

Sacramento County





120-070-002

TM-F19-0005 - Saratoga Estates

Location Map

Exhibit A

Legend

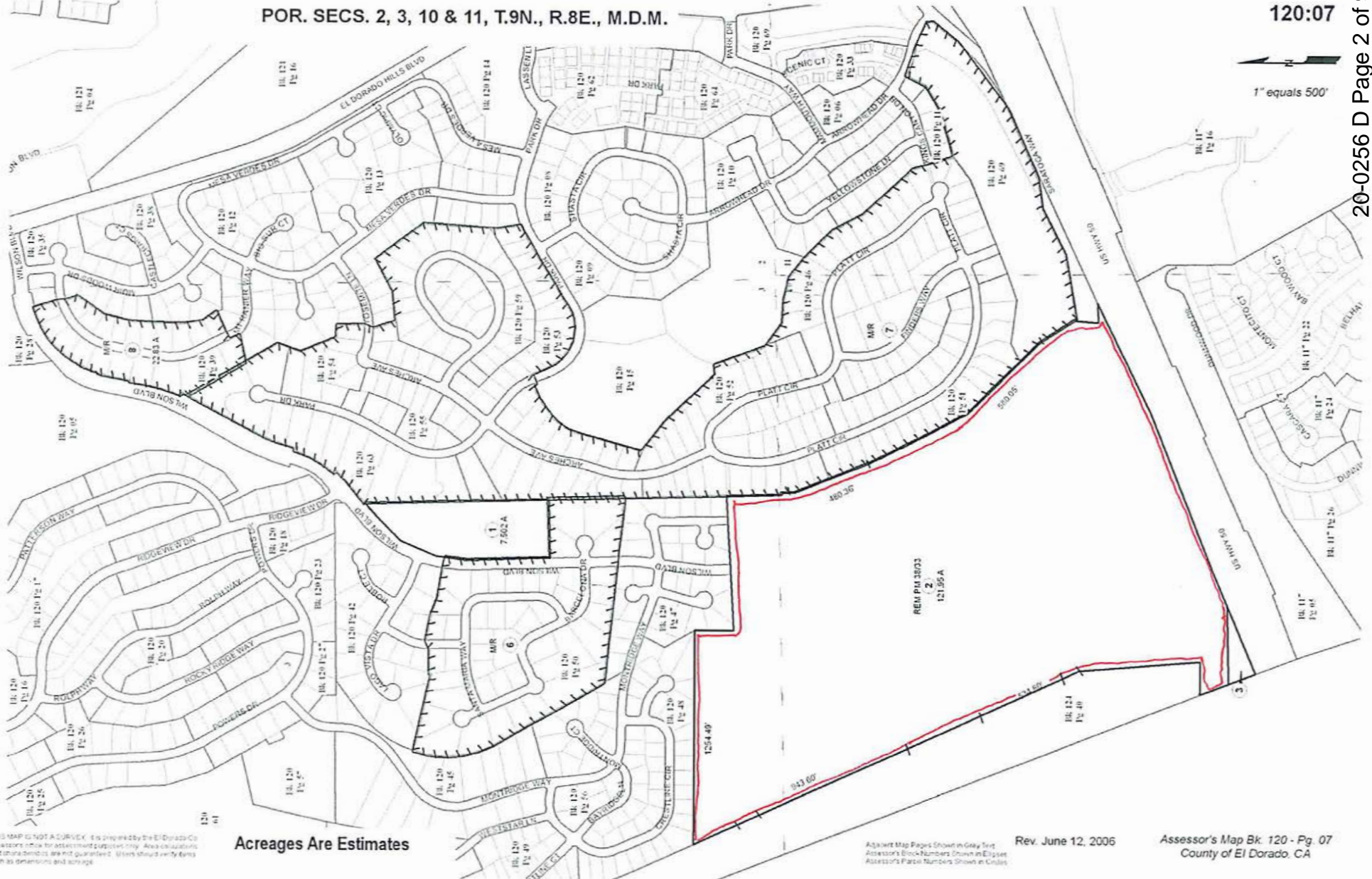
-  County Boundary
-  Project Site
-  Parcels
-  Major Roads



0 500 1,000 Feet

POR. SECS. 2, 3, 10 & 11, T.9N., R.8E., M.D.M.

120:07



Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. assessors office for assessment purposes only. Area calculations and other details are not guaranteed. Users should verify facts with dimensions and survey.

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. June 12, 2006

Assessor's Map Bk. 120 - Pg. 07
County of El Dorado, CA

Exhibit B

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT R AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON; ACROSS LOTS R5 AND R6 AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (PUE) HEREON. THE PUE'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.
B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS R5 AND R6 AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (PUE) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
C. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.
D. SLOPE EASEMENTS TWENTY FEET (20') CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
E. EMERGENCY VEHICLE ACCESS EASEMENT FOR INGRESS/EGRESS AND USE BY PUBLIC AGENCIES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL, AND NATURAL DISASTER EMERGENCIES ON, OVER, AND ACROSS LOTS R5 AND R6 AND THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

SUNSET TARTESSO, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: HARRY C. ELLIOTT III
TITLE: PRESIDENT

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNSET TARTESSO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN DECEMBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND THAT THEY WILL BE SET BY JANUARY 31, 2022 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

[Signature]
DENNIS L. BARBER
P.L.S. 8067 EXP. 12-31-2021

1/3/20
DATE



NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) SS

ON 7th DAY OF January 2020 BEFORE ME, Sheri Hassell, Notary Public

PERSONALLY APPEARED Harry C. Elliott III
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND: [Signature]

PRINTED NAME: Sheri Hassell

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: Sept 24, 2023

MY COMMISSION No.: 2303294

PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON SEPTEMBER 13, 2016 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE:

TIFFANY SCHMID
DIRECTOR, PLANNING, AND BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

BY:
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE:

PHILIP R. MOSBACHER, P.L.S. 7189
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

BY: STEVEN G. STEINHOFF, P.L.S. 6648
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER THE UNDERSIGNED, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE:

ANDREW S. GABER, R.C.E. 45187
COUNTY ENGINEER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, KAREN E. COLEMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE:

K.E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON [blank], ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY:

COUNTY RECORDER'S CERTIFICATE

FILED THIS [blank] DAY OF [blank], 20 [blank] AT [blank]: [blank]: [blank], IN BOOK [blank], OF MAPS, AT PAGE [blank], AT THE REQUEST OF SUNSET TARTESSO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. [blank], PREPARED BY STEWART TITLE AND IS ON FILE IN THIS OFFICE. DOCUMENT NO. [blank]

JANELLE K. HORNE
COUNTY RECORDER-CLERK
COUNTY OF EL DORADO, CALIFORNIA

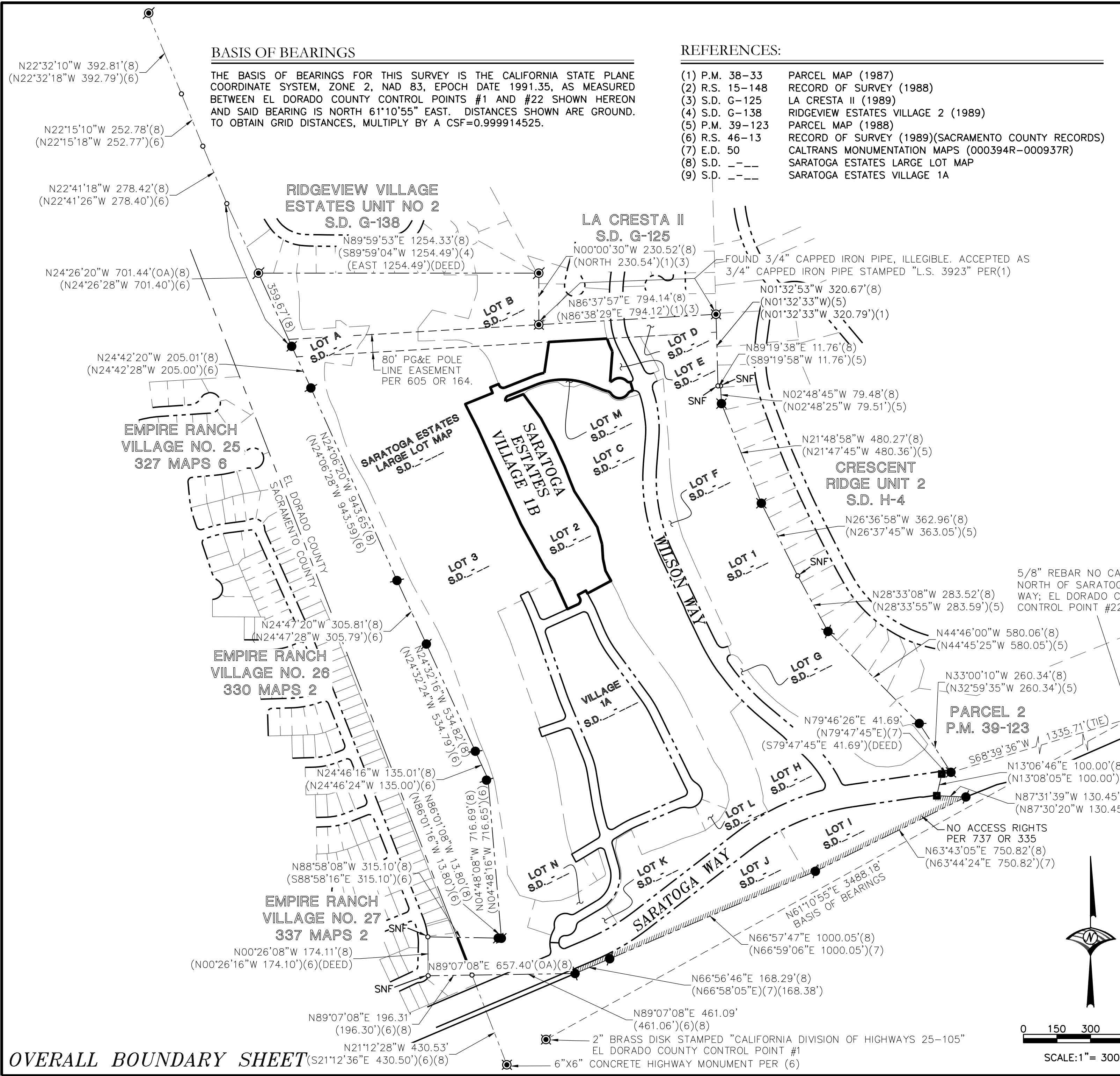
BY: DEPUTY

FINAL MAP OF SARATOGA ESTATES VILLAGE 1B

ALL OF LOT Z AS SHOWN ON THAT CERTAIN FINAL MAP OF SARATOGA ESTATES VILLAGE 1A, SD [blank], AND LYING WITHIN SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA

JANUARY 2020

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1991.35, AS MEASURED BETWEEN EL DORADO COUNTY CONTROL POINTS #1 AND #22 SHOWN HEREON AND SAID BEARING IS NORTH 61°10'55" EAST. DISTANCES SHOWN ARE GROUND. TO OBTAIN GRID DISTANCES, MULTIPLY BY A CSF=0.999914525.

REFERENCES:

- (1) P.M. 38-33 PARCEL MAP (1987)
- (2) R.S. 15-148 RECORD OF SURVEY (1988)
- (3) S.D. G-125 LA CRESTA II (1989)
- (4) S.D. G-138 RIDGEVIEW ESTATES VILLAGE 2 (1989)
- (5) P.M. 39-123 PARCEL MAP (1988)
- (6) R.S. 46-13 RECORD OF SURVEY (1989)(SACRAMENTO COUNTY RECORDS)
- (7) E.D. 50 CALTRANS MONUMENTATION MAPS (000394R-000937R)
- (8) S.D. --- SARATOGA ESTATES LARGE LOT MAP
- (9) S.D. --- SARATOGA ESTATES VILLAGE 1A

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "FINAL MAP OF SARATOGA ESTATES VILLAGE 1B" SUBDIVISION IS 7.746± ACRES, CONSISTING OF 35 RESIDENTIAL LOTS NUMBERED 81-115 AND 2 MISCELLANEOUS LOTS.
5. 5/8" REBAR WITH CAP STAMPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSET FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 5/8" REBAR WITH CAP STAMPED "LS 8067" OR A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF PROPERTY LINE ONTO THE SIDEWALK.
6. LOTS R5 AND R6 SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
7. AN EASEMENT GRANTED TO AMERICAN RIVER ELECTRIC COMPANY FOR POLE LINES RECORDED IN BOOK 62 OF DEEDS, AT PAGE 95, EL DORADO COUNTY RECORDS AFFECTS THE PROPERTY SHOWN HEREON, THE EXACT LOCATION IS NOT DISCLOSED.
8. THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE:
 - 8.1. ODANAK STREET, OFFERED TO THE COUNTY OF EL DORADO FOR ROAD PURPOSES PER SD ---
 - 8.2. PUBLIC UTILITY EASEMENT, OFFERED TO THE COUNTY OF EL DORADO PER S.D. --- LYING WITH THE BOUNDARY OF THIS FINAL MAP.

