

CONDITIONS OF APPROVAL

**Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006/
DA15-0001/Saratoga Estates
Planning Commission/August 25, 2016**

Planning Services:

1. The Rezone, Development Plan, Tentative Subdivision Map, and Design Waivers, are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits A through L and the 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 consists of the following:

- A. Rezone and Development Plan for the proposed subdivision with modifications to One-family Residential (R1) and Open Space (OS) Zone District development standards including minimum lot size/parcel area, minimum parcel width, maximum building coverage, and setbacks consistent with Exhibit J and E;
- B. Tentative Subdivision Map of the 121.28 acre property consisting of:

Tentative Subdivision Map creating a total of 317 single family residential lots ranging in size from approximately 5,972 square feet to 23,516 square feet on 58+ acres of the project site; two public parks totaling 7.4 acres; one neighborhood service lot on approximately 1 acre; four open space lots totaling approximately 28 acres; four landscape lots totaling approximately 5.5 acres; four road lots totaling approximately 21.3 acres; Wilson and Saratoga Way Extensions (Exhibits F).

Design waivers from the El Dorado County Design and Improvement Standards Manual road improvement standards are requested from Standard Plan 101B, or as indicated, to allow the following:

- i. Modify Standard Plan 101 B to reduce Right of Way and roadway width for internal subdivision streets from 50 feet to 40 feet ROW and from 36 feet to 29 feet curb face to curb face, respectively;
- ii. Modify Standard Plan 103A-1 to allow driveways to be within 25 feet from a radius return, allow driveway widths to be reduced from 16 feet to 10 feet for single car garage and 16 feet wide driveway for two-car garage, and omit 4-foot taper to back of curb;
- iii. Modify Standard Plan 101B to reduce sidewalk widths from 6 feet with 0.5-foot from face of curb to 4.5 feet from face of curb to back of sidewalk

- along interior roads (from Face of Curb to Back of Walk), except M Street from Saratoga Way to C Street;
- iv. Modify Standard Plan 101B to allow sidewalks on one side of the roadway only for streets without residential frontage (M,N, I, G, D Street, C Court, and a Portion of A and B Streets; and
 - v. Allow tangents shorter than 100 feet between reversed curves on local streets.

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.

2. **Lighting:** Street lights shall be shown on the Final Improvement Plans and be located at a minimum at major intersections, mid-block pedestrian crossings, along roads where needed to establish adequate sight distance and to ensure public safety. Safety and security lighting shall also be shown at park sites, entry gates, parking and play areas, and walkways where appropriate. All street lights and outdoor lighting shall conform to Chapter 130.34 and the Outdoor Lighting Standards. Should installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Planning Division.
3. **Zone Districts:** In order to ensure that no parcels are created with split zoning, R1-PD and OS-PD zone district boundaries at the project site shall be defined and applied at the time of Final Map, and shall substantially conform to Exhibits E, F, and J.
4. **Parkland Dedication:** The project is subject to the Quimby Act and dedication requirements for parkland based on El Dorado Hills standards of 5 acres per 1,000 residents population. Population density is based on 3.3 persons per home, which totals 5.2-acres of parkland to be dedicated to the El Dorado Hills Community Services District. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. Prior to approval of the final map, the applicant shall provide a letter from the El Dorado Hills Community Services District verifying that Quimby Act requirements as to the parkland dedication, or payment of in lieu fees has been satisfied.

The project is also subject to the El Dorado Hills Community Services District Park Impact Fee in place at the time the building permits are issued.

5. **Open Space Maintenance:** A funding mechanism shall be in place for the maintenance of all open space and common areas, and their related improvements and facilities, prior to recordation of the final map. An open space management plan shall be approved by the Planning Director prior to recordation of the first Small-Lot final map. The open space management plan shall include a comprehensive funding plan for all open space within the project.
6. **CC&Rs:** The CC&Rs shall contain a provision that states that any condition that is implemented through the CC&Rs cannot be changed without formal approval by El Dorado County and any affected agency.
7. **Viewshed.** Lots 2 through 22 shall be graded in accordance with the Line of Sight exhibit prepared by CTA and dated June 2016 and as shown on the grading and drainage plan (Exhibit K). If two-story homes to be constructed on these lots exceed heights which will extend the tallest portion of the roof past the top of the grade on the subject lot, a single-story home shall be considered on such lots. Solar panels or other reflective surfaces shall not be placed on east-facing roof surfaces so as to avoid glare toward neighboring lots to the east.
8. **Mitigation Monitoring and Condition Compliance:** Prior to issuance of certificate of occupancy of a building permit or commencement of any use authorized by this permit, 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. A Mitigation Monitoring Report shall be submitted with the Improvement Plans addressing the applicable mitigation measures of the Saratoga Estates Project Environmental Impact Report. The applicable mitigation measures shall be included on the improvement plans, shown on the final map, contained in the CC&R's, or otherwise completed prior to recordation of each final map.
9. **Meter Award Letter:** A water and sewer meter award letter or similar document shall be provided by the water and sewer purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.
10. **Water Efficiency:** Where feasible, landscaping throughout the development will be required to meet the county's standards for water efficiency.
11. **Fireplaces:** No wood-burning stoves or fireplaces shall be installed in any residence. Any fire places in shall be powered with natural gas.
12. **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.
13. **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).

14. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.
15. **Hold Harmless:** 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.

