

**Conditions of Approval**

**Project Description**

1. The Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F-J 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. Development Plan for the proposed subdivision with modifications to Single Unit Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks;
- B. Tentative Subdivision Map creating 65 single family residential lots ranging from 3,600 to 5,813 square feet in size and six landscape lots; and
- C. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
  1. Modification of subdivision road improvement Standard Plan 101 B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
  2. Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;
  3. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
  4. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.

The grading, 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.

## Planning Services

2. **Permit Time Limits:** This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed.
3. **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.

4. **Water Meter:** A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter has been issued for all of the lots included in the final map, and a copy filed with the Planning Department.
5. **Sound Wall:** A sound wall shall be constructed consistent with the recommendation in the submitted Environmental Noise Assessment dated August 10, 2018. An acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to Planning Services which identifies that recommended measures to shield noise of affected lots have been employed per Policy 1.4.1.4 (Noise) of the El Dorado Hills Specific Plan, Chapter 130.37 of the Zoning Ordinance, and the submitted Environmental Noise Assessment. Planning Services shall verify all measures have been incorporated in the project design prior to filing a Final Map.
6. **Final Map Recordation:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
7. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).
8. **Archeological Resources:** In the event of the discovery of human remains, all grading shall cease within 100 feet and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two

working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

9. The Development Plan permits the following:

A tentative subdivision map creating 65 single family residential lots ranging from 3,600 square feet to 5,813 square feet in size and six landscape lots with the following Design Waivers:

- A. Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
- B. Reduction of 100-foot centerline curve radii to 61.67' on A Street near the Birmingham Way intersection;
- C. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and

- D. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.

Modifications to Single Unit Residential (R1) Zone District Standards

The following table contains the modified Single Unit Residential (R1) Zone District standards that apply to the residential lots with Village J7.

**Modified Single Unit Residential-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards  
 for Serrano Village J7**

<b>Standard</b>	<b>Required by Zoning Ordinance</b>	<b>Proposed Modifications<sup>A</sup></b>			<b>Notes</b>
Primary Use		Single Unit Residential			
<i>Front Yard Setback</i>	20 feet	10 feet for living space 10 feet for side load garage 18 feet for front load garage			The 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply
<i>Side Yard Setback</i>	5 feet	3 feet			
<i>Rear Yard Setback</i>	15 feet	10 feet			
<i>Minimum Lot Area</i>	6,000 square feet	3,600 square feet			As shown on map
<i>Minimum Lot Width</i>	60 feet	45 feet or as shown on tentative map			Varies (See Tentative Map Exhibit H)
Ancillary Use					
<i>AC/Pool Equipment</i>	Up to 50% encroachment, but not less than 3 feet from any property line	Side: 2.5' Rear: 2.5'			
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height with in front yard	Front: 5' Side, and Rear: 0'			
<i>Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'			

<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>		Side and Rear: 2.5' Front: 10'	May be subject to Building Code
<i>Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	Greater than 50% open, no setbacks
<i>Any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	5 feet	Side and Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	Side and Rear: 5'	Side and Rear: 05'	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>	Up to 50% encroachment, but not less than 3 feet from any property line	Side and Rear: 2.5'	
<i>Chimneys – attached to the home</i>	3 Feet	Side: 3' Rear: 7'	
<i>Chimneys – detached to the home</i>	NA	Side and Rear: 3'	May be subject to Building Code

10. 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 130.54.070 of the County Code.

The Planned Development Permit shall expire concurrently with the term of the Tentative Map.

## **Department of Transportation**

### Project Specific Conditions

11. **Road Design Standards:** Construct all roads as shown on the approved Tentative Map. 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.
12. **Offer of dedication (onsite roadways):** Make an irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, for the proposed roads, with slope easements where necessary. County will reject said offer at the time of the final map. The offer is subject to that agreement between Serrano and 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.
13. **Bass Lake Road:** Design the project grading and improvement plans consistent with the ultimate alignment of Bass Lake Road. Enter into a Deferred Frontage Agreement with the County, and deposit funds with the County representing the Village J7 ~~fair share portion of the~~ future frontage improvements. These funds are to be dedicated to future construction of the project's ~~fair share~~ frontage improvements, at such time as the ultimate alignment of Bass Lake Road is constructed.
14. **Encroachment Permit:** Construct the project primary entrance consistent with County Standards, as modified on the approved Tentative Map. Include such construction on the project Improvement Plans.
15. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along Bass Lake Road except for the approved access locations.

16. **Drainage Maintenance:** Drainage maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall be first 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 map.

### **DOT STANDARD CONDITIONS**

17. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
18. **Common Fence/Wall Maintenance:** Include responsibility and access rights for maintenance of any fences and walls constructed on property lines in the Covenants Codes and Restrictions (CC&Rs).
19. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

20. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85<sup>th</sup> percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.

21. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.
22. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
23. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.
24. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

25. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

### **El Dorado Hills Fire Department**

26. **Fire Flow:** The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project. Conformance with this condition shall be verified during review of the improvement

plans.