LEGEND

- DIMENSION POINT
- ⊙ 1-1/2" LONG X 1/4" DIAMETER MAG NAIL "LS 8067" TO BE SET PER (8)
- 5/8" REBAR WITH CAP STAMPED "LS8067" TO BE SET PER (8)
- ⊠ FOUND 3/4" CAPPED IRON PIPE STAMPED "RCE 20462, 1988" PER (2)
- ⊙ FOUND 3/4" CAPPED IRON PIPE STAMPED "LS 3864", UNKNOWN ORIGIN, REFERENCED AS FOUND PER (4)
- FOUND HILTI NAIL IN 6"x6" CONCRETE BLOCK, ACCEPTED AS ROW MONUMENT PER (7).
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR W/CAP STAMPED "L.S. 8067"
- ⊙ SET 1-1/2" LONG X 1/4" DIAMETER MAG NAIL TAGGED "L.S. 8067"
- () RECORD DATA PER REFERENCE NUMBER
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- PUE PUBLIC UTILITY EASEMENT
- (OA) OVERALL
- SF SQUARE FEET
- SNF SEARCHED, NOT FOUND
- Ⓢ SHEET INDEX

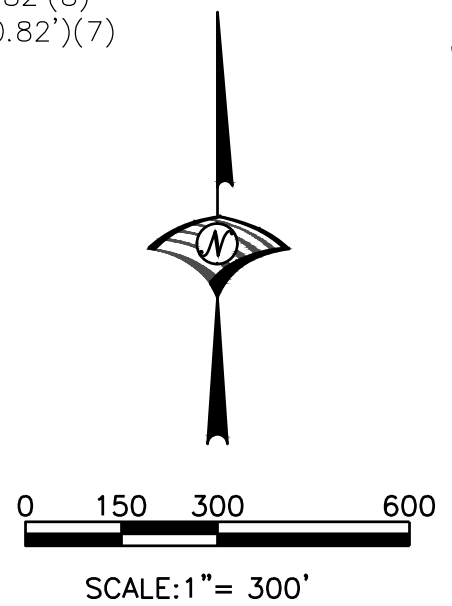
FINAL MAP OF SARATOGA ESTATES VILLAGE 1B

ALL OF LOT Z AS SHOWN ON THAT CERTAIN FINAL MAP OF SARATOGA ESTATES VILLAGE 1A, SD ---, AND LYING WITHIN SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA

JANUARY 2020

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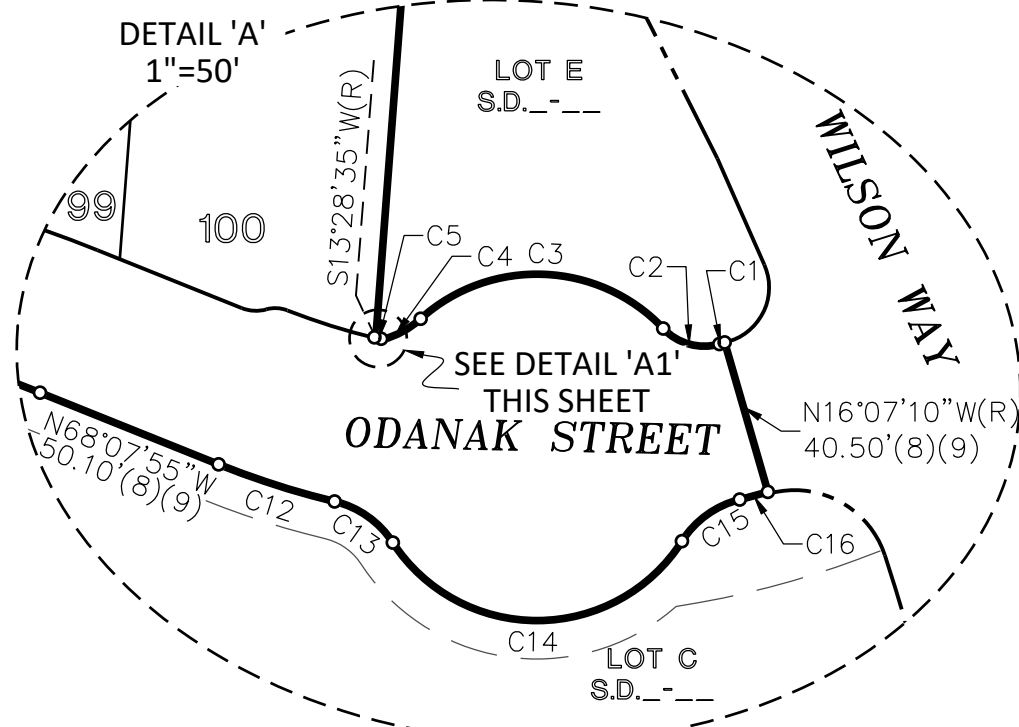
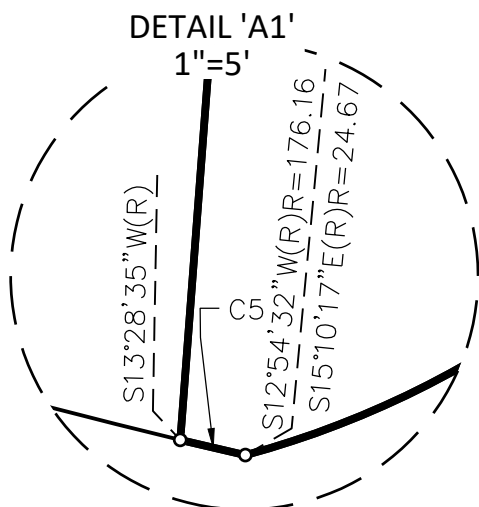
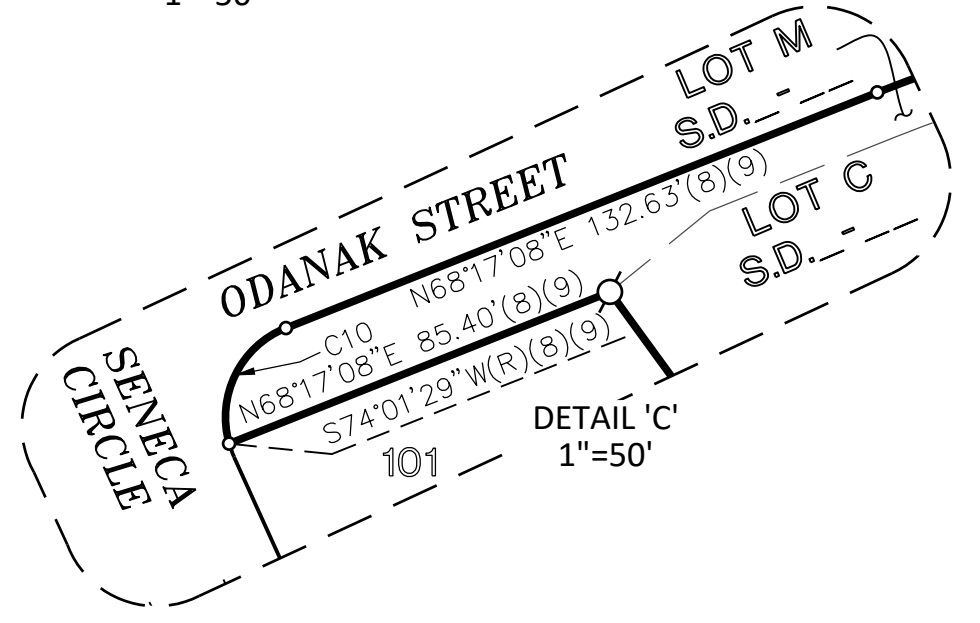
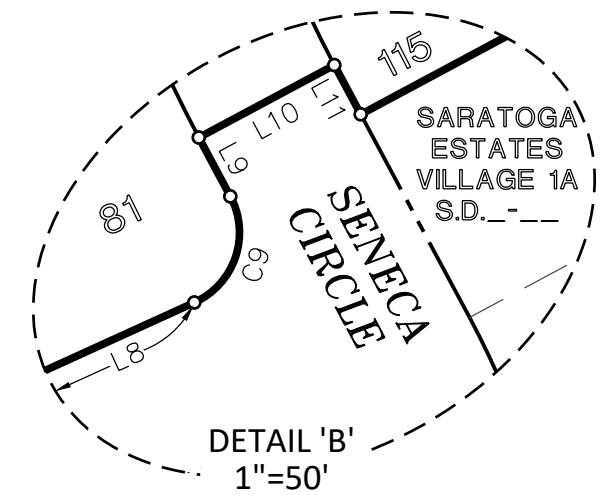
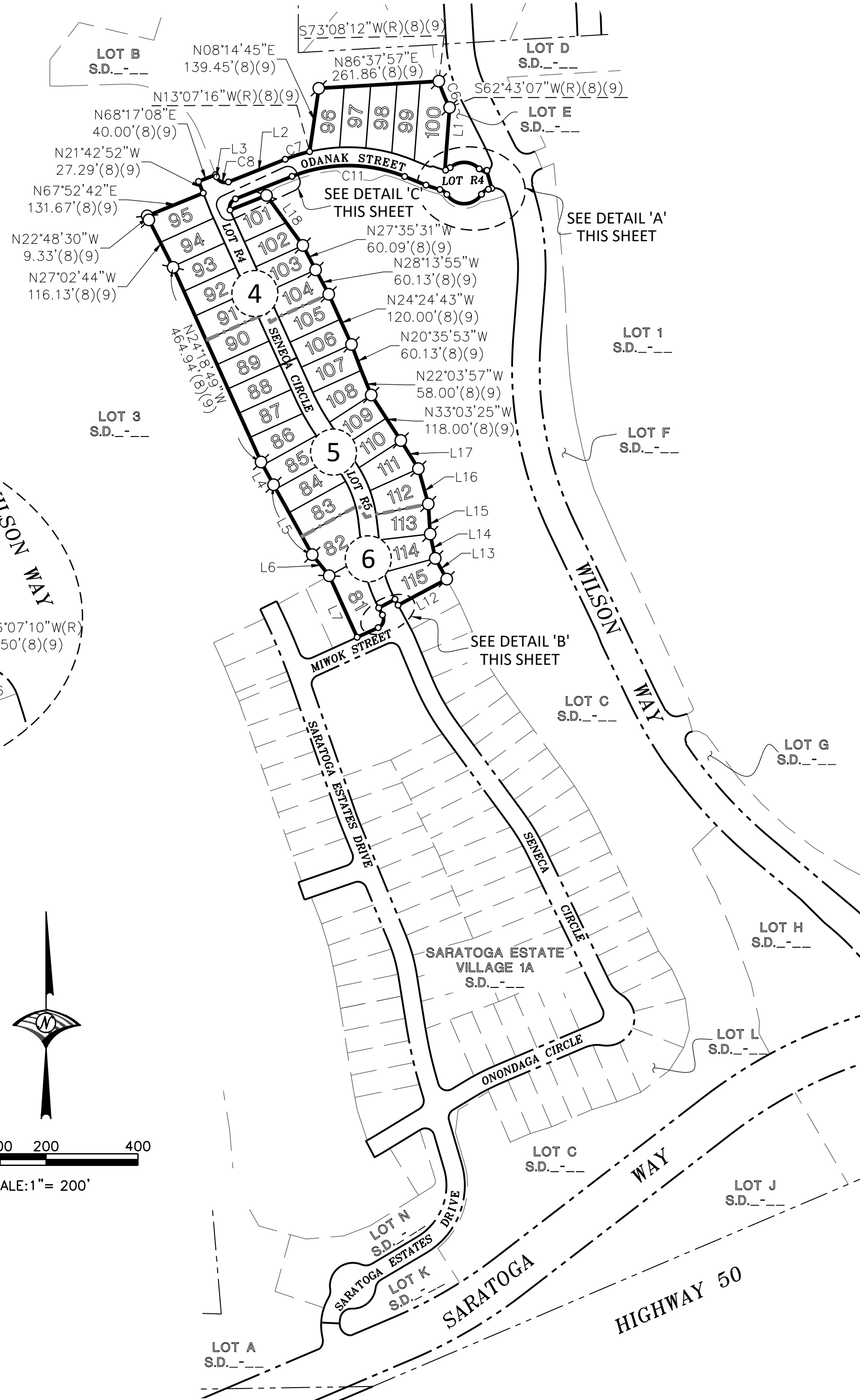
Sheet 2 of 6
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OVERALL BOUNDARY SHEET