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

Mitigation Measures

16. **Mitigation Monitoring and Reporting Program:** The mitigation measures certified in the Saratoga Estates EIR (Exhibit M) and adopted in the resolution certifying The Environmental Impact Report are required as conditions of approval to reduce potential significant environmental effects. The Mitigation Measures shall be completed as identified in the adopted Mitigation Monitoring and Reporting Program (MMRP) (Exhibit N), and listed below, prior to each Small-Lot final map.
17. **Mitigation Measure 4.3-1:** Prepare and implement a stormwater pollution prevention plan. The applicant shall prepare and implement a SWPPP that complies with the SWRCB Statewide Construction General Permit. The SWPPP must identify BMPs that will protect water quality from polluted stormwater runoff.
18. **Mitigation Measure 4.3-2:** Complete final drainage plan and provide adequate onsite storm drainage facilities. The applicant shall prepare a Final Drainage Analysis conforming to the County's Drainage Manual and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan requirements with each final map (phase) of the project. The Final Drainage Analysis shall be submitted to the County along with the Improvement Plans for each phase.

The Final Drainage Analysis shall identify project drainage facilities and design features that ensure runoff from the project site will not exceed pre-development levels. The identified drainage facilities and design features shall be included in the Improvement Plans for each phase. At a minimum, the necessary drainage facilities and design features constructed with each phase of development shall be sufficient to mitigate post-development runoff to pre-development levels for each phase. Drainage facilities and design features for later phases of the project may be constructed with earlier phases of the project.

The Final Drainage Analysis for each phase shall include evaluation of the final design for the 85th percentile storm (water quality storm), the tenth percentile storm (10-year storm) and the one percentile storm (100-year) storm. The Final Drainage Analysis for each phase shall include a discussion of that phase set in the context of the overall project, considering prior and future phase drainage facilities and design features and the West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan requirements.

Maintenance of the project drainage facilities and design features shall be the responsibility of the Home Owner's Association (HOA). A provision for maintenance and management of the drainage facilities and design features shall be included in the Codes, Covenants and Restrictions for the project. A separate Maintenance Program shall be developed for LID and water quality features in accordance with the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan requirements SWMP to guide the long term maintenance and management of the systems by the HOA. The Maintenance Program shall be submitted to the County for review and approval prior to recordation of the first final map.

19. **Mitigation Measure 4.4-1a:** Avoid or minimize effects to valley elderberry longhorn beetle. If rough grading and/or removal of onsite elderberry shrubs do not occur by May 2016, a qualified biologist shall conduct surveys for VELB according to the USFWS protocol outlined in USFWS' Conservation Guidelines for the Valley Elderberry Longhorn Beetle (1999) (or other USFWS conservation guidelines in effect at the time these activities are implemented) before any ground disturbing construction activities. The biologist shall, at a minimum, identify and map all elderberry shrubs with stems measuring 1 inch or greater in diameter at ground level on and within 100 feet of the project site, take stem counts, and document any exit holes. If no exit holes are found, no additional mitigation is required.

If exit holes are identified during the survey, the applicant shall implement all take avoidance measures identified by the USFWS, including, but not limited to the following measures (as updated or amended by USFWS at the time the above-described construction activities are implemented):

- Impacts to VELB will be avoided and minimized by following the Conservation Guidelines for cases where elderberry shrubs can be retained and protected within 100 feet of the project footprint.
- If elderberry shrubs are 100 feet or more from project activities, no direct or indirect impacts are expected. Shrubs will be protected during construction by establishing and maintaining a high visibility fence at least 100 feet from the drip line of each elderberry shrub with stems 1 inch in diameter or greater.
- If elderberry shrubs can be retained within the project footprint, project activities may occur up to 20 feet from the dripline of elderberry shrubs if precautions are implemented to minimize the potential for indirect impacts. Specifically, these minimization measures include:
 - A minimum setback of at least 20 feet from the dripline of each elderberry plant with stems greater than 1-inch diameter at ground level will be maintained to avoid direct impacts. The buffer area will be fenced with high visibility construction fencing before commencement of ground-disturbing activities and will be maintained for the duration of construction activities. The project applicant will ensure that ground-disturbing activities on the project site do not alter the hydrology of the site or otherwise affect the likelihood of vigor or survival of elderberry shrubs.
 - The project proponent will ensure that project activities, such as truck traffic or other use of machinery, do not create excessive dust on the project site, such that the growth or vigor of elderberry shrubs is adversely affected. Enforcement of a speed-limit and watering dirt roadways are potential methods to ensure that excessive dust is not created.
 - Areas that are disturbed temporarily will be restored to pre-disturbance conditions. Erosion control measures will be implemented to restore areas disturbed within 100 feet of elderberry shrubs.
 - No insecticides, herbicides, fertilizers, or other chemicals will be used within 100 feet of elderberry shrubs. Herbaceous vegetation may be mowed or removed using hand tools within 100 feet, but not within 20 feet of the elderberry shrubs.
 - If new permanent development is to occur within the 100-foot buffer (but outside the 20-foot buffer), the potential for indirect effects will be evaluated by a qualified biologist. If indirect effects are likely to occur, the project applicant will consult with USFWS to determine the appropriate conservation measures. If indirect effects are not likely to occur, then no additional minimization measures would be required.

