

TM01-1381-R-5/PD01-0009-R-4/Serrano Village M2/M3 – As approved by the Planning Commission on June 8, 2017

Conditions of Approval

(The following are the original conditions of approval for Serrano Village M2M3 Tentative Subdivision Map and Planned Development. Where applicable, strikethroughs (deletions) and underlines (new) are shown depicting the revised conditions of approval corresponding to this application.)

Department of Transportation

1. All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following specifications:

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Western Sierra Way and Greyson Creek Drive	Std Plan 101B	36 ft.	46 feet plus utility / slope easements	Type 1 rolled curb & gutter* No sidewalks
C , D, E, F, G, H, J, K, and L Courts	Std Plan 101B & 114	28 ft.	36 feet plus utility / slope easements	Cul-de-sac to be installed. No sidewalks. Type 1 rolled curb

*Type 2 vertical curb & gutter adjacent to park site and open space
All road widths in the above table are measured from curb face to curb face

2. 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.
3. 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 Owners’ Association simultaneously with the filing of the Final Subdivision Map.

4. 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 which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.
5. Pursuant to Resolution No. 292-2005 this project is subject to the ***Interim 2004 General Plan Traffic Impact Mitigation Fee Program***. Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.
6. 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.
7. 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 and the Department of Transportation.
8. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
9. 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.
10. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village M2 and M3 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 that all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.
11. Drainage Maintenance shall be the responsibility of the Master Owners' 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 Owners' Association simultaneously with the filing of the Final Subdivision Map.

12. Prior to the recordation of a Final Map in Village M2 and M3, 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.
13. 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.
14. 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.
15. 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.

Fire Department

16. The required fire flow for the fire protection of the proposed referenced project is 1,500 gallons per minute with a 20 psi residual for two-hour duration. The flow rate in addition to the highest maximum daily consumption and is based on the premise that a residential building is to be of wood construction and shall not exceed 4,800 square feet in size. Any dwelling exceeding 4,800 square feet in size shall provide either a proof of the water supply needed to protect the larger structure or provide fire sprinkler coverage in accordance with NFPA 13D and Fire Department Regulations.
17. 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 and all fire protection system devices shall be determined by the Fire Department and Fire Regulations.
18. 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.
19. 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.

20. The lots that are one acre and greater shall meet the minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.
21. All homes adjacent to the open space area will have stucco siding construction with non-combustible fencing. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.
22. This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the California Fire Safe Regulations. This shall address the homes that back up to the open wildland.
23. The applicant shall be required to provide access to Open Space Lots V and W consisting of an aggregate base (AB) surface (to be shown on the improvement plans) in accordance with fire department requirements. The developer or developer's successor in interest to the open space lots shall be responsible for the on-going maintenance of the access.
24. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code. Any driveway exceeding this slope shall have fire sprinklers installed per NFPA 13D.
25. This development shall be prohibited from installing any type of traffic calming that utilize a raised bump of a lower dip section of roadway.
26. The two gates that will be installed at the PG&E easement off of Greyson Creek Drive shall have KNOX lows security locks installed. The applications can be obtained from the El Dorado Hills Fire Department.
27. This project will be allowed to build the road in phases. The maximum length of a dead-end road shall not exceed 800 feet in length and no more than 24 lots for parcels of less than one-acre in size. The end of the road shall have a turnaround. Phase 2 shall include the completion of the road to include two points of egress/ingress.

Planning Services:

28. 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 Planning Services.
29. 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.

30. 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 Planning 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.

31. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet.
32. Fencing of the common border between lots in Green Springs Ranch occupied as of September 30, 2001, and Lots 57, 56, 55, 54, 53, 52, 51, 50, 49, and Lot C of this tentative map shall be fenced with the Serrano standard wrought iron fence at the time of construction of a home on the Serrano lot. For lots not occupied as of September 30, 2001, the common border fence may be either wrought iron or a wire fence of design approved by the Serrano Association Architectural Review Committee.
33. A potable water line shall be extended easterly of to the common boundary with Green Springs Ranch. The terminus of the line shall be a fire department approved hydrant. The hydrant location shall be accessible from either side of the Green Springs Ranch/Serrano boundary.
34. The applicant shall install and emergency access gate providing a connection between the Village M map and Green Springs Ranch at the mid-point (approximately) of the 100 foot PG&E easement and 200 foot SMUD power line 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.
35. The trail crossing shall be marked and shown on the improvement plans.

Conditions - Development Plan

1. The Development Plan for Villages M2 and M3, not including M1 Phase 1 (J-36), permits the following:

A tentative subdivision map and development plan creating 103 residential lots and 6 open space lots ranging in size from 20,000 square feet to 1,288,069 square feet, on a 164.88 acre site (Exhibit B), with the following requested design waivers:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way, C Streets, and Greyson Creek Drive.
- b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for C D, E, F, G, H, J, K, and L Courts.
- c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius.

The following setbacks shall apply to all lots within Village M2 and M3:

Front Property Line Setback: 30 feet
Side Property Line Setback: 10 feet
Rear Property Line Setback: 30 feet

Lot C, adjacent to Green Springs Ranch, is subject to a 100-foot rear property line setback.

Minor revision to the approved Serrano Village M2/M3 Tentative Subdivision Map and Planned Development consisting of the following:

- a. Removal of Casa Monica Court (formerly "C" Court);
 - b. Merge residential Lots 108 and 109 into one larger lot and designate resulting Lot A as open space as part of the Development Plan for the Serrano Village M3 Tentative Subdivision Map;
 - c. Design Waiver of Design and Improvement Standard Manual (DISM) standard depth of the narrow access portion of flag lot 110 increasing from 100 feet to 134.2 feet 110; and
 - d. Reduction of approved residential lots for Serrano Village M3 Tentative Subdivision Map and Planned Development from 103 to 101.
2. The driveway on Lot 110 shall be constructed to a minimum width of 16 feet wide in accordance with the DISM standards for flag lots.

OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW

NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.
2. 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.
3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public streets and service facilities. All improvements shall be consistent with the approved tentative map.
4. 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.
5. Subdivision improvements shall include driveways for all lots with street cuts 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.
6. All 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.

7. The timing of construction and method of revegetation shall be coordinated by 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.
8. 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).
9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or works to be completed, and cost of completion is to be determined by the County Surveyor.
10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the Final Map.
11. 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.
12. 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.
13. 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.
14. 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).

15. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.