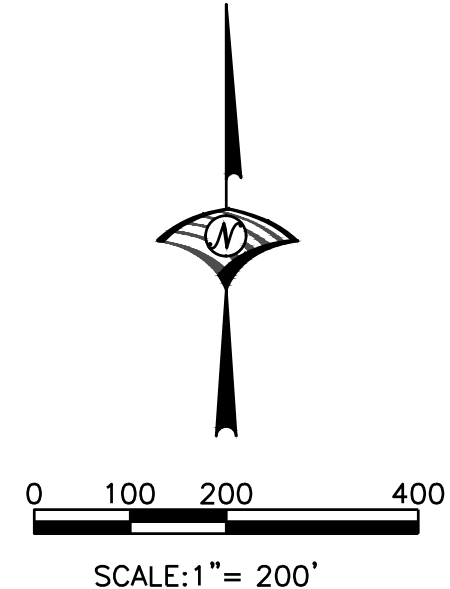
VILLAGE BOUNDARY SHEET

Curve Table - This Sheet Only						
No.	Radius	Delta	Length	Chord Bearing	Chord Dist	Ref
C1	179.50'	0°27'51"	1.45'	N74°06'45"E	1.45'	(8)(9)
C2	14.67'	62°10'48"	15.92'	N74°33'55"W	15.15'	(8)(9)
C3	45.33'	88°25'36"	69.96'	N87°41'19"W	63.22'	(8)(9)
C4	24.67'	26°43'51"	11.51'	N61°27'48"E	11.41'	(8)(9)
C5	176.16'	0°34'03"	1.74'	N76°48'26"W	1.74'	(8)(9)
C6	340.00'	10°25'06"	61.82'	N22°04'20"W	61.74'	(8)(9)
C7	370.00'	8°35'36"	55.49'	N72°34'56"E	55.44'	(8)(9)
C8	20.00'	90°00'00"	31.42'	N66°42'52"W	28.28'	(8)(9)
C9	20.00'	93°45'54"	32.73'	N18°42'20"E	29.20'	(9)
C10	20.00'	84°15'39"	29.41'	N26°09'19"E	26.83'	(8)(9)
C11	330.00'	43°34'57"	251.02'	N89°55'23"W	245.01'	(8)(9)
C12	220.00'	8°16'00"	31.74'	N72°15'55"W	31.71'	(8)(9)
C13	25.17'	43°13'51"	18.99'	N54°46'59"W	18.54'	(8)(9)
C14	44.83'	114°12'10"	89.36'	N89°43'51"E	75.28'	(8)(9)
C15	25.17'	43°13'51"	18.99'	N54°14'42"E	18.54'	(8)(9)
C16	220.00'	1°58'47"	7.60'	N74°52'14"E	7.60'	(8)(9)



Line Table - This Sheet Only			
No.	Bearing	Length	Ref
L1	N4°20'05"E	136.45'	(8)(9)
L2	N68°17'08"E	133.10'	(8)(9)
L3	N21°42'52"W	5.00'	(8)(9)
L4	N28°43'00"W	56.38'	(8)(9)
L5	N28°57'43"W	174.00'	(8)(9)
L6	N38°56'52"W	58.89'	(8)(9)
L7	N24°24'43"W	146.98'	(9)
L8	N65°35'17"E	50.37'	(9)
L9	N28°10'37"W	17.36'	(9)
L10	N61°49'23"E(R)	40.00'	(9)
L11	N28°10'37"W	14.54'	(9)
L12	N61°49'23"E	120.00'	(9)
L13	N29°02'52"W	51.61'	(8)(9)
L14	N11°43'12"W	54.25'	(8)(9)
L15	N3°34'54"W	65.50'	(8)(9)
L16	N15°38'26"W	79.60'	(8)(9)
L17	N31°54'02"W	72.46'	(8)(9)
L18	N36°03'08"W	134.53'	(8)(9)

- LEGEND**
- DIMENSION POINT
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 - PUE PUBLIC UTILITY EASEMENT
 - (OA) OVERALL
 - (R) RADIAL BEARING
 - SF SQUARE FEET
 - SNF SEARCHED, NOT FOUND
 - (3) SHEET INDEX



FINAL MAP OF
SARATOGA ESTATES VILLAGE 1B
 ALL OF LOT Z AS SHOWN ON THAT CERTAIN
 FINAL MAP OF SARATOGA ESTATES VILLAGE 1A, SD_____,
 AND LYING WITHIN SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.
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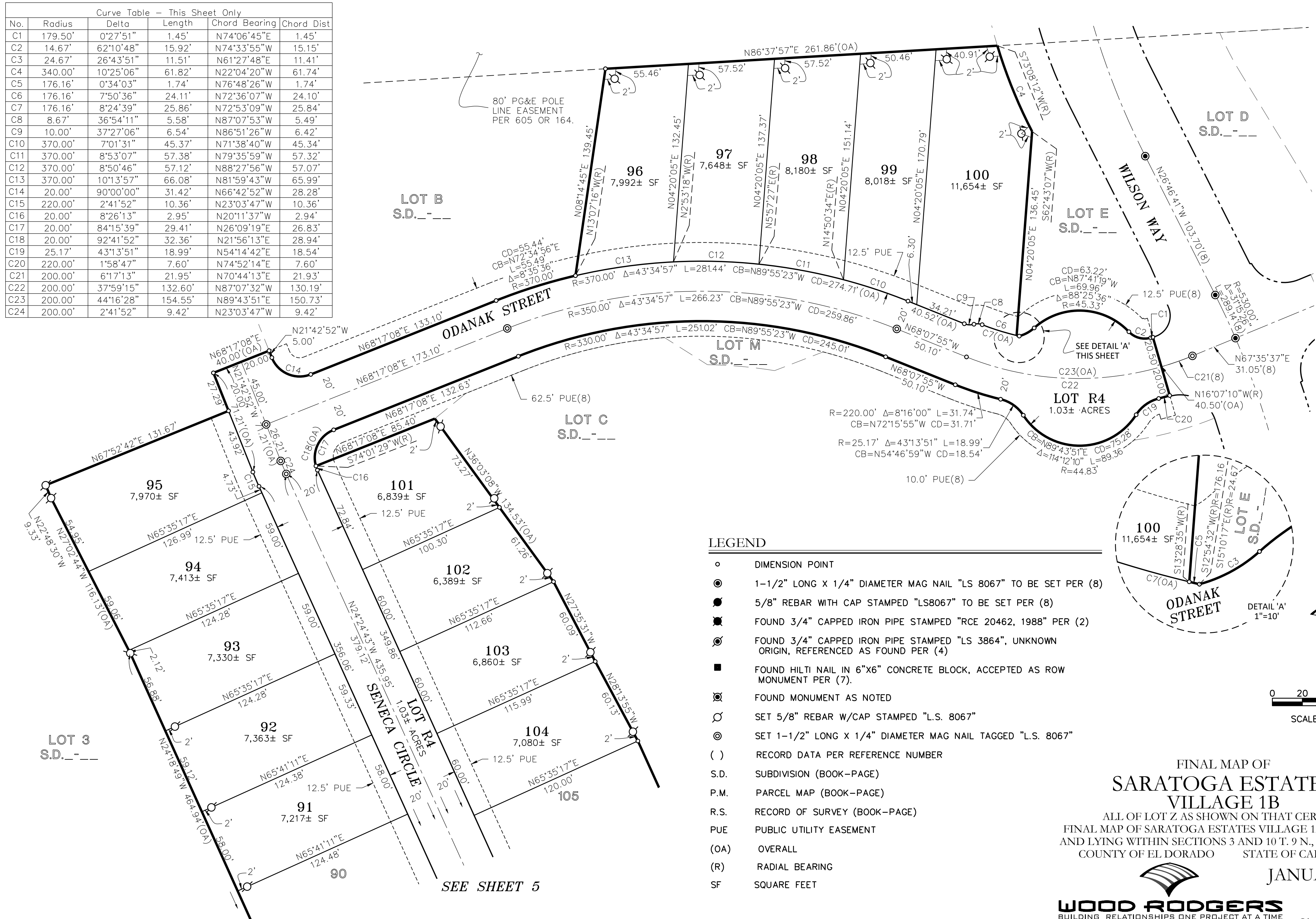
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JANUARY 2020

Sheet 3 of 6
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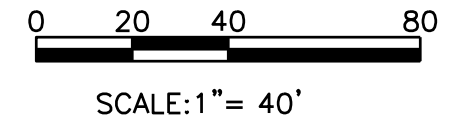
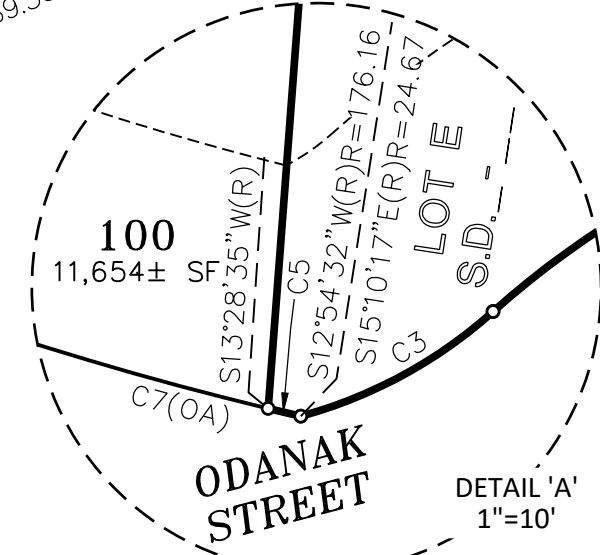
SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND REFERENCES.

Curve Table - This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
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C6	176.16'	7°50'36"	24.11'	N72°36'07"W	24.10'
C7	176.16'	8°24'39"	25.86'	N72°53'09"W	25.84'
C8	8.67'	36°54'11"	5.58'	N87°07'53"W	5.49'
C9	10.00'	37°27'06"	6.54'	N86°51'26"W	6.42'
C10	370.00'	7°01'31"	45.37'	N71°38'40"W	45.34'
C11	370.00'	8°53'07"	57.38'	N79°35'59"W	57.32'
C12	370.00'	8°50'46"	57.12'	N88°27'56"W	57.07'
C13	370.00'	10°13'57"	66.08'	N81°59'43"W	65.99'
C14	20.00'	90°00'00"	31.42'	N66°42'52"W	28.28'
C15	220.00'	2°41'52"	10.36'	N23°03'47"W	10.36'
C16	20.00'	8°26'13"	2.95'	N20°11'37"W	2.94'
C17	20.00'	84°15'39"	29.41'	N26°09'19"E	26.83'
C18	20.00'	92°41'52"	32.36'	N21°56'13"E	28.94'
C19	25.17'	43°13'51"	18.99'	N54°14'42"E	18.54'
C20	220.00'	1°58'47"	7.60'	N74°52'14"E	7.60'
C21	200.00'	6°17'13"	21.95'	N70°44'13"E	21.93'
C22	200.00'	37°59'15"	132.60'	N87°07'32"W	130.19'
C23	200.00'	44°16'28"	154.55'	N89°43'51"E	150.73'
C24	200.00'	2°41'52"	9.42'	N23°03'47"W	9.42'

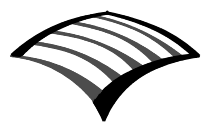


LEGEND

- DIMENSION POINT
- ⊙ 1-1/2" LONG X 1/4" DIAMETER MAG NAIL "LS 8067" TO BE SET PER (8)
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- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- PUE PUBLIC UTILITY EASEMENT
- (OA) OVERALL
- (R) RADIAL BEARING
- SF SQUARE FEET



FINAL MAP OF
SARATOGA ESTATES VILLAGE 1B
 ALL OF LOT Z AS SHOWN ON THAT CERTAIN
 FINAL MAP OF SARATOGA ESTATES VILLAGE 1A, SD_____,
 AND LYING WITHIN SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

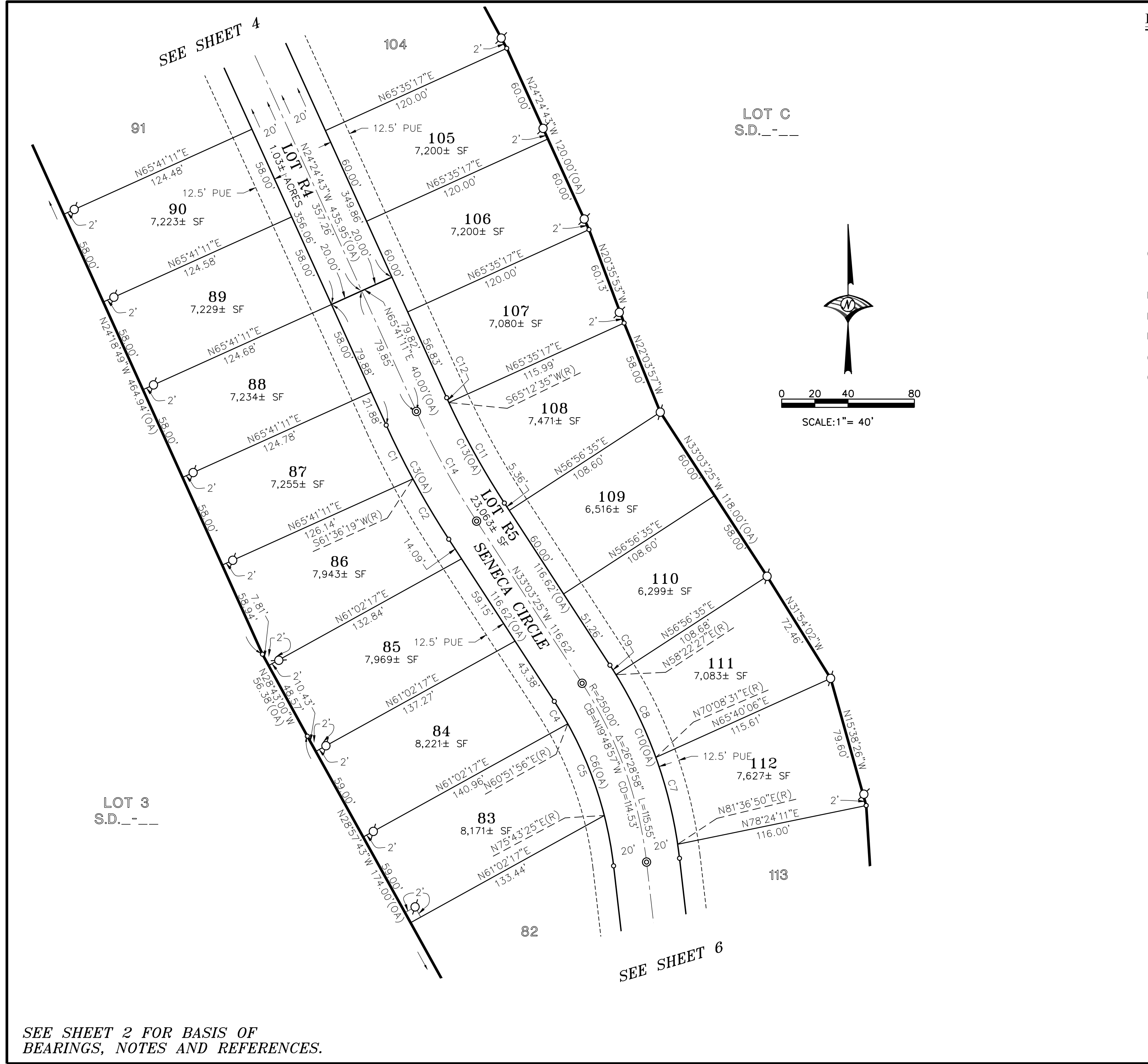


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C ST, BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

JANUARY 2020
 Sheet 4 of 6
 3474.001

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND REFERENCES.