- For elderberry shrubs that cannot be avoided by at least 20 feet or impacts to the beetle minimized through the measures listed above, consultation with USFWS in compliance with the ESA will be carried out to seek incidental take authorization.
 - No elderberry shrub will be removed or transplanted without prior coordination with USFWS and assurance that the project proponent has abided by all pertinent conditions of any applicable incidental take authorization. Conservation and minimization measures are likely to include preparation of supporting documentation that describes methods for relocation of existing shrubs and maintaining existing shrubs and other vegetation in a conservation area.
 - Relocation of existing elderberry shrubs and planting of new elderberry seedlings and associated riparian species and/or the purchase of mitigation credits at an approved mitigation bank will be implemented according to the Conservation Guidelines (USFWS 1999) or other applicable USFWS conservation guidelines in effect at the time of construction implementation. The current Conservation Guidelines use stem count data, presence or absence of exit holes, and whether the affected elderberry shrubs are located in riparian habitat to determine the number of elderberry seedlings or cuttings and associated riparian vegetation that would need to be planted as compensatory mitigation for affected VELB habitat. Compensatory mitigation may include planting replacement elderberry seedlings or cuttings and associated native plants within suitable areas of the project site, planting replacement elderberry seedlings or cuttings and associated native plants at a suitable offsite location, purchasing credits at an approved mitigation bank, or a combination thereof. Relocated and replacement shrubs and associated native plantings will be placed in the on- or offsite conservation areas providing a minimum of 1,800 square feet per transplanted shrub. These conservation areas will be preserved in perpetuity as habitat for VELB. The final VELB mitigation plan, including transplanting procedures, long-term protection, management of the mitigation areas, and monitoring procedures will be consistent with the Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999), or other USFWS guidelines in effect at the time the construction activities are implemented.
20. **Mitigation Measure 4.4-1b:** Avoid or minimize effects to western pond turtle. Within 24 hours before beginning construction activities within 200 feet of suitable aquatic habitat for western pond turtle, a qualified biologist will inspect areas of anticipated disturbance for the presence of western pond turtle. The construction area will be re-inspected whenever a lapse in construction activity of two weeks or more has occurred. The monitoring biologist will be available thereafter; if a turtle is encountered during construction activities, the monitoring biologist will have the authority to stop construction activities until a qualified biologist can relocate the western pond turtle to the nearest suitable aquatic habitat outside the area of disturbance.

21. **Mitigation Measure 4.4-1c:** Avoid or minimize the loss of special-status bird nests. The project applicant will implement the following measures to avoid or minimize the loss of nests of golden eagle, white-tailed kite, and other raptors and special status birds:
- To the extent feasible, vegetation (including tree) removal, grading, and other ground disturbing activities will be carried out during the nonbreeding season (September 1 through February 14) for migratory birds.
 - If construction activity is scheduled to occur during the nesting season (February 15 to August 31), the project applicant shall utilize a qualified biologist to conduct preconstruction surveys for all potential special-status bird species (golden eagle, white-tailed kite, burrowing owl, and tricolored blackbird) and suitable habitat onsite and within 500 feet of the project site to identify active nests that could be affected by project construction. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction in a particular area. If no nests are found, no further mitigation is required.
 - If active nests are found, impacts on nesting birds, including golden eagle, white-tailed kite, burrowing owl, and other raptors, as well as tricolored blackbirds shall be avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged or the nest is no longer active. A 500-foot buffer around raptor nests, burrows, and/or colonies are generally adequate to protect them from disturbance, but the size of the buffer may be adjusted by a qualified biologist in consultation with CDFW depending on site-specific conditions. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.
22. **Mitigation Measure 4.4-1d:** Avoid or minimize loss of protected bat species.
- Prior to construction, suitable roosting habitat (assumed to be trees on the project site) for roosting bats on the project site will be surveyed by a qualified biologist. Surveys will consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and may also include an evening emergence survey to note the presence or absence of bats, if warranted. The type of survey will depend on the condition of the potential roosting trees. If no bat roosts are found, then no further study is required. If evidence of bat use is observed, the number and species of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts, but are not required.
 - If roosts of pallid or silver-haired bats are determined to be present and must be removed, the bats will be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures will be developed in consultation with CDFW before implementation.

- Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) will be replaced in consultation with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during consultation with CDFW, replacement roosts will be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the roost trees may be removed.
23. **Mitigation Measure 4.4-1e:** Implement a Worker Environmental Awareness Program (biological resources element). Prior to any ground disturbing activities that would affect riparian or aquatic habitats, a qualified biologist shall conduct an education program for all persons employed or otherwise working on the project. The program shall consist of a presentation from the biologist that includes a discussion of the biology of the habitats and species potentially affected by project development. The biologist shall also include as part of the education program information about the distribution and habitat needs of any special-status species that may be present, legal protections for those species, penalties for violations, and project-specific protective measures identified by regulatory authorizations. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work onsite. The permittee shall prepare and distribute wallet-sized cards or a fact sheet that contains relevant biological data for workers to carry onsite. Upon completion of the education program, employees shall sign a form stating they attended the program and understand all protection measures.
24. **Mitigation Measure 4.4-2a:** Avoid effects to sensitive natural communities by fencing resources. Before construction activities commence, all sensitive areas will be flagged or fenced with brightly visible construction flagging and/or fencing under the direction of the qualified biologist to ensure that grading, excavation, or other ground-disturbing activities will not occur within these areas. This delineation shall be consistent with and incorporate the USACE-approved preliminary jurisdictional determination or verified jurisdictional determination. Foot traffic by construction personnel will also be limited in these areas to prevent the introduction of invasive or weedy species. Periodic inspections during construction will be conducted by the monitoring biologist to ensure the integrity of exclusion fencing/flagging is maintained throughout the period of construction involving ground disturbance.
25. **Mitigation Measure 4.4-2b:** Obtain all required regulatory authorizations if project development would result in the fill of Waters of the United States. Prior to any grading or construction activities within waters of the United States., the appropriate Section 404 permit will be obtained for any project-related impacts. Any waters of the United States that would be affected by project development shall be replaced or restored on a “no-net-

loss” basis in accordance with USACE mitigation guidelines (or the applicable USACE guidelines in place at the time of construction). In association with the Section 404 permit (if applicable) and prior to the issuance of any grading permit, Section 401 Water Quality Certification from the Regional Water Quality Control Board shall be obtained.

