Hills Fire Department on January 7, 2022. Further verification of consistency to this condition would occur during building and/or grading permit review. Therefore, the project is consistent with this condition at this time.

53. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the fire department and Fire Safe Regulations.

Staff Verification: Condition Satisfied and ongoing. Requirements are noted on the improvement plans (Fire Department Note #53), which were approved by the El Dorado Hills Fire Department on January 7, 2022. Further verification of consistency to this condition would occur during building and/or grading permit review. Therefore, the project is consistent with this condition at this time.

54. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

Staff Verification: Condition Satisfied and ongoing. Further verification of consistency to this condition would occur upon building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

55. The lots that are one acre and greater shall be provided with a minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.

Staff Verification: Condition Satisfied and ongoing. Further verification of consistency to this condition would occur prior to building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

56. All homes adjacent to the open space area will have stucco siding construction with metal fences. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.

Staff Verification: Condition Satisfied and ongoing. Construction materials are addressed in the April 2019 Wildland Fire Safe Plan for Serrano, approved by El Dorado Hills Fire Department and Cal Fire on May 22, 2019. Further verification of consistency to this condition would occur prior to building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

57. The Open Space Lot Z has no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide all-weather access roadways into these areas in accordance with Fire Department requirements.

Staff Verification: Condition Satisfied. The access roadway into Lot Z has been constructed

pursuant to the Plans for the Improvement and Grading of Serrano Pedestrian Trail K1/K2, Phase 4 approved by the County Engineer on May 19, 2021. A Notice of Completion was recorded July 28, 2022. Therefore, the project is consistent with this condition.

58. The lots that back up to Wildland Open Space shall be required to construct a fence of non-combustible material.

Staff Verification: Condition Satisfied and ongoing. The Serrano Wildfire Fire Safe Plan requires non-combustible fencing for any fencing adjacent to the natural open space areas. The requirement for non-combustible fencing will be verified by the Fire Department prior to building permit issuance. Therefore, the project is consistent with this condition at this time.

59. During any phase of construction, this development shall be required to provide two independent, non-obstructed points of access.

Staff Verification: Condition Satisfied. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the El Dorado Hills Fire Department on January 7, 2022. Therefore, the project is consistent with this condition.

60. This development shall be conditioned to develop and implement a Wildfire Safe Plan that is approved by the Fire Department.

Staff Verification: Condition Satisfied. Cal Fire and El Dorado Hills Fire Department approved a Wildland Firesafe Plan for Serrano on May 22, 2019. Therefore, the project is consistent with this condition.

61. This development shall be prohibited from installing any type of traffic calming devices that utilizes a raised bump section of roadway.

Staff Verification: Condition Satisfied and ongoing. The improvement plans do not include any traffic calming devices or raised bump or lower dip sections. Further verification of consistency to this condition would be verified upon building and/or grading permit review. Therefore, the project is consistent with this condition.

Air Quality Management District

62. 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. Then, District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.

Staff Verification: Condition Satisfied and ongoing. A Fugitive Dust Plan was approved by AQMD on June 27, 2019. Developer and Contractor acknowledge the need to comply with Rules 223, 223.1, and 223.2 concerning fugitive dust and asbestos. Further verification of consistency to this condition would be verified prior to building and/or grading permit issuance. Therefore, the project is consistent with this condition at this time.

63. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.

Staff Verification: Condition Satisfied and ongoing. The Developer and Contractor acknowledge this condition. Further verification of consistency to this condition would be verified upon building and/or grading permit review. Therefore, the project is consistent with this condition at this time.

64. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.

Staff Verification: Condition Satisfied and ongoing. The Developer and Contractor acknowledge this condition as the project has not and will not involve the burning of wastes. Further verification of consistency to this condition would occur upon building and/or grading permit review and throughout construction activities. Therefore, the project is consistent with this condition at this time.

65. The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.

Staff Verification: Condition Satisfied and ongoing. Compliance with this condition will be verified prior to building permit issuance and throughout the construction process. Therefore, the project is consistent with this condition at this time.

66. The applicant shall submit a list to the District stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a Building Permit or Grading Permit:

The District’s goal is to strive to achieve and maintain ambient air quality standards established by the United States 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.

- Use low-emission on-site mobile construction equipment.
- Maintain equipment in tune per manufacturer specifications.
- Retard diesel engine injection timing by two to four degrees.
- Use electricity from power poles rather than temporary gasoline or diesel generators.
- Use reformulated low-emission diesel fuel.
- Use catalytic converters on gasoline-powered equipment.

Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.

Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).

Schedule construction activities and material hauls that affect traffic flow to off-peak hours.

Configure construction parking to minimize traffic interference.

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.

Staff Verification: Condition Satisfied and ongoing. The improvements within this subdivision are constructed pursuant to the improvement plans for Serrano Village M4 as approved by the County Engineer on January 19, 2022. Further verification of consistency to this condition would occur prior to issuance of building and/or grading permits. Therefore, the project is consistent with this condition at this time.

67. 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 construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

Staff Verification: Condition Satisfied and ongoing. Applicant and Contractor acknowledge this condition. Further verification of consistency to this condition would occur during review of building and/or grading permits. Therefore, the project is consistent with this condition at this time.

County Surveyor

68. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.

Staff Verification: Condition Satisfied. The Applicant has provided monumentation surety to the satisfaction of the Surveyor's Office. The Surveyor's Office signed the monumentation bond on December 20, 2022.

69. The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

Staff Verification: Condition Satisfied. All roadways have been named and approved by the Surveyor's Office. The approved names are shown on the Final Map. Therefore, the project is consistent with this condition.

Pacific Gas and Electric (PG&E)

70. Prior to approval of Final Map, dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or Irrevocable Offer of Dedication.

Staff Verification: Condition Satisfied. The Public Utility Easement is shown under Note A of the Owners' Statement on the Final Map. Therefore, the project is consistent with this condition.