SEE SHEET 5

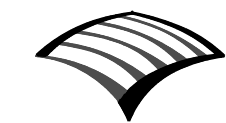


- LEGEND**
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 - (OA) OVERALL
 - (R) RADIAL BEARING
 - SF SQUARE FEET

Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	520.00'	3°58'58"	36.15'	N26°24'12"W	36.14'
C2	520.00'	4°39'44"	42.31'	N30°43'33"W	42.30'
C3	520.00'	8°38'42"	78.46'	N28°44'04"W	78.39'
C4	230.00'	3°55'22"	15.75'	N31°05'45"W	15.74'
C5	230.00'	14°51'28"	59.64'	N21°42'20"W	59.48'
C6	230.00'	26°28'58"	106.31'	N19°48'57"W	105.36'
C7	270.00'	11°28'19"	54.06'	N14°07'20"W	53.97'
C8	270.00'	11°46'04"	55.45'	N25°44'31"W	55.36'
C9	270.00'	1°25'53"	6.74'	N32°20'29"W	6.74'
C10	270.00'	26°28'58"	124.80'	N19°48'57"W	123.69'
C11	480.00'	8°16'01"	69.26'	N28°55'25"W	69.20'
C12	480.00'	0°22'42"	3.17'	N24°36'04"W	3.17'
C13	480.00'	8°38'42"	72.42'	N28°44'04"W	72.36'
C14	500.00'	8°38'42"	75.44'	N28°44'04"W	75.37'

FINAL MAP OF
SARATOGA ESTATES VILLAGE 1B
 ALL OF LOT Z AS SHOWN ON THAT CERTAIN
 FINAL MAP OF SARATOGA ESTATES VILLAGE 1A, SD_____,
 AND LYING WITHIN SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA



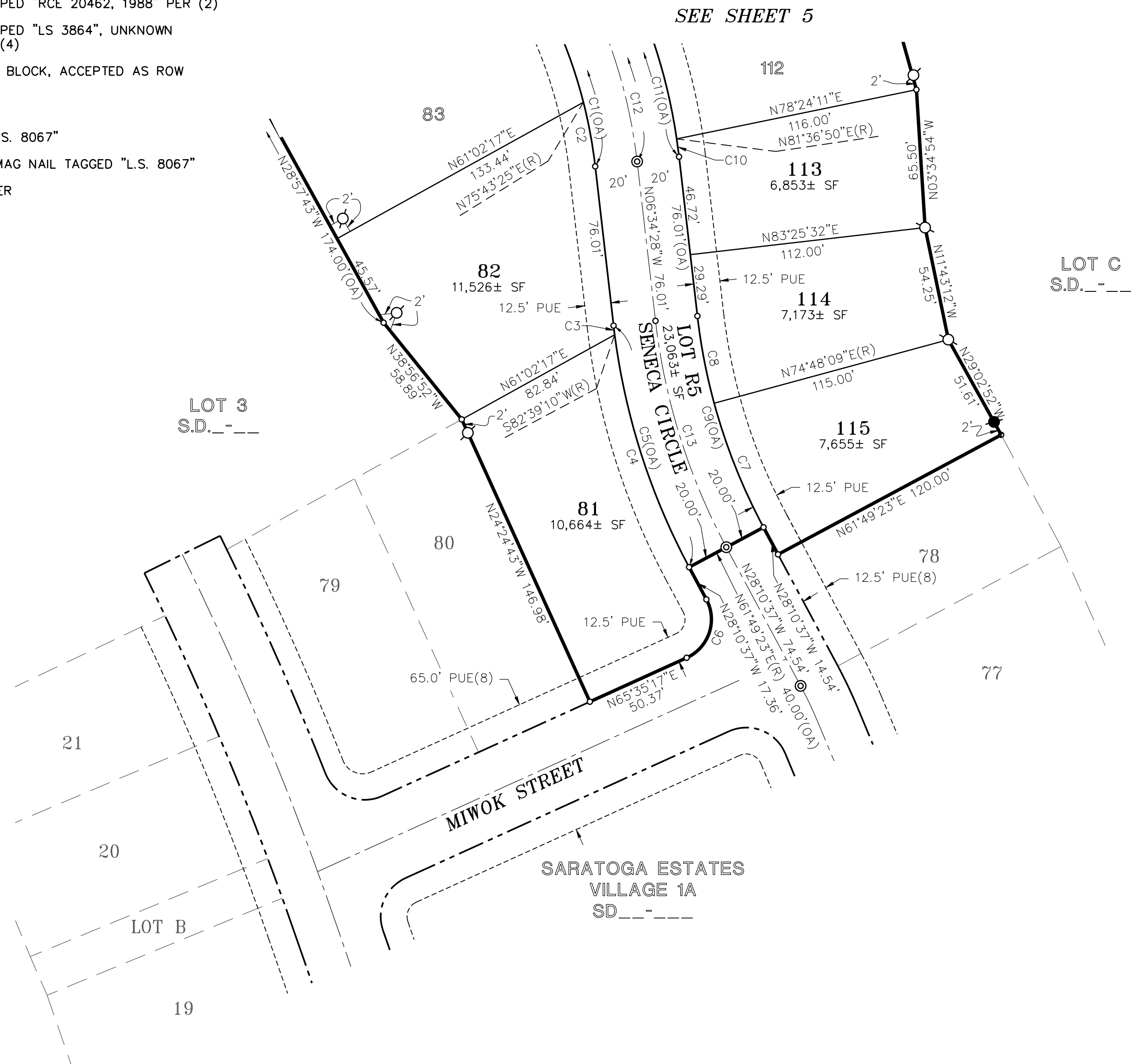
WOOD RODGERS
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 3301 C ST, BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

JANUARY 2020
 Sheet 5 of 6
 3474.001

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND REFERENCES.

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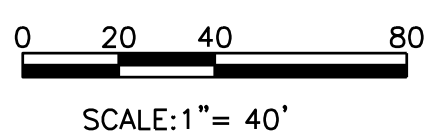


SEE SHEET 5

LOT C
S.D. ---

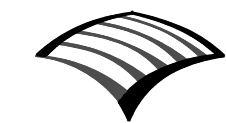
LOT 3
S.D. ---

Curve Table - This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	230.00'	26°28'58"	106.31'	N19°48'57"W	105.36'
C2	230.00'	7°42'08"	30.92'	N10°25'32"W	30.90'
C3	320.00'	0°46'23"	4.32'	N6°57'39"W	4.32'
C4	320.00'	20°49'47"	116.33'	N17°45'44"W	115.69'
C5	320.00'	21°36'09"	120.65'	N17°22'32"W	119.94'
C6	20.00'	93°45'54"	32.73'	N18°42'20"E	29.20'
C7	280.00'	12°58'46"	63.43'	N21°41'14"W	63.29'
C8	280.00'	8°37'23"	42.14'	N10°53'09"W	42.10'
C9	280.00'	21°36'09"	105.57'	N17°22'32"W	104.95'
C10	270.00'	1°48'43"	8.54'	N7°28'49"W	8.54'
C11	270.00'	26°28'58"	124.80'	N19°48'57"W	123.69'
C12	250.00'	26°28'58"	115.55'	N19°48'57"W	114.53'
C13	300.00'	21°36'09"	113.11'	N17°22'32"W	112.44'



SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND REFERENCES.

FINAL MAP OF
SARATOGA ESTATES VILLAGE 1B
 ALL OF LOT Z AS SHOWN ON THAT CERTAIN
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JANUARY 2020

Sheet 6 of 6
 3474.001

OWNERS OF RECORD

MIN NAN TSENG & GERI CHI CHEN
4738 SAINT ANDREWS DRIVE
STOCKTON, CA 95219

APPLICANT

RENASCI DEVELOPMENT
28118 AGOURA ROAD, SUITE 105
AGOURA HILLS, CA 91301

ENGINEER

cta Engineering & Surveying
Civil Engineering - Land Surveying - Land Planning
3233 Montez Circle, Rancho Cordova, CA 95742
TEL: 916-834-9199 FAX: 916-834-9197 WWW.CTA-ES.COM

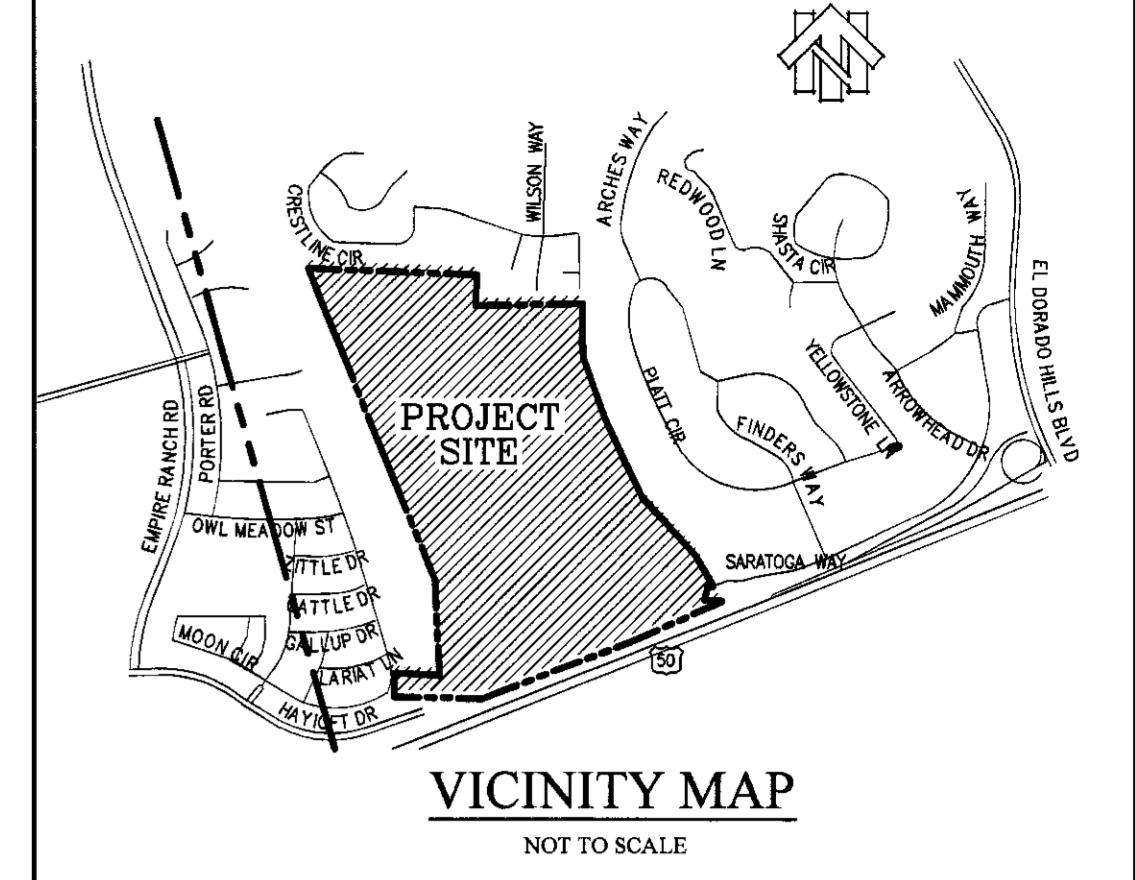
TENTATIVE MAP

SARATOGA ESTATES
PORTION OF SECTIONS 3 & 10 T.9 N., R. 8 E, MDM

COUNTY OF EL DORADO

AUGUST, 2015

STATE OF CALIFORNIA



MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

PORTION OF S. 1/2 OF SECTION 3 &
PORTION OF N. 1/2 OF SECTION 10
T.9 N., R. 8 E., M.D.M

ASSESSOR'S PARCEL NUMBERS

A.P.N. 120-070-02

PROPOSED ZONING

R1- PD

PRESENT ZONING

R1

TOTAL AREA

121.28 ACRES

TOTAL NUMBER OF PARCELS

317 - RESIDENTIAL LOTS.....58.12 AC
12 - OPEN SPACE & LANDSCAPE LOTS (35%).....41.86 AC
4 - ROADWAY LOTS.....21.30 AC
329 LOTS TOTAL.....121.28 AC

MINIMUM LOT AREA

6,000 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT
EL DORADO HILLS COUNTY WATER DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

