

Conditions of Approval

Project Description

1. The Revised Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the exhibits marked Exhibits K through M 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. Revision to approved Tentative Subdivision Map subdividing subject properties into 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots;
- B. Revision to approved Development Plan for the approved subdivision with modifications to One-Family Residential (R1) Zone District development standards including lot coverage and setbacks;
- C. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) improvement standards:
 1. Modification of subdivision road improvements under Standard Plan 101 B including:
 - A. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
 - B. Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and E Courts; and
 - C. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;
 2. Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet;
 3. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, 80; and
 4. Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for lots 99 to 101.

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 must be submitted for review and approval and shall be implemented as approved by the County.

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.

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.
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 Development Services/Planning Services.
5. The Tentative Map shall remain in effect for three years from the date of approval. This map shall supersede the previously approved map. If this map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
6. The Revised Development Plan permits development of 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots with modifications to development standards of R1-zone as shown in the table below.

The expiration of the Development Plan adopted as part of the project shall run concurrently with the expiration of the tentative map.

Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village K-5, Phase 2

| Standard | Required by Zoning Ordinance | Proposed Modifications^A | Notes |
|--|--|--|--|
| Primary Use-Residential | | | |
| <i>Minimum Front Yard Setback</i> | 20 feet | 20 feet (to garage) 15 feet (to dwelling) | |
| <i>Minimum Side Yard Setback</i> | 5 feet | 3 feet | For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply. |
| <i>Minimum Rear Yard Setback</i> | 15 feet | 15 feet | |
| <i>Maximum Building Coverage (Primary)</i> | 35% | 60% | |
| <i>Minimum Lot Area</i> | 6,000 square feet | 4,800 square feet | See Tentative Map- Exhibit L |
| Ancillary Use | | | |
| <i>AC/Pool Equipment</i> | Attached equipment may extend into any yard by not more than 50% of width or depth | Side and Rear: 2.5 feet | To be screened by solid fence |
| <i>Setback for Solid Fences and Walls over 40 inches tall</i> | Solid Fence Walls not to exceed 40 inches in height with in front yard | Front, Side, and Rear: 0 feet | |
| <i>Open fences and walls (50% or more) and over 40 inches tall and</i> | Front Yard with fence/wall 50% open or more, | Front, Side, and Rear: 0 feet | |

| | | | |
|---|---|--|---|
| <i>less than 7' tall</i> | below 7' tall | | |
| <i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i> | Five feet | Front: 0 feet Side and Rear: 2.5 feet | May be subject to Building Code |
| <i>Pergola</i> | May extend into any yard by not more than 50% of width or depth | Side: 2.5 feet Rear: 2.5 feet | As measured from edge of footing |
| <i>Any structure over 30 inches high.</i> | Five feet | Rear: 5 feet | |
| <i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i> | Five feet | Side and Rear: 5 feet | |
| <i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i> | NA | Side and Rear: 5 feet | 120 square feet or less; if structure includes utilities (i.e. water and electrical connections), would be subject to County review |
| <i>Architectural extensions of the dwelling (uninhabitable space)</i> | May extend into any yard by not more than 50% of width or depth | Side and Rear: 2.5 feet | |
| <i>Chimneys – attached to or detached from the home</i> | Side: 3 Feet | Side: 3 feet Rear: 7 feet | May be subject to Building Code |

Note A: Modifications may vary with the selected floor plan and configuration of residential product.

7. 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.

Department of Transportation

Project Specific

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

| Road Name | DISM PLAN | Road Width | ROW | Exceptions/Notes |
|---|--|---------------------------------|------------|--|
| Hogarth Way and Van Gough Drive (onsite) | Modified Std Plan 101B (3" AC over 8" AB Min.) | 36ft / 4ft sidewalk on one side | 42ft | Modified Type 1 rolled curb and gutter. Sidewalk is measured from back of walk to back of curb. |
| Hogarth Court (onsite) | Modified Std Plan 101B (3" AC over 8" AB Min.) | 29ft / 4ft sidewalk on one side | 36ft | Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb. |
| Vermeer, Reni Court and E Courts (onsite) | Modified Std Plan 101B (3" AC over 8" AB Min.) | 29ft / 4ft sidewalk on one side | 36ft | Modified Type 1 rolled curb % gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb. |

*Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6 inches from the back of the curb.