26. **Mitigation Measure 4.4-2c:** Obtain all required regulatory authorizations if project development would result in impacts to aquatic or riparian habitats within CDFW jurisdiction. If it is determined that project development would affect the bed, bank, channel, or associated riparian habitat subject to CDFW jurisdiction under Fish and Game Code Section 1602, a Streambed Alteration Notification shall be submitted to CDFW, pursuant to Section 1600 et seq. of the California Fish and Game Code. If proposed activities are determined to be subject to CDFW jurisdiction, the project proponent shall abide by the conditions of any executed agreement prior to the issuance of a grading permit by El Dorado County.
27. **Mitigation Measure 4.4-3a:** Implement additional actions to further reduce impacts to wetland features due to alternate minimum setback during construction. The following actions shall be implemented during grading and other ground-disturbing construction activities within 100 feet of the onsite wetland features:
- A qualified biologist shall be onsite during all initial vegetation clearing and grading activities.
 - High-visibility orange fencing shall be installed 10 feet from the edge of aquatic features and riparian habitat or at the edge of the grading/construction footprint, whichever is greater. The fencing shall be installed at the edge of the construction footprint around all aquatic features, as directed by the monitoring biologist. The fencing shall be installed prior to ground-disturbing activities and shall remain throughout the duration of construction activities. The fencing shall be checked daily by the superintendent or foreman to ensure that the fencing remains intact.
 - Excavation and ground disturbance within 100 feet of any aquatic feature (excluding removal of trees) shall be limited to dry periods (generally between April 15 and October 15).
 - Within identified wetland features, the top 4 inches of topsoil within the temporary disturbance area shall be stripped and stockpiled onsite. Once construction of the lots is complete, the topsoil shall be returned to the permanent buffer areas to maintain an existing seed bank and promote rapid re-establishment of vegetative cover.
 - If rain is forecasted to occur, all bare soil shall be covered with plastic sheeting, or equivalent, 24 hours prior to an anticipated precipitation event.
28. **Mitigation Measure 4.4-3b:** Provide permanent design features and monitoring to further reduce impacts to wetland features due to alternate minimum setback during operation.
- The applicant shall hire a qualified biologist to prepare a revegetation plan and submit to the County’s Community Development Department prior to the start of construction. The plan shall include information on planting, maintenance, monitoring, and adaptive management strategies. For all disturbed areas within 40 feet of aquatic features and

riparian habitat, the revegetation plan shall specify revegetation with native plant material, including native shrubs and trees to improve bank stability and habitat values.

- To ensure establishment of native habitat, a monitoring plan prepared by a qualified biologist shall be submitted to the County's Community Development Department that includes monitoring of the habitat within the open space buffers for a minimum of five years after the final certificate of occupancy is issued. The plan shall include adaptive management responses to implement if habitat quality is declining.
 - The Covenants, Conditions, and Restrictions (CC&R) for the development shall discourage residents from using species considered invasive by the California Invasive Plant Council (CAL-IPC) in landscaping throughout the development. This restriction should be enforced by the Home-owners Association for the development.
 - Informational signs informing residents about impacts that domestic animals can have on wildlife shall be installed in parks and trail corridors.
29. **Mitigation Measure 4.5-1a:** Avoid impacts to P-9-822. Construction activities occurring within the boundaries of P-9-822 shall not include any scarification or excavation activities. Any construction proposed within the boundaries of P-9-822 shall only include covering the site with layer(s) of chemically compatible soil prior to construction of any physical structures or other improvements. A qualified archaeologist shall be onsite continuously to monitor all ground disturbing activities within 100 feet of P-9-822 and all soil capping activities. The qualified archaeologist shall have the authority to stop work if necessary to protect the integrity of the site.
30. **Mitigation Measure 4.5-1b:** Develop and implement a Worker Environmental Awareness Program (heritage and cultural resources element). The project applicant shall submit to the El Dorado County Planning Department a Worker Environmental Awareness Program, prepared by a qualified archaeologist that will be provided to all construction personnel and supervisors who will have the potential to encounter and alter heritage and cultural resources. The topics to be addressed in the Worker Environmental Awareness Program will include, at a minimum:
- types of heritage and cultural resources expected in the project area;
 - types of evidence that indicates heritage or cultural resources might be present (e.g., ceramic shards, trash scatters, lithic scatters);
 - what to do if a worker encounters a possible resource;
 - what to do if a worker encounters bones or possible bones; and
 - penalties for removing or intentionally disturbing heritage and cultural resources, such as those identified in the Archeological Resources Protection Act.
31. **Mitigation Measure 4.5-1c:** Stop work and implement recommendations in the event of an archaeological discovery. In the event that evidence of any prehistoric or historic-era subsurface archaeological features or deposits are discovered during construction-related

earth-moving activities (e.g., ceramic shard, trash scatters, lithic scatters), all ground-disturbing activity in the area of the discovery shall be halted until a qualified archaeologist can access the significance of the find. If an archeological site, the appropriate Native American group shall be notified. If the archaeologist determines that the find does not meet the CRHR standards of significance for cultural resources, construction may proceed. If the archaeologist determines that further information is needed to evaluate significance, and a data recovery plan shall be prepared. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the project applicant to avoid disturbance to the resources, and if completed avoidance is not possible, follow accepted professional standards in recording any find including submittal of the standard DPR Primary Record forms (Form DPR 523) and location information to the appropriate California Historical Resources Information System office for the project area (the NCIC).