DECEMBER, 2015

PHASING PLAN NOTICE

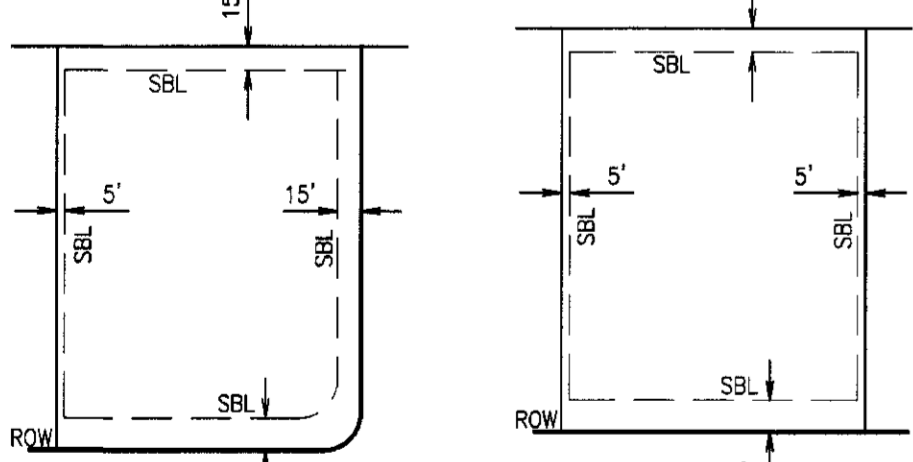
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

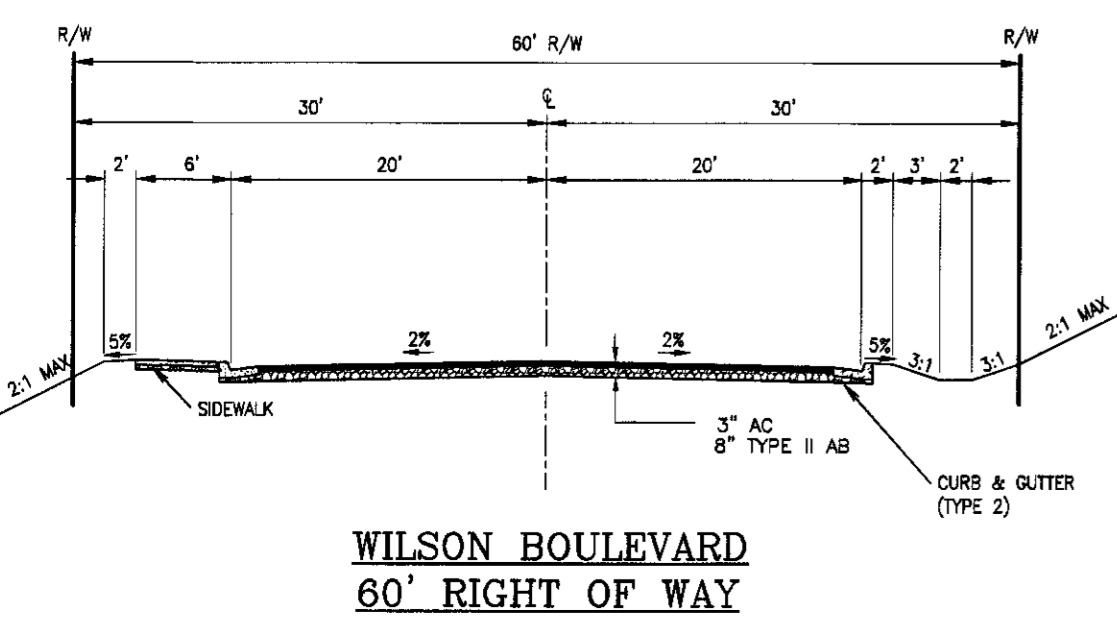
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "SARATOGA ESTATES" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLGA SCIOIRELLI R.C.E. 71204

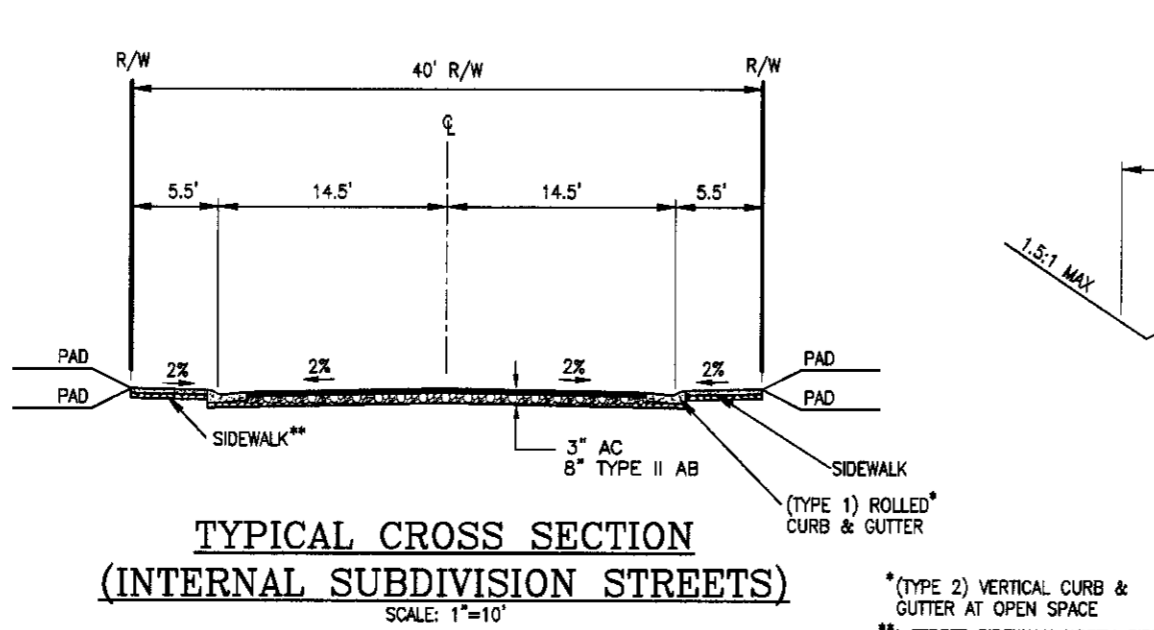
DATE



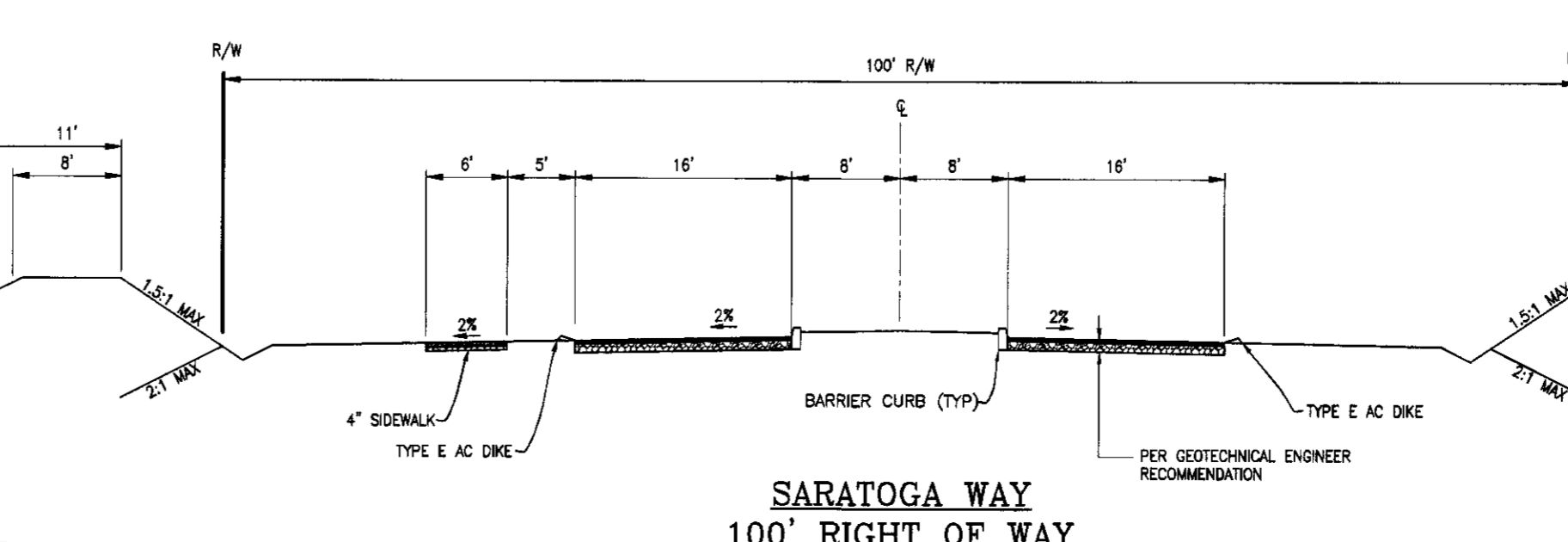
TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL (R1 PD)



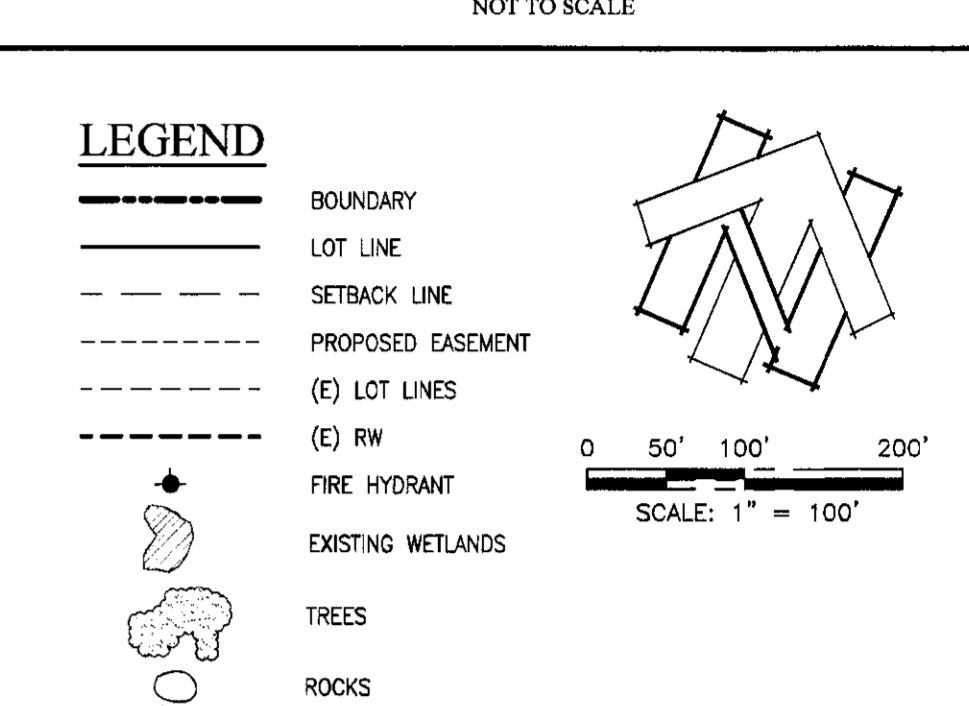
WILSON BOULEVARD
60' RIGHT OF WAY



TYPICAL CROSS SECTION
(INTERNAL SUBDIVISION STREETS)

