

FINAL CONDITIONS OF APPROVAL

**Tentative Subdivision Map Time Extension TM-E23-0002/Serrano Village A14
As approved by the Planning Commission on July 25, 2024**

The following are the final conditions of approval for the Serrano Village A14 Tentative Subdivision Map TM08-1464 as approved by the Board of Supervisors on September 28, 2021. The original conditions of approval were approved by the Planning Commission on August 26, 2021. An appeal was submitted thereafter, necessitating a Board of Supervisors decision. The Board of Supervisors denied the appeal, thereby upholding the Planning Commission approval. The Board of Supervisors did not add new conditions of approval.

PD08-0004/TM08-1464 – As approved by the Board of Supervisors on September 28, 2021.

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 Planning Commission hearing exhibits marked as Exhibits G, O, P and Q (approved Tentative Map, Preliminary Utility Plan, Preliminary Grading and Drainage Plan and Sound Wall Exhibit) 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 residential subdivision with modifications to Single-Unit Residential (R1) Zone District and miscellaneous development standards including minimum lot size, lot coverage, and setbacks.
- B. Tentative Subdivision Map of a 35.78 acre parcel creating fifty-one (51) residential lots ranging from 3,760 to 10,362 square feet in size (in two phases), five landscape lots, three remainder lots, one open space lot, and one 20.25 acre future village lot (future Village C2).
- C. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) standards including:
 1. Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map and including:

- a. Reduction of right-of-way width from 50 feet to 46 feet for Russi Ranch Drive.
 - b. Reduction of right-of-way width from 50 feet to 42 feet and reduction of road pavement width from 36 feet to 31 feet for A and B Streets.
 - c. Reduction of 6-foot sidewalk widths to 4 feet on one side of Russi Ranch Drive and both sides of A and B Streets.
 - d. Construction of modified rolled curb and gutter.
2. Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43.
 3. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive.
 4. Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map.

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.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

3. A Final Subdivision Map shall not be recorded until an El Dorado Irrigation District (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.
4. 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 (EDHSP). Planning Services shall verify all measures have been incorporated, including all applicable measures as discussed in the submitted project noise study (Exhibit S), in the project design prior to filing a Final Map.

5. The Development Plan permits the following:

- A. Tentative Subdivision Map of a 35.78 acre parcel creating fifty-one (51) residential lots ranging from 3,760 to 10,362 square feet in size (in two preliminary phases), five landscape lots, three remainder lots, one open space lot and one 20.25 acre future village lot (future Village C2).
- B. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) standards including:

Modification of subdivision road improvements under Standard Plan 101 B including:

1. Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map and including:
 - a. Reduction of right-of-way width from 50 feet to 46 feet for Russi Ranch Drive.
 - b. Reduction of right-of-way with from 50 feet to 42 feet and reduction of road pavement width from 36 feet to 31 feet for A and B Streets.
 - c. Reduction of 6-foot sidewalk widths to 4 feet on one side of Russi Ranch Drive and both sides of A and B Streets.
 - d. Construction of modified rolled curb and gutter.
2. Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map.

3. Modification of standard road encroachment under Standard Plan 110 with Serrano encroachment design for Russi Ranch Drive.
4. Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned 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 A-14.

Modified Single Unit-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village A14

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Minimum Lot Area</i>	6,000 sf	3,760 sf	
<i>Minimum Lot Width</i>	60 feet	47 feet or as shown on tentative map	
<i>Maximum Building Height</i>	40 feet	35 feet	
<i>Front Yard Setback</i>	20 feet	10 feet for living space 10 feet for side-load garage 18 feet for front-load garage	
<i>Rear Yard Setback</i>	15 feet	10 feet	
<i>Side Yard Setback</i>	5 feet	3 feet	
<i>Setback for AC/Pool Equipment</i>	Up to 50% encroachment, but not less than 3' from any property line	Side: 2.5' Rear: 2.5'	Shall be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height within front yard	Front: 5' Side, and Rear: 0'	
<i>Setback for 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'	

Modified Single Unit-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village A14

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Setback for any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 10' Side and Rear: 2.5'	
<i>Setback for Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	
<i>Setback for any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	Subject to Building Code
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Side: 5 feet Rear: 5 feet	Side and Rear: 5'	As measured from edge of footing
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	Side and Rear: 5'	Side and Rear: 5'	
<i>Setback for architectural extensions of the dwelling (uninhabitable space)</i>	Up to 50% encroachment, but not less than 3' to side property line	Side and Rear: 2.5'	
<i>Setback for chimneys – attached or detached</i>	Front and Rear: 3' into setbacks Side: 3' into setbacks, but remainder setback not less than 3'	Attached: Side: 3' Rear: 7' Detached: Side: 3' Rear: 3'	May be subject to Building Code

6. Minor changes in the adopted Planned Development Permit may be administratively approved by the Planning Director provided that the modifications:
 - A. Do not involve a feature of the project that was specifically addressed in the conditions of approval, mitigation measures, or findings for approval of the project.
 - B. Do not result in an expansion of the project.
 - C. Do not substantially alter the original approval decision.

- D. Do not result in changed or new impacts to the surrounding environment that would necessitate modifications to the California Environmental Quality Act (CEQA) document approved for the project.

Pursuant to Section 130.54.070 (Revisions to an Approved Permit or Authorization) of the El Dorado County Zoning Ordinance, major changes in the official development plan which result in an expansion or substantial alteration of the project, or which may affect a condition of approval, mitigation measure or finding that was specifically addressed by the Planning Commission, must be re-heard, and approved by the Planning Commission.