32. **Mitigation Measure 4.5-2:** Stop work and implement recommendations if human remains are discovered. If human remains are discovered during any demolition/construction activities, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the project applicant shall notify the El Dorado County coroner and the NAHC immediately, according to Section 5097.98 of the PRC and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. Following the coroner's and NAHC's findings, the archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.94.
33. **Mitigation Measure 4.7-1a:** Pay project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant shall pay fair share fees to El Dorado County for the Highway 50/Silva Valley Parkway interchange (Phase 1) to address the project's contribution to traffic at the El Dorado Hills Boulevard at Saratoga Way/Park Drive Intersection. Fee amount shall be determined by the County. All fees shall be paid at the time of issuance of building permits. Note that since the release of the Draft EIR, the interchange (Phase 1) has been completed; therefore, the physical traffic-related impact of the project on the El Dorado Hills Boulevard at Saratoga Way/Park Drive Intersection is already mitigated. Fair share fee contribution is required for reimbursement.
34. **Mitigation Measure 4.7-1b:** Complete a Signal Timing Plan. The project applicant shall prepare and implement a signal timing plan for the intersections along El Dorado Hills

Boulevard/Latrobe Road corridor from Saratoga Way/Park Drive through Town Center Boulevard to provide acceptable LOS in the a.m. and p.m. peak hours. The plan for signal optimization shall be prepared by a California-licensed civil engineer or traffic engineer obtained by the project applicant, and shall be submitted to the County Transportation Division and Caltrans, as appropriate. Prior to issuance of building permits, the applicant shall ensure the signal timing improvements are completed in coordination with the County Transportation Division and Caltrans.

35. **Mitigation Measure 4.7-2: Road and intersection improvements.** In accordance with conditions of approval for the timing of improvements (Condition 50), the applicant shall coordinate with the County to improve the El Dorado Hills at Saratoga Way/Park Drive intersection by adding a southbound right-turn lane and re-allocating the traffic signal green time, and improve the Latrobe at Town Center Drive intersection by restriping of the westbound Town Center Boulevard approach to include one shared through/left-turn lane and two right-turn lanes, adding a right-turn overlap signal phase for the westbound right-turn, and adding a component of Phase 2B improvements at the adjacent Highway 50 interchange with El Dorado Hills Boulevard/Latrobe Road. The project applicant may be eligible for either reimbursement or fee credit for costs that exceed the project's proportional share.
36. **Mitigation Measure 4.7-4:** Prepare and implement a construction traffic management plan. The applicant (or designated construction manager) shall prepare a construction Traffic Management Plan (TMP) in consultation with the El Dorado County Transportation Division, as well as all other applicable transportation entities, including Caltrans for state roadway facilities and City of Folsom for city roadway facilities. The TMP will ensure that construction traffic does not result in exceedance of peak-hour LOS at existing affected transportation facilities beyond baseline conditions. The County will ensure implementation of the construction TMP during all applicable construction phases. The TMP would address the following, as needed:
- scheduling for oversized material deliveries to the work site and haul routes, including flagging, scheduling off-peak deliveries (recognizing applicable noise standards may limit early morning/evening deliveries);
 - coordination of construction traffic with other concurrent, major construction projects in the same local transportation network;
 - other actions to be identified and developed as may be needed by the construction manager/resident engineer to ensure that temporary impacts on transportation facilities are minimized. Such actions could include offering a ride-sharing program for construction workers, offering some flexibility for start- and end-work times, and even restricting peak hour construction trips, if necessary.

The TMP would include an up-to-date evaluation of current operational characteristics of the roadways to verify that the plan is successful, or to identify whether additional measures should be added (as described above).

37. **Mitigation Measure 4.8-1a:** Use architectural coatings with low-VOC content. During construction, architectural coatings with an average VOC content of 150 grams per liter or less shall be used.
38. **Mitigation Measure 4.8-1b:** Apply Rule 403 from SCAQMD, as adopted by EDCAQMD. During construction, implement SCAQMD's Best Available Fugitive Dust Control Measures and Best Available Fugitive Dust Control Measures for High Wind Conditions as adopted by EDCAQMD.
39. **Mitigation Measure 4.8-4a:** Comply with Applicable Recommendations in the Geotechnical Engineering Study. A professional geologist shall be retained by the project applicant. As determined necessary by the geologist, grading activities shall be observed to identify materials likely to contain NOA. Collection of soil/rock samples for analyses for NOA shall be conducted where recommended by the onsite geologist.

An asbestos dust mitigation plan shall be prepared by the applicant and submitted to EDCAQMD that includes:

- Provisions for testing of all soils to be exported from the project site during construction. At least one sample per 1,000 tons of material shall be required.
 - Prohibition of rock crushing where materials may contain asbestos.
 - Track-out control measures.
 - Prohibition of fugitive dust that extends beyond the project site.
 - Specifications for the depth to which NOA-containing materials will be used as fill. NOA shall be used only in deep fills to avoid contact during future excavations (i.e., for pools or maintenance of utilities).
 - A contingency under which the Buckeye Union School District (which includes William Brooks Elementary School) and the Folsom Cordova Unified School District (which includes Russell Ranch Elementary School) shall be notified if there is a release, or suspected release, of asbestos in fugitive dust that extends beyond the project site.
 - Coordinate with EDCAQMD to determine if air monitoring for NOA is necessary during construction.
 - Following construction, finished lot testing for NOA shall be completed, as recommended by EDCAQMD.
40. **Mitigation Measure 4.8-4b:** Use Tier 3 construction equipment. To reduce diesel PM emissions during construction, limit construction equipment to those that comply with Tier 3 emission control standards.

41. **Mitigation Measure 4.8-4c:** Implement measures to reduce health risks from Highway 50. Houses located within 500 feet of Highway 50 shall include air filtration systems that have a minimum efficiency reporting value of 13 and mechanical airflow and ventilation systems that are equipped to handle necessary air flow needs, as determined by a specialist certified by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers. (Note: the minimum efficiency reporting value rates the effectiveness of air filters. A rating of 13 indicates that particles between 0.3 and 1 micrometers are removed 75 percent of the time.)