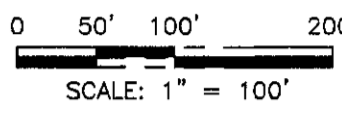


SARATOGA WAY
100' RIGHT OF WAY

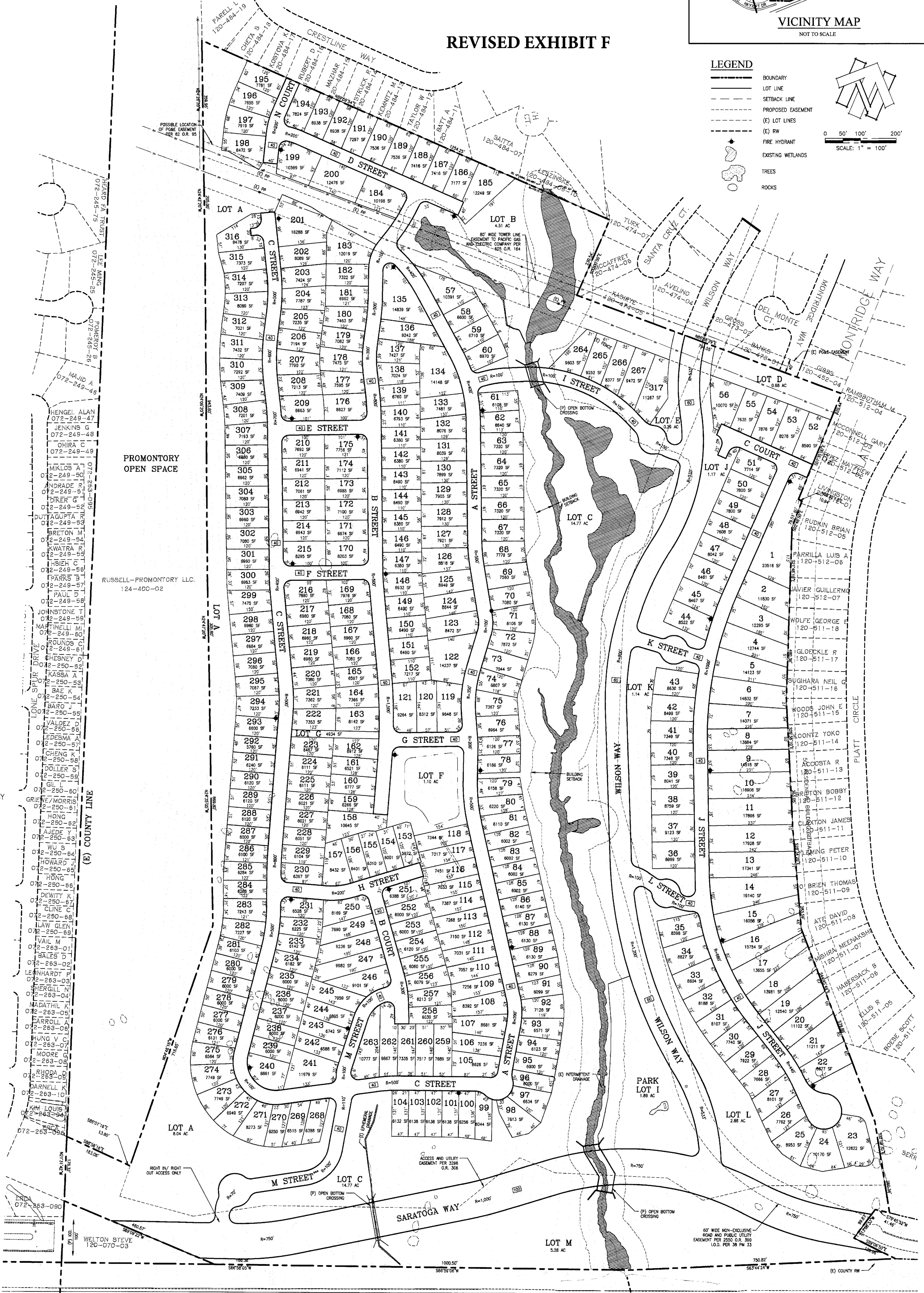


LEGEND

- BOUNDARY
- LOT LINE
- SETBACK LINE
- PROPOSED EASEMENT
- (E) LOT LINES
- (E) RW
- FIRE HYDRANT
- EXISTING WETLANDS
- TREES
- ROCKS



SCALE: 1" = 100'



PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____
DATE: September 13, 2015
BY: [Signature]
EXECUTIVE SECRETARY

cta Engineering & Surveying
Civil Engineering - Land Surveying - Land Planning
3233 Montez Circle, Rancho Cordova, CA 95742
TEL: 916-834-9199 FAX: 916-834-9197 WWW.CTA-ES.COM



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-2705 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

January 31, 2017

Dave Crosariol
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

**RE: Administrative Minor Revision to Saratoga Tentative Subdivision Map
Project File No. TM14-1520-R
APN: 120-070-02**

Dear Mr. Crosariol,

Planning Services staff has reviewed the request for the site layout modification of Saratoga Estates Tentative Subdivision Map, TM14-1520-R (Exhibit A). As detailed in the request letter (Exhibit B), the Applicant is requesting to:

1. Remove four lots at the most northern area of the project, adjacent to Crestline Circle, to conform to the "one for one" lot pattern.
2. Minor changes to the most southern area of the project to relocate those lost 4 units from the north. Streamlined circulation as a result.
3. Remove "E" Street and extend "B" Street to eliminate its dead end (replacing "B" Court) due to the relocation of the 4 lost units from up north.
4. Remove "K" Street and replace with a "C" Court connection to Wilson Way pursuant to Transportation Department suggestions. Minor grading changes to "J" Street to accommodate this connection.

Given that the proposed changes are minor in nature, result in no substantive changes to the original Conditions of Approval, and pose no adverse environmental effects, the revised tentative subdivision map is deemed substantially conforming to the approved tentative subdivision map, and the requested revisions are hereby administratively approved. The revised Conditions of Approval are attached (Exhibit C).

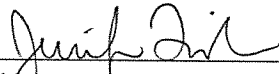
Please note: the grading plan included in the revised tentative map application is not included in this approval. Grading within the Promontory Open Space area was not included in the approved project and was not contemplated in the Saratoga Estates Environmental Impact Report (EIR).

An addendum to the EIR or other document may be required for substantial changes to the grading plan.

Should you have any questions please contact Jennifer Franich (530) 621-6591 or Jennifer.franich@edcgov.us.

Sincerely,

ROGER P. TROUT
Development Services Director

By: 
Jennifer Franich, Associate Planner

Exhibits: A. Approved/Revised ~~La Caille~~ ^{Saratoga} Estates Tentative Subdivision Map
 B. Request Letter
 C. Revised Conditions of Approval

Cc. Sunset Tartesso, LLC
 Rich Briner, County Surveyor
 Dave Spiegelberg, Transportation Division
 File



16 DEC 16 PM 5:02

RECEIVED
PLANNING DEPARTMENT

December 15, 2016

Mr. Roger Trout
El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Road, Bldg. C
Placerville, CA 95667

RE: TM14-1520 SARATOGA ESTATES

Dear Mr. Trout:

This letter is a request for El Dorado County Development Services Department to review and make a determination that the currently proposed configuration for Saratoga Estates layout is in Substantial Conformance to the approved Tentative Map.

Saratoga Estates Tentative Map was approved on September 13, 2016 as a 317 single family residential subdivision project. During the Project's approval process, a few elements of the plan got changed due to negotiation meetings with the neighboring communities and the Board. As a result, we have updated the approved tentative map to reflect those commitments made during the approval and outreach process.

Below is a summary of changes implemented based on the Board's approval:

1. Reduced the amount of lots at the most northern area of the project, adjacent to Crestline Circle, to conform to "one for one" lot pattern which reduced the total lot count in that area by 4 units.
2. Minor changes to the most southern area of the project to relocate those lost 4 units from the north. Streamlined circulation as a result.
3. Removal of "E" Street and extension of "B" Street to eliminate its dead end (replacing "B" Court) due to the relocation of the 4 lost units from up north.
4. Removal of "K" Street and its replacement it with "C" Court connection to the Wilson Way. Transportation Department has asked us to look into it several times. We have made minor grading changes to "J" Street to accommodate this connection.

We have made no changes to neither the vertical nor horizontal alignments of Saratoga Way and Wilson Way. Enclosed please find two (2) copies of the Substantially Conforming Tentative Map.

Sincerely,

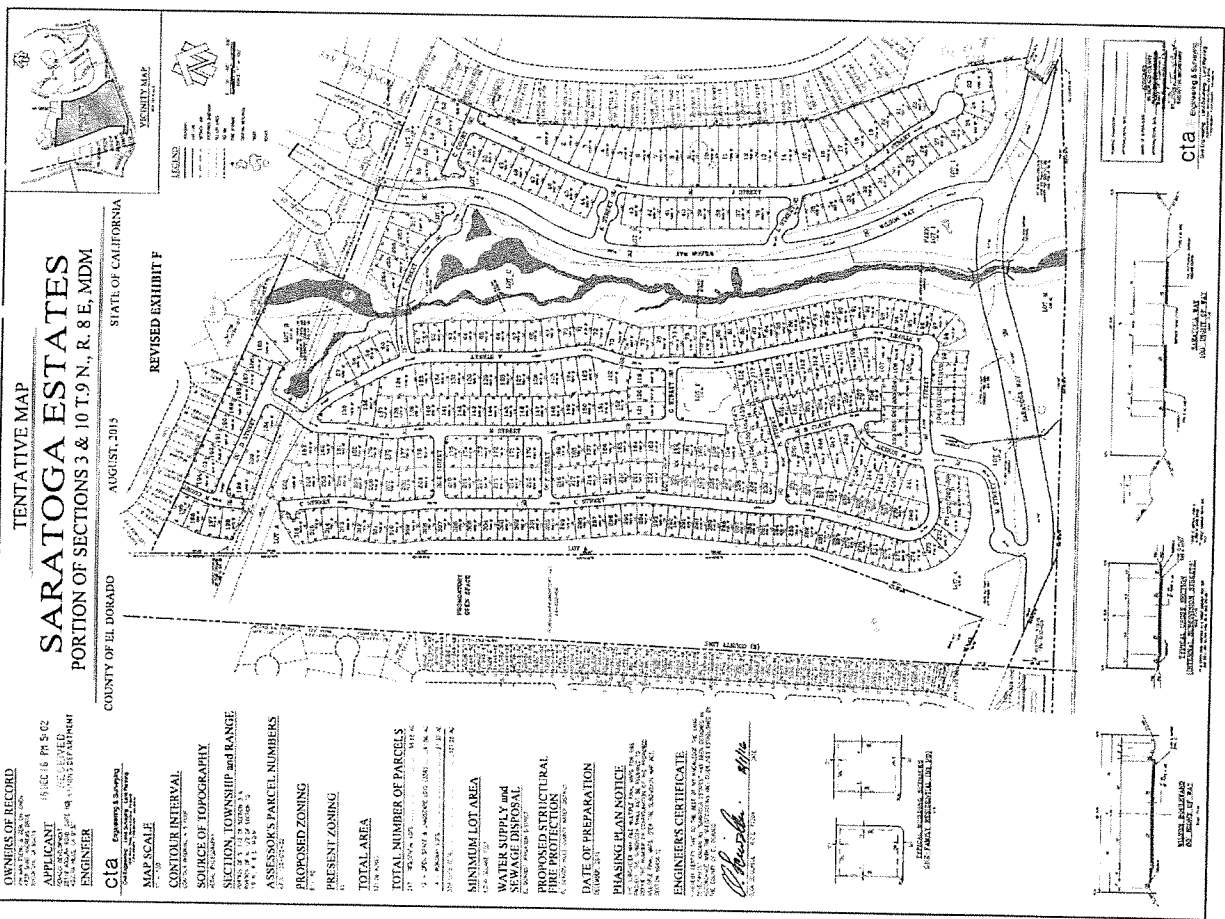
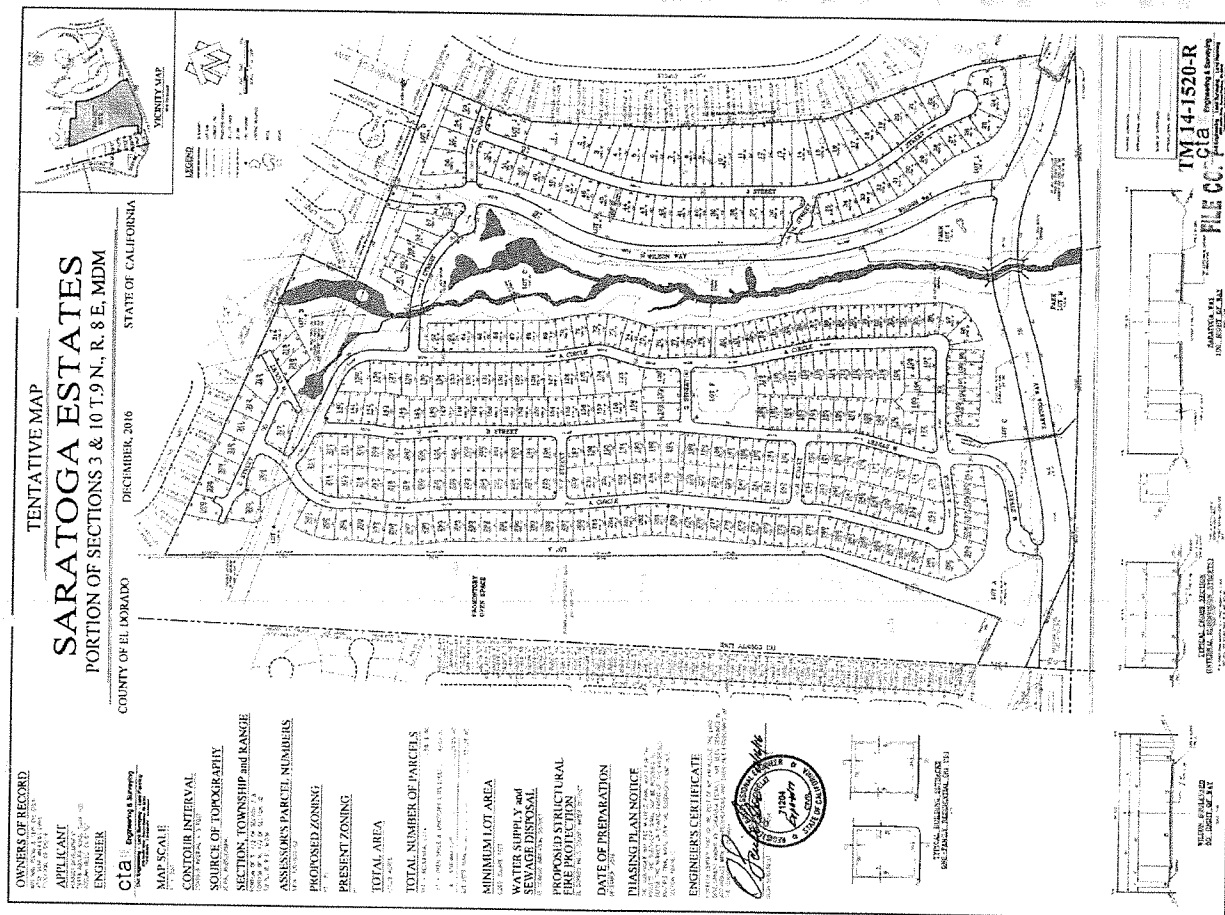
CTA Engineering & Surveying

Olga Sciorelli, PE

enc.

cc: Price Walker (w/enc.)