9. Turnaround: The applicant shall provide a turn around at the end of the roadways to 80-foot diameter improved surface and 45.5-foot radius right-of-way. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
10. Offer of Dedication (onsite roadways): 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 map.
11. Offer of Dedication (onsite roadways): AN irrevocable offer of dedication, in fee, shall be made of 45.5 feet in radius for the cul-de-sac, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to an agreement between the County and Serrano, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Village or Master Owner's Association simultaneously with the filing of the final map.
12. Road & Public Utility Easements: The applicant shall provide a 42 foot wide non-exclusive road easement for the on-site access roadways Hogarth Way and Van Gogh Drive and a 36 foot wide non-exclusive road easement for the on-site access roadways Hogarth, Vermeer Reni and 'E' Courts prior to the filing of the final map.

Standard Conditions

13. Easements: All applicable existing and proposed easements shall be shown and verified on the project plans.
14. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. This condition shall be verified prior to approval of the Department of Transportation prior to improvement plan approval.
15. Sidewalks: Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.

16. Curb Returns: All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. This condition shall be verified prior to approval of Improvement Plan.
17. Maintenance Entity: The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, and drainage facilities. 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 parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
18. Common Fence/Wall Maintenance: The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs). This condition shall be verified prior to recordation of Final Map.
19. Water Quality Stamp: 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 recordation of Final Map.
20. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. or sunset, whichever is earlier, Monday through Friday. This condition shall be included as a note on Improvement Plan.
21. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
22. Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.
23. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for the offsite grading.
24. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance

with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the *Off-Street Parking and Loading Ordinance*”, and State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

25. Grading Plan Review: Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt the review report by the RCD, the Department of Transportation sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
26. RCD Coordination: The timing of construction and method of re-vegetation 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.
27. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, placement section based on TI and T values, and recommended design criteria for any retaining walls.
28. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- A. The site can be adequately drained;
- B. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- C. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- D. The ultimate drainage outfall of the project.

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

- 29. Drainage, Cross Lot: Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K 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 to be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition. This condition shall be verified prior to recordation of Final Map.
- 30. Drainage Maintenance: 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 refection; 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 reflection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the final map. This condition shall be verified prior to recordation of Final Map.
- 31. Drainage Easements: The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and/or on the final map. This condition shall be verified prior to approval of Improvement Plan.
- 32. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This conditions mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for the filing. A copy of the Application shall be submitted to the

County, prior to building permit issuance, and by state law must be done prior to commencing construction.

33. Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
34. TIM Fees: The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado Hills Fire Department

35. In accordance with the State Fire Safe Regulations and DISM, the subdivision shall be constructed to include sufficient circulation and access at any given phase of the development. This condition shall be verified prior to Final map recordation.
36. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single-family dwelling 6,200 square feet or less in size. All homes shall be sprinklered in accordance with NFPA 13D and Fire Department requirement. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. This condition shall be verified prior to Final Map recordation.
37. This development shall install Mueller Dry Barrel Fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department. This condition shall be verified prior to approval of Improvement Plan.
38. To enhance Nighttime 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 the Fire Safe Regulations. This condition shall be verified prior to approval of Improvement Plan..
39. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified prior to approval of Improvement Plan.
40. Prior to construction of combustible materials, all access roadways and fire hydrant systems shall be installed and in service per EDHFD Standard B-003. This condition

shall be verified prior to Final Map recordation.

41. This development shall implement all applicable provisions of the approved Serrano Wildfire Management plan dated January 2001. Prior to Final Map recordation, the applicant shall provide narrative to Planning Service detailing the provisions implemented for the development.
42. Lots that back up to wildland open space shall be required to use non-combustible type fencing. This condition shall be verified prior to approval of Improvement Plan.

Air Quality Management District

43. 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.
44. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
45. 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.
46. Prior to approval of Improvement Plan, the applicant shall submit a list to the District indicating which of the following mitigation measures shall be applied to reduce impacts on air quality from equipment exhaust emissions during all project construction.

Heavy Equipment and Mobile Source Mitigation Measures.

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity from power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline-powered equipment.
- G. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.

- H. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicate turn lanes for movement of construction trucks and equipment on and off-site.

County Surveyor

- 47. 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.
- 48. 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.