To filter outdoor air and minimize TAC concentrations, the project applicant shall fund the planting of trees in the open space along the southern boundary of the project site. The plantings shall be located on the northern side of Saratoga Way, adjacent to the soundwalls shown on Exhibit 3-3 in Chapter 3, "Project Description." Trees shall consist of evergreen species, so that the potential for particle deposition and filtration is relatively consistent year-round. Two contiguous rows of trees will be planted, with individual plantings not more than 15 feet apart. The plantings in one row shall be staggered relative to the plantings in the other row. All trees shall be planted prior to occupancy of homes within 500 feet of Highway 50.

The specific tree species selected for the site shall be suited to the site conditions and constraints. All trees shall be planted in accordance with the planting standards established by the Western Chapter of the International Society of Arboriculture's Guideline Specifications for Selecting, Planting, and Early Care of Young Trees (Kempf and Gilman 2011), including standards for root ball management, root pruning, staking, mulching, and irrigation. The trees will be maintained in perpetuity by the EDHCSD, a landscape and lighting district, or by the HOA. As part of the ongoing maintenance, trees lost to disease, age, or other cause shall be replaced with the same tree species to maintain the screening.

42. **Mitigation Measure 4.9-2:** Prior to issuance of certificates of occupancy, the project applicant shall incorporate mitigation measures into the project to reduce operational GHG emissions to levels that do not exceed the identified performance standard, that is, the GHG efficiency target. The following measures are recommended given the state of the science today. However, in consideration of new and advanced technologies that may be introduced, other feasible, enforceable measures that result in emissions reductions additional to regulatory requirements and that would also achieve the performance standard may be substituted, with prior approval by El Dorado County.

Transportation: All single family homes shall include adequate electric wiring and infrastructure to support a 240-Volt electric vehicle charger in the garage or off-street parking area to allow for the future installation of electric vehicle chargers. This connection should be separate from the connection provided to power an electric clothes dryer.

Energy: All houses shall be designed to exceed the 2013 Title 24 standards by a minimum of 25 percent. Title 24 regulates energy uses including space heating and cooling, hot water heating, and ventilation. Therefore, potential options to meet the 25 percent improvement goal could include, but not be limited to, high-efficiency HVAC systems, efficient hot water heaters (e.g., tankless or solar), and insulation requirements that exceed Title 24 standards.

Energy Star appliances (including clothes washers, dish washers, fans, and refrigerators) shall be installed in all residential units.

The project shall achieve reductions in onsite electricity and natural gas use through a combination of on-site renewable energy (e.g., solar photovoltaic panels) and elimination of fireplaces in specified number of units. The pathway to achieving this reduction would be flexible, as long as the specified reductions in GHGs are achieved.

- For example, the project could include solar photovoltaic panels, or an equivalent mode of on-site renewable energy generation, with all houses to offset 30 percent of net annual electricity demand by single family residences. Based on the projected electricity consumption for the project (2.3 million kWh annually), this would amount to a total system size of 500 kilowatts. The total area required for the photovoltaic panels is expected to be approximately 40,000 square feet and the total number of solar panels required would range from approximately 2,000-2,500 depending upon the panel wattage. The project would have the flexibility to meet this requirement by installing an average number of panels on all homes (example, 6-8 panels on each home) or larger systems on a portion of the homes, as long as the 30 percent net annual electricity demand is met through onsite renewable energy. (Note that the values provided here are preliminary estimates. The actual system size and design would be determined at the project’s design stage.)
- Alternatively, the project could include various combinations of solar photovoltaic panels and elimination of fireplaces in the units as follows:

| Number of solar panels per unit | Number of units with fireplaces |
|---|---------------------------------|
| 6-8 | 317 |
| 4-6 | 269 |
| 3-4 | 254 |
| 2-3 | 238 |
| 1-2 | 222 |
| 0 | 159 |
| Note: The data presented in the section assumes one natural gas fireplace per single family unit in the unmitigated condition. | |

- Building design, landscape plans (tree placement), and solar panel installation shall take into account solar orientation to maximize solar exposure.

Area Sources

- Electrical outlets shall be provided on the exterior of project buildings to allow sufficient powering of electric landscaping equipment.

Water Conservation: The project shall include the following measures related to water conservation:

- Install low-flow kitchen faucets that comply with CALGreen residential voluntary measures (maximum flow rate not to exceed 1.5 gallons per minute at 60 psi).
- Install low-flow bathroom faucets that exceed the CALGreen residential mandatory requirements (maximum flow rate not to exceed 1.5 gallons per minute at 60 psi)
- Install low-flow toilets that exceed the CALGreen residential mandatory requirements (maximum flush volume less not to exceed 1.28 gallons per flush)
- Install low-flow showerheads that exceed the CALGreen residential mandatory requirements (maximum flow rate not to exceed 2 gallons per minute at 80 psi)
- Install a “Smart” irrigation control system that uses weather, climate, and/or soil moisture data to automatically adjust watering schedules in response to environmental and climate changes, such as changes in temperature or precipitation levels. Appropriate systems that could be installed to comply with this measure include Calsense, ET Water, and EPA-certified WaterSense Irrigation Partners.

Waste Diversion/Recycling: The project shall comply with the following performance measure related to reducing solid waste disposal:

- Achieve a 20 percent reduction in the generation of solid waste, relative to baseline waste disposal rates. This performance standard may be achieved through a combination of actions. Strategies to reduce landfill waste include increasing recycling, reuse, and composting. The project can achieve this reduction by providing a recycling collection service and providing separate recycling and waste containers to future residents. The project may also include provisions to divert all green waste from the park and landscape lots and recycle it as mulch. It should be noted that this list of measures is not intended to be all-inclusive. If it can be demonstrated that other measures or technologies achieve an equivalent reduction, these may be implemented with County authorization.