27. **Fire Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements. Conformance with this condition shall be verified during review of the improvement plans.
28. **Underground Private Fire Mains:** All private fire service mains shall be installed per NFPA 24 & EID requirements. They shall be inspected, tested and maintained per NFPA 25. Conformance with this condition shall be verified during review of the improvement plans.
29. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed five-hundred (500) feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department. Conformance with this condition shall be verified during review of the improvement plans.
30. **Fire Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Conformance with this condition shall be verified during review of the improvement plans.
31. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of the CA Fire Code and the current El Dorado Hills County Water District Ordinance, as well as State Fire Safe Regulations as stated below (but not limited to):
  - a. All roadways shall be a minimum of twenty-eight (28) feet wide curb face to curb face and shall follow the Parking and Fire Lane Standards as approved by the Fire Department.
  - b. All driveways shall be a minimum of twelve (12) feet wide.
  - c. Each dead-end road shall have a turnaround constructed at its terminus.
  - d. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two (2) access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
    - i. The gated emergency vehicle connection between this proposed subdivision and the Bridlewood subdivision, at the end of Birmingham Way, shall remain intact and functional as required by the Fire Code and approved by El Dorado Hills Fire Department.

- e. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.
- f. The fire apparatus access roads and driveways shall extend to within one-hundred fifty (150) feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- g. Driveways and roadways shall have unobstructed vertical clearance of fifteen (15) feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway or roadway width.

Conformance with this condition shall be verified during review of the improvement plans.

- 32. **Fire Access During Construction:** 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 combustibles being brought onto the site as specified by the Fire Department, Standard #B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased. Conformance with this condition shall be verified during review of the improvement plans.
- 33. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. Conformance with this condition shall be verified during review of the improvement plans.
- 34. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Conformance with this condition shall be verified during review of the improvement plans.
- 35. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed twenty percent (20%). Pavement/Concrete shall be required on all grades twelve percent (12%) or greater. For grades of sixteen percent (16%) – twenty percent (20%), a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the improvement plans.
- 36. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other

proposed traffic calming devices shall require approval by the fire code official. Conformance with this condition shall be verified during review of the improvement plans.

37. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are forty (40) foot inside radius and a fifty-six (56) foot outside radius on through streets, and a minimum fifty (50) foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. If requested, the fire code official may reduce the minimum turning radius to a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the improvement plans.
38. **Turnouts & Turnarounds:** Turnouts are required on driveways that exceed one-hundred fifty (150) feet in length and shall be placed near the midpoint of the driveway. If the driveway extends beyond eight-hundred (800) feet in length, then turnouts shall be required every four-hundred (400) feet. Turnouts shall be designed to be ten (10) feet wide and thirty (30) feet in length with a minimum twenty-five (25) taper on each end. Dead-end fire apparatus access roads in excess of one-hundred fifty (150) feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within fifty (50) feet of the structure(s) to be protected and shall have a minimum 50-foot radius. Conformance with this condition shall be verified during review of the improvement plans.
39. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Conformance with this condition shall be verified during review of the improvement plans.
40. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. All FDC's and PIV's shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this condition shall be verified during review of the improvement plans.
41. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access. Conformance with this condition shall be verified during review of the improvement plans.

42. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators. Conformance with this condition shall be verified during review of the improvement plans.
43. **Wildland Fire Safe Plan (WFSP):** The applicant shall record a Notice of Restriction (NOR) that states that all final map lots shall adhere to the conditions of the Serrano WFSP, which shall reference this village (J7), and have an attached signed copy of the approved WFSP. The NOR shall be reviewed and approved by the El Dorado Hills Fire Department, and subsequently shall be recorded. A copy of the recorded document shall be received by Planning Services and the Fire Department prior to filing the Final Map. Conformance with this condition shall be verified prior to approval of the Final Map.
44. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified during review of the improvement plans.
45. **Vegetative Fire Clearances:** Prior to June 1<sup>st</sup> each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan. Conformance with this condition shall be verified during review of the improvement plans.
46. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system, the street curbs adjacent to the trail access point shall be painted red. Trails and multi-use paths need to be constructed so as to ensure a minimum of a ten (10) foot drivable width *and* fourteen (14) foot minimum vegetation clearance, where required by the Fire Code Official (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency. If the project contains, or abuts to, open space that is, or will be, land-locked by homes, or other structures, the project shall be conditioned to provide emergency vehicle access (EVA) points, as required by the Fire Code Official. Gates may be installed and locked with a low priority KNOX lock. Conformance with this condition shall be verified during review of the improvement plans.
47. **Funding Mechanism for Emergency Fire Access Components:** This development shall provide a funding mechanism to ensure the maintenance of emergency access roadways, gates, vegetative clearances as required by the Wildland Fire Safe Plan (WFSP), and other required fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.

#### **County Surveyor**

48. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map 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 prior to the filing of the Final Map.

49. **Road Names:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors.
50. Prior to recordation of the final map for Village J7, Developer shall record against the 12.5 acre parcel within Serrano Village J, Lot H a Declaration of Restrictions, in form acceptable to County Counsel, preserving the property for public park purposes only, pending actual construction of the parcel by Developer and dedication to the El Dorado Hills Community Services District. Developer shall cooperate in good faith with the El Dorado Hills Community Services District to provide for the design and construction of the 12.5 acre park in Village J, Lot H as soon as reasonably feasible and in accordance with the El Dorado Hills Specific Plan and the El Dorado Hills Specific Plan Public Improvements Financing Plan.