TM 14-1520-R



OWNERS OF RECORD
 APPLICANT
 ENGINEER
 Cia
 COUNTY OF EL DORADO
 STATE OF CALIFORNIA

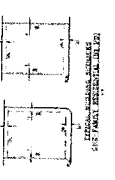
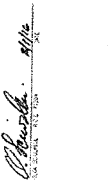
MAP SCALE
 CONTOUR INTERVAL
 SOURCE OF TOPOGRAPHY
 SECTION, TOWNSHIP and RANGE
 ASSASSOR'S PARCEL NUMBERS
 PROPOSED ZONING
 PRESENT ZONING
 TOTAL AREA
 TOTAL NUMBER OF PARCELS
 MINIMUM LOT AREA
 WATER SUPPLY and SEWAGE DISPOSAL
 PROPOSED STRUCTURAL FIRE PROTECTION
 DATE OF PREPARATION
 PLANNING PLAN NOTICE
 ENGINEER'S CERTIFICATE



TECHNICAL SPECIFICATIONS
 6-1/2" FAMILY RESIDENTIAL (RFS1)
 10' MIN. FRONT SETBACK
 10' MIN. SIDE SETBACK
 10' MIN. REAR SETBACK
 10' MIN. FRONT YARD SETBACK
 10' MIN. SIDE YARD SETBACK
 10' MIN. REAR YARD SETBACK
 10' MIN. FRONT SETBACK
 10' MIN. SIDE SETBACK
 10' MIN. REAR SETBACK
 10' MIN. FRONT YARD SETBACK
 10' MIN. SIDE YARD SETBACK
 10' MIN. REAR YARD SETBACK

OWNERS OF RECORD
 APPLICANT
 ENGINEER
 Cia
 COUNTY OF EL DORADO
 STATE OF CALIFORNIA

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 10' MIN. SIDE SETBACK
 10' MIN. REAR SETBACK
 10' MIN. FRONT YARD SETBACK
 10' MIN. SIDE YARD SETBACK
 10' MIN. REAR YARD SETBACK

Conditions of Approval

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 to 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 5.5 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:** Payment of the project's TIM Fees is considered the project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant shall pay TIM ~~fair share~~ Fees to El Dorado County 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. The technical analysis showed that the opening of the Silva Valley Parkway interchange would restore Level of Service to acceptable levels at this intersection. Since the interchange is open, there is no concurrency issue. Therefore, the physical traffic-related impact of the project on the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection would be less than significant with payment of TIM Fees. The TIM 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 A 1-8 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 5.5-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. Parking on one side only.
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* 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”, “C Court” “~~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 4.7-1a, 4.7-1b and 4.7-2 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 for construction of the improvements the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application. The supplemental traffic analysis shall be based on the Existing Conditions Analysis documented in the project EIR, plus traffic from any previously recorded project final maps, plus traffic generated by the final map to be filed at that time. In addition, the analysis shall include the ambient traffic growth (external trips) based on the Near Term analysis in the project EIR, interpolated to the anticipated filing date for that final map.
- b. If the supplemental traffic analysis indicates that the County’s LOS policies would be exceeded, the applicant shall construct the mitigation improvements prior to issuance of a Building Permit for any lot within that final map.
- c. Building permits with the exception of those for model homes may be issued prior to construction of the required off-site improvements.
- d. The requirement for supplemental traffic analysis for a final map may be waived by the County Engineer if the developer agrees to construct all necessary off-site improvements in conjunction with that final map.
- e. Once the required off-site mitigation improvements are constructed, no further supplemental traffic analysis will be required.

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. **Curb 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.



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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August 22, 2017

Phil Tabor, PE
Wood Rodgers
3301 C Street, Bldg. 100-B
Sacramento, CA 95816

**RE: Finding of Consistency re Revision to Saratoga Estates Tentative Subdivision Map
Project File No. TM14-1520-R-2
APN: 120-070-02**

Dear Mr. Tabor:

The Planning and Building Department has reviewed the request for the site layout modification of Saratoga Estates Tentative Subdivision Map, TM14-1520-R-2 (Exhibit A). As detailed in the request letter (Exhibit B), the Applicant is requesting to make the following adjustments to the tentative map:

1) Lot F:

- a. Lot F was originally programmed as a detention basin. With subsequent coordination between Elliott Homes, Wood Rodgers and El Dorado County CSD park planning staff, the detention basin was relocated to the eastern half of Lot M, which previously offered little park value.
- b. This relocation allowed dual benefit for (1) improvement to park amenities offered to local residents and (2) improved water quality treatment by enabling capture and treatment of a larger upstream shed area.
- c. The original footprint of Lot F has remained the same.

2) Lot C Open Space sliver between lots 79-80:

- a. Relocation of the detention basin from Lot F to Lot M negated the need for the open space sliver between lots 79-80.
- b. The 20 foot sliver of space between lot 79-80 was distributed between Lots 80-98 to facilitate Elliott Homes house product fitment, however, the

majority of this extra space was provided at the open space sliver between Lots 98-99 to facilitate the horizontal separation needed for the previously planned drain, sewer, and water utility connections to Saratoga Way.


3) Lot 171-172, 106-108, & 109:

- a. Lots 171, 172, 106, 107, 108, 109 have been adjusted such that their orientation all faces south onto A Circle.
- b. This minor reconfiguration was provided for the following purposes:
 - i. Due to steep street grades along B Street, the proposed lot line adjustment significantly improved the side and rear yard wall conditions previously needed for lot 172 & 173 & 105. This also provides a more even distribution of space to the proposed residential lot widths.
 - ii. The approved Tentative Map for lots for 109-119 did not consider control of rear yard slope drainage. The originally approved lot lines traversed rear yard slope at a skew rather than perpendicular to slope, making drainage collection and routing more difficult. Lot lines for lots 110-119 have been re-oriented perpendicular to the rear yard slope and, in order to provide a house fit on lot 109, it was rotated to face south along A Circle

Given that the proposed changes are minor in nature, result in no substantive changes to the original Conditions of Approval and pose no adverse environmental effects, the revised tentative subdivision map is deemed substantially conforming to the approved tentative subdivision map, and the requested revisions are hereby administratively approved.

Should you have any questions please contact Lillian MacLeod (530) 621-6583 or lillian.macleod@edcgov.us.

Sincerely,

By: 
Lillian MacLeod, Principal Planner for
ROGER P. TROUT
Director, Planning and Building Department

Exhibits: A. Approved/Revised Saratoga Estates Tentative Subdivision Map
 B. Request Letter

Cc. Price Walker, Elliott Homes
 Rich Briner, County Surveyor
 Dave Spiegelberg, Transportation Division
 File

SARATOGA ESTATES SUBSTANTIAL CONFORMANCE COMPARISON

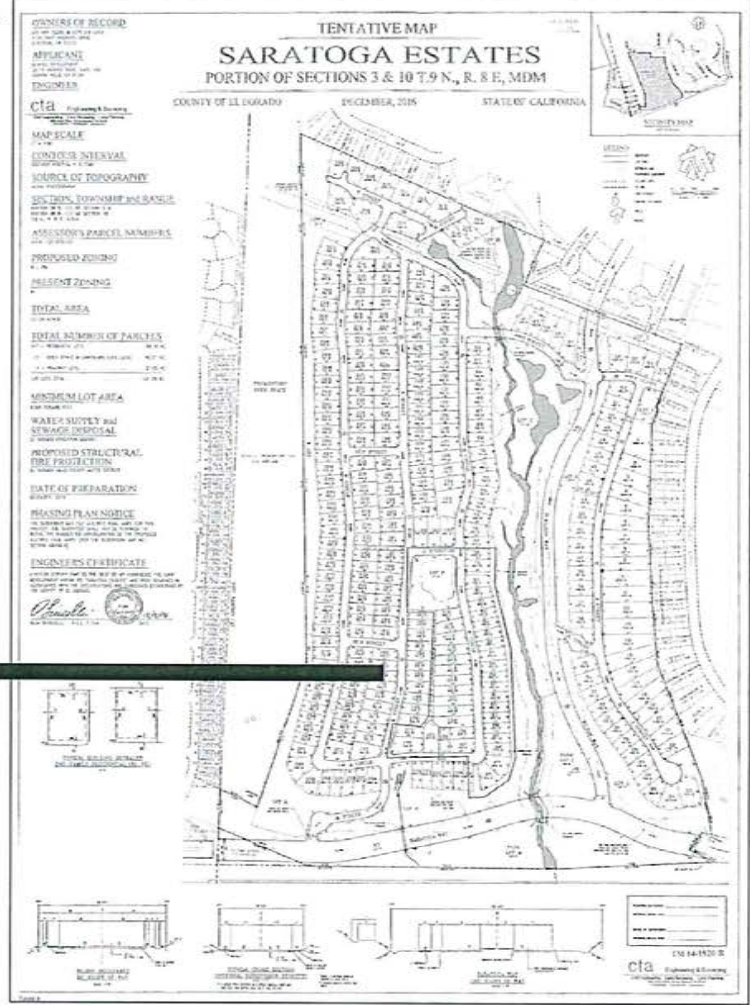
EXHIBIT A

ELLIOTT HOMES

EL DORADO COUNTY

CALIFORNIA

AUGUST 2017



APPROVED BY
EL DORADO COUNTY
PLANNING SERVICES

Date: 8/22/17
 By: [Signature]
 Conditions: _____

WOOD RODGERS
 3301 G ST., SUITE 100-B TEL 916.241.7760
 SACRAMENTO, CA 95816 FAX 916.241.7767



August 16, 2017

Ms. Lillian McLeod
El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Road, Bldg C
Placerville, CA 95667

RE: TM14-1520 SARATOGA ESTATES

Dear Ms. McLeod,

This letter is in request for the El Dorado County Development Services Department to review minor lot line adjustments that were made to the Saratoga Estates layout and in making a determination that the changes are in Substantial Conformance to the approved project Tentative Map.

The Saratoga Estates Tentative Map was originally approved on September 13, 2016 as a 317 lot single family residential subdivision project. Subsequent to the original approval, a substantial conformance review occurred in December 2016 for adjustments to some of the internal roadway alignments for improved circulation. The December 2016 substantial conformance review was approved by El Dorado County on January 31, 2017.

As a result of Wood Rodgers refinement of the site grading, minor lot line adjustments were made as follows:

1) Lot F:

- a. Lot F was originally programmed as a detention basin. With subsequent coordination between Elliott Homes, Wood Rodgers and El Dorado County CSD park planning staff, the detention basin was relocated to the eastern half of Lot M, which previous offered little park value.
- b. This relocation allowed dual benefit for (1) improvement to park amenities offered to local residents and (2) improved water quality treatment by enabling capture and treatment of a larger upstream shed area.
- c. The original footprint of Lot F has remained the same.

2) Lot C Open Space sliver between lots 79-80:

- a. Relocation of the detention basin from Lot F to Lot M negated the need for the open space sliver between lots 79-80.
- b. The 20' sliver of space between lot 79-80 was distributed across lots between Lot 80-98 to facilitate Elliott Homes house product fitment, however, the majority of this extra space was provided at the open space sliver between lots 98-99 to facilitate the horizontal separation needed for the previously planned drain, sewer, and water utility connections to Saratoga Way.

EXHIBIT B

Corporate Office: 3301 C Street, Bldg. 100-B • Sacramento, CA 95816 • 916.341.7760 • Fax 916.341.7767

Offices located in California and Nevada

www.woodrogers.com

20-0256 D Page 45 of 94

3) Lot 171-172, 106-108, & 109

- a. Lots 171, 172, 106, 107, 108, 109 have been adjusted such that their orientation all faces south onto A Circle.
- b. This minor reconfiguration was provided for the following purposes:
 - i. Due to steep street grades along B Street, the proposed lot line adjustment significantly improved the side and rear yard wall conditions previously needed for lot 172 & 173 & 105. This also provides a more even distribution of space to the proposed residential lot widths.
 - ii. The approved Tentative Map for lots for 109-119 did not consider control of rear yard slope drainage. The originally approved lot lines traversed rear yard slope at a skew rather than perpendicular to slope, making drainage collection and routing more difficult. Lot lines for lots 110-119 have been re-oriented perpendicular to the rear yard slope and in order to provide a house fit on lot 109 it was rotated to face south along A Circle.

The proposed changes are additionally illustrated in the attached Exhibit A, showing a direct comparison of the effected are to the previously approved Substantial Conformance Tentative Map.

Thank you for your consideration on this matter.

Sincerely,



Phil Tabor, PE
Principal

Wood Rodgers Inc.

Cc: Price Walker, Elliott Homes

OWNERS OF RECORD

SUNSET TERRAZZO
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA
CONTACT: PRICE WALKER
PHONE: (916) 984.1300

APPLICANT

ELLIOTT HOMES
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA
CONTACT: PRICE WALKER
PHONE: (916) 984.1300

ENGINEER

WOOD RODGERS INC.
3301 C STREET, BLDG. 1008
SACRAMENTO, CA 95816
CONTACT: PHIL TABOR, PE 71802
PHONE: (916) 341-7760

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP, and RANGE

PORTION OF S. 1/2 SECTION 3 &
PORTION OF N. 1/2 SECTION 10
T.9 N., R.8 E., M.D.M.