43. **Mitigation Measure 4.10-1:** Implement construction-noise reduction measures. To minimize noise levels during construction activities, construction contractors shall comply with the following measures during construction:
- All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses, and/or located such that existing topography blocks line-of-site from these land uses to the staging areas.
 - All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
 - Where feasible and consistent with building codes and other applicable laws and regulations, individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete offsite instead of onsite).
 - All construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized.
 - When future noise sensitive uses are within close proximity to prolonged construction noise, noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise.
 - The applicant or construction contractors shall post visible signs along the perimeter of the construction site that disclose construction times and duration. A contact number for an El Dorado County enforcement officer shall be included where noise complaints can be filed and recorded. The applicant will be informed of any noise complaints and will be responsible for investigating complaints and implementing feasible and appropriate measures to reduce noise at receiving land uses. These may include:
 - Noise-reducing enclosures and techniques shall be used around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors).
 - For construction activity that occurs within 855 feet of existing sensitive land uses, install temporary noise curtains that meet the following parameters:

- temporary noise curtains shall be installed as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s).
 - temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least 1 pound per square foot.
44. **Mitigation Measure 4.10-2:** Reduce blasting-related vibration. For any proposed blasting that would occur within 230 feet from any existing occupied structure, alternatives to traditional blasting (silent demolition), such as non-explosive chemical agents, expansive grout, or any other non-explosive technology, shall be used to eliminate vibration and noise from blasting.
45. **Mitigation Measure 4.10-4:** Implement building design measures to reduce interior noise levels at proposed residences. To reduce interior noise levels at all elevated south, east, and west-facing properties located adjacent to Saratoga Way, the following design standard shall be met. Refer to Figure 2 of Appendix D of the Draft EIR for properties requiring these design measures. An exterior-to-interior noise reduction of at least 30 dB shall be achieved. This level of noise reduction can be achieved with incorporation of the following measures:
- All windows and doors shall meet a minimum sound transmission class rating of 33;
 - Air conditioning shall be provided to allow occupants to close doors and windows; and
 - Additional insulation designed specifically for noise reduction shall be used in walls facing Saratoga Way and Highway 50.
46. **Mitigation Measure 4.11-3:** Evaluate soil compaction and implement recommendations during grading. The applicant shall employ a qualified engineer to observe the stripping of deleterious material and over excavation of any unsuitable materials, and provide consultation and supplemental recommendations, as field conditions dictate, to the grading contractor in the field.

Fill soil compaction shall be evaluated through means of in-place density tests performed during fill placement so that adequacy of soil compaction efforts may be determined. This will likely include the periodic excavation of test pits within the fill materials to observe and document that a uniform over-optimum moisture condition, and absence of large and/or concentrated voids has been achieved before additional fill placement.

If large quantities of expansive soils are encountered at the project site, recommendations shall be made by a qualified engineer based on observations at the time of construction

and the proper disposition of clays on site shall be observed and documented by a qualified third party monitor.

Transportation Division (EDCTD):

Project-Specific Conditions:

47. **Road Design Standards:** The applicant shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) and Standard Plan 101B as modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

| ROAD NAME | REFERENCE | ROAD WIDTH* | EXCEPTIONS / NOTES |
|---|--|---|--|
| Saratoga Way | Approved Tentative Map | 36 feet / 100 foot R/W One 12-foot Lane in each direction, plus 2-foot paved shoulder next to raised median, plus 4-foot paved shoulder on the outside edge. | 45 mph Design Speed. Grading of roadway prism to ultimate 4-lane configuration. 6-foot sidewalk on north side only. 16-foot Center median area, with Caltrans Type A1-8 curb. Type A HMA |
| Wilson Boulevard (Typical Section) | Std Plan 101B | 40 feet / 60 foot R/W | 35 mph Design Speed. Type 2 Curb and Gutter 6-foot Sidewalk on west side only. Type A HMA |
| Wilson Boulevard (at subdivision street intersections and approaching Saratoga Way) | Std Plan 101B | 48 feet / 60 foot R/W (three 12-foot lanes, 6-foot shoulders) | 48-foot width necessary to accommodate turn lanes. Type 2 Curb and Gutter 6-foot Sidewalk on west side. Type A HMA |
| Internal Subdivision Streets | Std Plan 101B, Approved Tentative Map. | 29 feet / 40 foot R/W | Type 1 Curb and Gutter 4.5-foot sidewalk (both sides) except as noted in the design waiver #4 above. M Street Sidewalk shall be 6 feet wide from Saratoga Way to C Street. |

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb. Curb face for rolled curb and gutter is 6" from the back of the curb. Type 2 Vertical Curb and Gutter required adjacent to open space, park and non-frontage of lots.

Sidewalks may meander within Right of Way or Pedestrian Easements.

48. **Offer of Dedication:** The project shall offer to dedicate, in fee, the rights of way for roadways shown in Table 1 with the final map. Said offer shall include all appurtenant

slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The Offer(s) for the Internal Subdivision Streets will be rejected by the County and a Homeowners Association (or other mechanism approved by County) shall be formed for the purpose of maintaining the private roads and drainage facilities.

The Offer(s) for Saratoga Way and Wilson Boulevard will be accepted by the County, and included in the County's Maintained Mileage System upon completion of Construction to the satisfaction of County.