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

Department of Transportation (DOT)

Project-Specific Conditions:

7. **Road Design Standards:** Construct all roads as shown on the approved tentative map.
8. **Offer of Dedication:** Make an irrevocable offer of dedication for the required rights-of-way (R/W) as indicated on the approved Tentative Map, including slope easements. County will reject said offer. The offer is 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.
9. **Drainage Maintenance is the responsibility of the Master Owner's Association.** Offer all drainage easements to the County of El Dorado with rejection; the offers are 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.

Standard Conditions:

10. **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.
11. **Common Fence/Wall Maintenance:** Responsibility 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).

12. **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).
13. **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.
14. **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.
15. **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.
16. **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

17. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 GPM with a minimum residual pressure of 20 psi for a one-hour duration. This requirement is based on a structure up to 6,200 square feet in size, Type V-B construction. All structures shall install fire sprinklers in accordance with National Fire Protection Agency (NFPA) 13D

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 this system shall be supplied to the Fire Department for review and approval. Conformance with this condition shall be verified during review of the improvement plans.

18. **Construction Type:** Materials and Construction Methods for Exterior Wildfire Exposure, Chapter 7A [SFM] of the California Building Code, apply to all new buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface as specified and required in Section 701A – 710A. Conformance with this condition shall be verified during building permit application.
19. **Fire Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with the CA Fire Code, CA Building Code, NFPA and Fire Department requirements. Conformance with this condition shall be verified during review of the improvement plans.
20. **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.
21. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to EID 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.
22. **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.
23. **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 internal roadways shall be a minimum of thirty (30) feet wide curb face to curb face. All collector roadways shall be a minimum of thirty-six (36) feet wide curb face to curb face. All roadways 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.
 - 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.
24. **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.
25. **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.
26. **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.
27. **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.

28. **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.
29. **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.
30. **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.
31. **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.
32. **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 Postindicator Valves (PIVs) 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.
33. **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 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.

34. **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.
35. **Vegetative Fire Clearances:** Prior to June 1st each year, vegetative clearance shall be provided around all EVA's (Emergency Vehicle Access), combustible habitable structures 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.
36. **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 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.
37. **Funding Mechanism for Vegetative Clearances and Emergency Fire Access Components:** This development shall provide a funding mechanism to ensure the maintenance of all emergency access roadways, gates, vegetative clearances as required by the WFSP, and other required fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.

Air Quality Management District (AQMD)

The following standard requirements of law shall apply to the project as applicable:

38. **Fugitive Dust:** The 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. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1)

39. **Paving:** Project construction will involve paving and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
40. **Painting/Coating:** The project construction will involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
41. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
42. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
43. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.
44. **Electric Vehicle Charging – One & Two-Family Residential:** Consistent with the Residential Mandatory Measures identified in the 2016 Cal Green Building Code §4.106.4.1, all one and two-family residential dwellings and townhomes shall have, at a minimum, a listed raceway to accommodate a dedicated 208/240V branch circuit for future electric vehicle supply equipment (EVSE) for each dwelling unit. The raceway shall not be less than 1 inch inside diameter, shall be securely fastened at the main panel, and terminate in close proximity to the proposed location of the charging end of the equipment. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. The service panel shall provide capacity to install a minimum 40A dedicated branch circuit. Please refer to Cal Green Building Standards Code §4.106.4 for specific requirements:
https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx
45. **Pedestrian/Bike Paths:** The proposed subdivision must include sidewalks or bike paths (Class I connecting the project to adjacent subdivisions and pedestrian/bike path networks), or a combination of sidewalks and bike paths, to reduce dependence on motor vehicles.

46. **Wood-burning devices:** The interior installation of open-hearth wood-burning fireplaces and all non-Environmental Protection Agency (EPA) certified wood-burning devices shall be prohibited. All wood-burning stoves, inserts, and pellet stoves installed shall be certified to the most current EPA standard.
<http://www.epa.gov/residential-wood-heaters/final-new-source-performance-standards-residential-wood-heaters>. Please refer to EPA's "List of EPA Certified Wood Stoves", <http://www.epa.gov/burnwise/epa-certified-wood-stoves>. Fireplaces burning exclusively natural gas or propane (i.e., sealed units), or are purely electric are permissible.
47. **Solar/Photovoltaic Equipment:** All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.
48. **Exterior Electrical Outlets:** Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.

Environmental Management Division (EMD):

49. **Construction and Demolition (C&D) Debris Recycling:** State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County's Construction and Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information you still have questions, you're welcome to call Environmental Management at (530) 621-5300.
50. **Mandatory Trash Service Area:** This planned development is in a mandatory waste service area, which means businesses and residents must subscribe to waste service from the franchise waste hauler.
51. **El Dorado Disposal (EDD):** The franchise waste hauler for the location of this facility is EDD. EDD can assist businesses and residences to determine how much waste they generate, when/if they exceed the waste amounts and complying with state law. Please contact EDD to set up waste and recycling service for the new residential units.

County Surveyor

52. 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.

53. 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.

El Dorado Hills Community Services District (CSD)

54. Prior to issuance of building permits, the applicant shall pay the required park impact fees.
55. The CSD requires mandatory waste management services for each new residence. Each residence should be able to store a minimum three waste and recycle material containers to be placed in areas not visible from the street. These services would be provided by the current waste collection provider. Prior to issuance of building permit, the applicant shall provide written evidence of acquisition of waste management services.
56. All construction debris resulting from the development of the project should be disposed of in a manner consistent with the solid waste diversion plan practiced in El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance Code. Construction debris to be disposed by current waste collection franchise. This information shall be noted and verified on all construction plans prior to approval.