49. **Off-Site Improvements – Collectors and Major Transportation Facilities:** The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of the following improvements:

- a. Saratoga Way shall be constructed to a design speed of 45mph, consistent with the exhibit entitled "Saratoga Estates, Saratoga Way Plan and Profile" dated July 2015, prepared by CTA Engineering and Surveying. Typical Section as shown on the Approved Tentative Map and as specified in Table 1. Construction shall include the extension of Saratoga Way from the existing terminus to the boundary with parcel number 120-070-03 with the first small lot final map. The construction of Saratoga Way to Iron Point Road shall be completed prior to issuance of the 101st Building Permit, with the exception of model homes.
- b. Saratoga Way Intersection with Wilson Boulevard shall include construction of a left turn pocket on the eastbound Saratoga Way approach to Wilson Boulevard, separate right and left turn lanes on the southbound Wilson Boulevard approach to Saratoga Way, and installation of a traffic signal. Traffic signal shall be designed with the first small lot final map, and all under-pavement components of the traffic signal system shall be installed with the initial construction of the roadways. The remaining portions of the traffic signal system shall be installed and placed in operation in accordance with Condition 50.
- c. The intersection of Saratoga Way and M Street shall be constructed as a "right-in, right out only" configuration.
- d. Wilson Boulevard shall be constructed to a design speed of 35mph as shown on the Approved Tentative Map. Full construction from Saratoga Way to the existing Wilson Way shall be completed prior to issuance of any Building permits, with the exception of model homes.
- e. Design of Wilson Boulevard shall include left-turn pockets at "I Street", "K Street" and "L Street" to include three 12-foot lanes plus 6-foot paved shoulders (measured to face of curb), for a total width of 48 feet. These intersection improvements shall include all-way stop controls.

- f. Mitigation Measures M1 and M5, as identified in the project Environmental Impact Report, shall be implemented in accordance with Condition 50, “Timing of Off-Site Improvements.”

50. Timing of Off-Site Improvements

- a. In order to ensure proper timing of the construction of the improvements the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) to include existing traffic at the time of final map, plus traffic generated by each final map.
- b. If the supplemental traffic analysis indicates that the County’s LOS policies would be exceeded by the existing traffic plus traffic generated by that final map, the applicant shall construct the improvements prior to issuance of a Building Permit for any lot within that final map.
- c. All necessary traffic improvements shall be constructed prior to issuance of building permits, with the exception of those for model homes.

51. Financing and Reimbursement of Off-Site Improvements. To the extent not covered under the Development Agreement (“DA”), the Project may be reimbursed for the costs of any improvements listed above to the extent that the cost of such improvements are beyond the project’s fair share, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.

52. The following requirements apply to all traffic signals identified in this condition:

- a. In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each final map, in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).
- b. If traffic signal warrants are met at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first building permit for any lot within that final map.
- c. If traffic signal warrants are not met upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of traffic signal controls at this intersection. In which case, payment of TIM fees is considered to be the project’s proportionate fair share towards mitigation of this impact.

- d. If the traffic signal control at an intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact.
53. **Vehicular Access Restriction:** A vehicular access restriction shall be designated along Saratoga Way and Wilson Boulevard except at intersections approved by County.
54. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

Transportation Department Standard Conditions

55. **Public Transit:** Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
56. **Curbs Returns:** All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
57. **Maintenance Entity:** The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Division shall review the

document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Saratoga Way and Wilson Way are existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

58. **Common Fence/Wall Maintenance:** The 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).
59. **Consistency with County Codes and Standards:** The developer shall 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 the Transportation Division and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall 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).

60. **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 Transportation Division. 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, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
61. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
62. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.

63. **Regulatory Permits and Documents:** All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.
64. **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 the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Air Quality Management District (AQMD)

65. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2. When feasible, recycled water shall be used for dust suppression.
66. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
67. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings unless the project specific mitigation measures are more restrictive.
68. **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).
69. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) 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.
70. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (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.

El Dorado Hills Fire Department

71. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform 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. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department. Hydrants shall be added to Wilson Way at the same spacing.
72. **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 El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. Each dead-end road shall have a turnaround constructed at its terminus and shall not exceed length as specified in the approved Fire Safe Plan.
 - b. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum 2 feet on each side of the required driveway or roadway width.
73. **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. Project proponent shall provide engineering specifications to support design, if request by the local AHJ.
74. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent. If paved or concrete, grades may be allowed up to 20 percent.
75. **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.
76. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official.
77. **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.

78. **Wildland Fire Safe Plan:** This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan compliant with the State Fire Safe Regulations and approved by the Fire Department.
79. **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. All streets with parking restrictions will be signed or marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane". All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.
80. **Vegetative Fire Clearances:** Prior to June 1st 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 California Fire Code, and the conditioned Wildland Fire Safe Plan.
81. **Trail Systems and Land-Locked Access:** Wherever possible the applicant shall provide access to on-site trails from public streets. The applicant shall construct a 10-foot-wide non-paved multi-use trail from the western end of Saratoga Way to the southern boundary of the Promontory Open space parcel for future connection to Promontory Open Space trail. Another 10-foot-wide non-paved trail shall be installed to connect northern part of on-site Wilson Way to the stubbed-out existing trail at Platt Circle. The street curbs adjacent to the trail access point shall be painted red. The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.

El Dorado Irrigation District

82. Prior to recordation of a final map, a valid Facility Improvement Letter shall be issued by the El Dorado Irrigation District (EID) for the subdivision. In addition, a Facility Plan Report and improvement plans shall be reviewed and approved by EID.

Surveyor's Office

83. All survey monuments must be set prior to the filing of any final map or the applicant shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or the amount of bond or deposit shall be coordinated with the County Surveyor's Office prior to the filing of the any final map.

84. The roads serving the development shall be named by submitting a completed Road Name Petition to the County Surveyors Office prior to filing any Small-Lot final map with the County. Proof of any signage required by the Surveyor's Office must also be provided prior to filing any final map with the County. All associated fees will be the responsibility of the applicant.