ASSESSORS PARCEL NUMBERS

A.P.N. 120-070-02

PROPOSED ZONING

R1 - PD

PRESENT ZONING

R1

TOTAL AREA

121.28 ACRES

TOTAL NUMBER OF PARCELS

317 - RESIDENTIAL LOTS 58.26 AC
22 - OPEN SPACE & LANDSCAPE LOTS (35%) 41.97 AC
17 - ROADWAY LOTS 21.05 AC
356 LOTS TOTAL 121.28 AC

MINIMUM LOT AREA

6,000 SQUARE FEET

WATER SUPPLY and SEWER DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

MARCH 2019

PHASING PLAN

SEE ATTACHED SHEET 2 THROUGH SHEET 5 FOR THE PLANNED PHASING, BASED ON CURRENT PROJECT KNOWLEDGE.

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS (PER SUBDIVISION MAP ACT SECTION 66456.1).

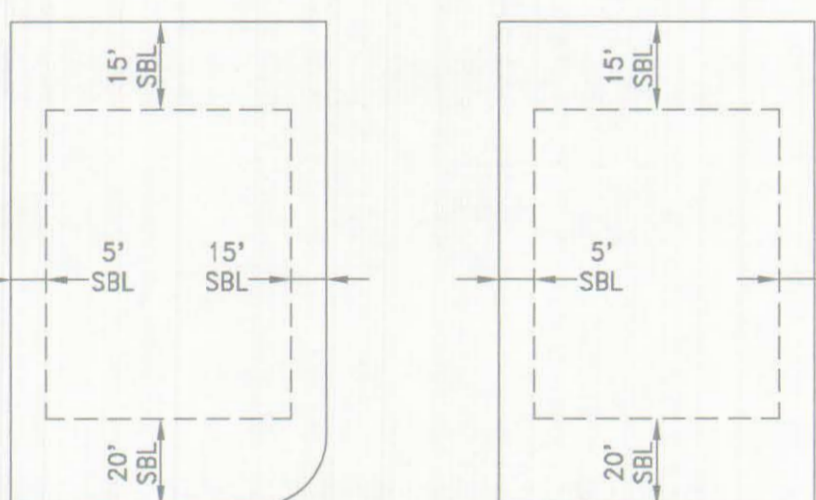
ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT KNOWN AS "SARATOGA ESTATES" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

Phil Tabor

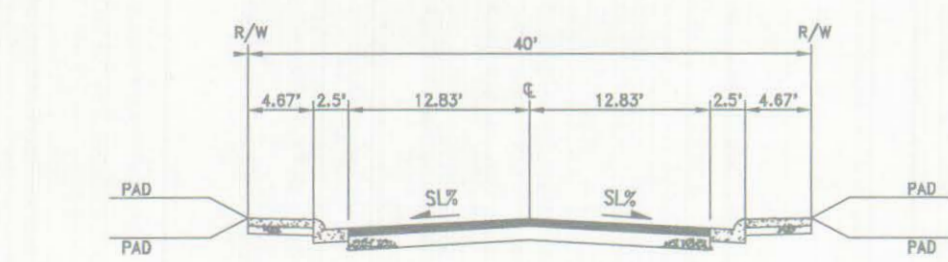
3.5.2019

PHIL TABOR R.C.E. 81,702 DATE

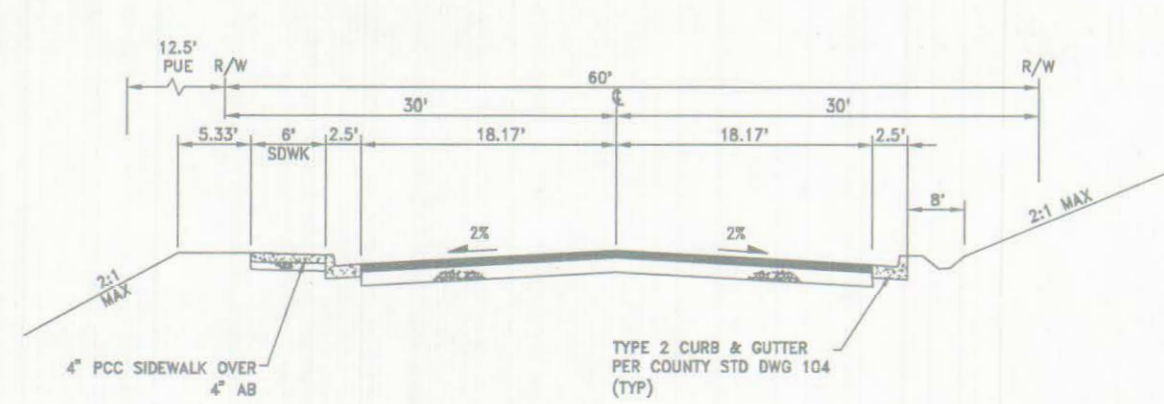


CORNER INTERIOR

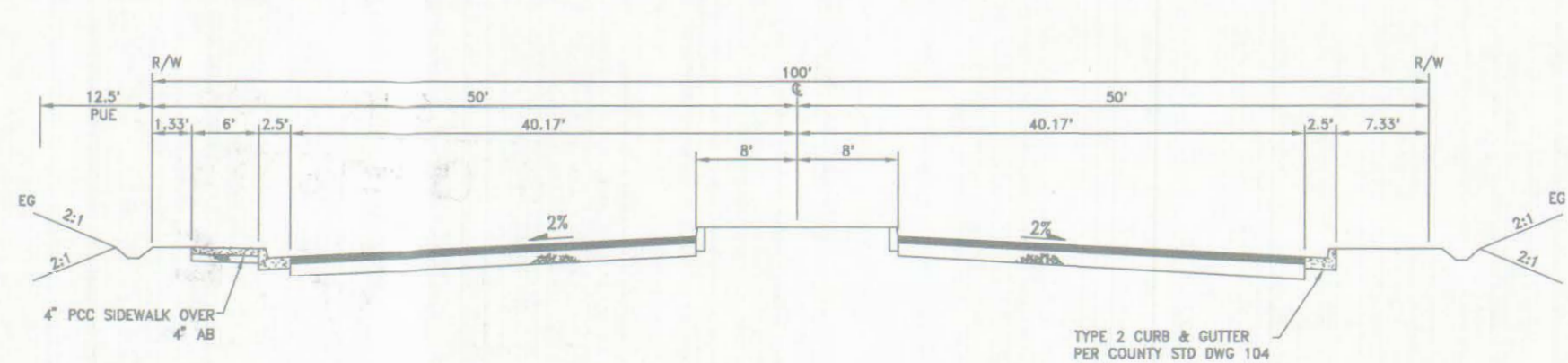
TYPICAL BUILDING SETBACKS ONE-FAMILY RESIDENTIAL (R1 PD)



TYPICAL CROSS SECTION (INTERNAL SUBDIVISION STREETS)



WILSON BOULEVARD (60' RIGHT OF WAY)



SARATOGA WAY (100' RIGHT OF WAY)

TENTATIVE SUBDIVISION MAP - LARGE LOT PARCELS

SARATOGA ESTATES

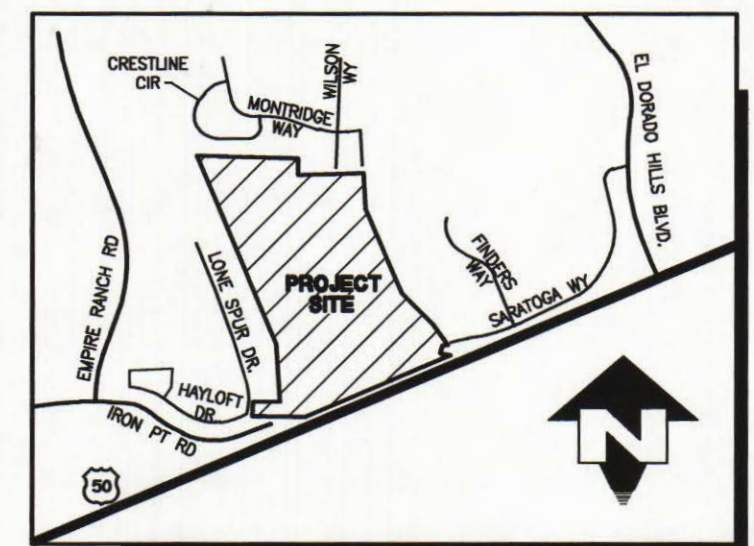
PORTION OF SECTIONS 3 & 10 T.9 N., R.8.E, MDM

COUNTY OF EL DORADO

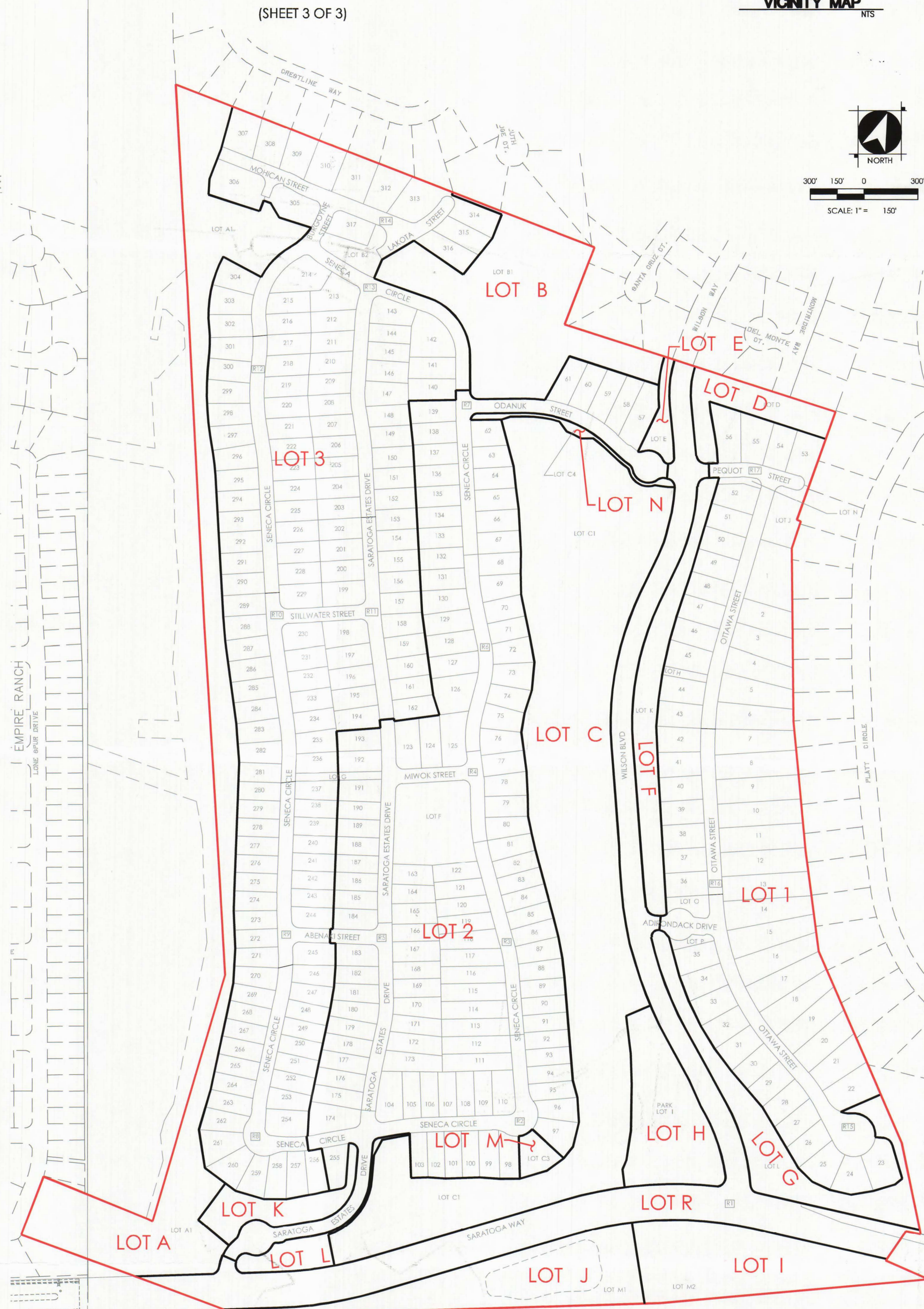
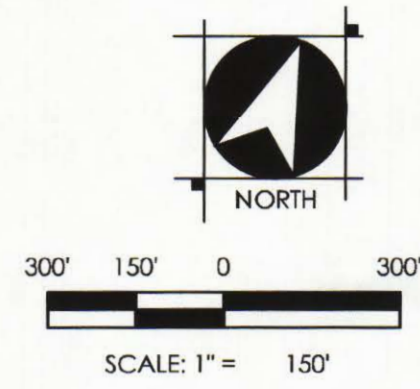
MARCH 2019

STATE OF CALIFORNIA

(SHEET 3 OF 3)



VICINITY MAP NTS



PHASING LEGEND

- LARGE LOT PARCEL DIVISION FOR THE PURPOSE OF DEFINING PUBLIC ROADWAY, OPEN SPACE, AND PARKS
- LOT 1 LARGE LOT PARCEL NAME (TENTATIVE NAMING ASSIGNMENT)

Approval/Denial Date: _____
 Board of Supervisors: _____
 Approval/Denial Date: _____

Phil Tabor
 Planning Director
 Planning Commission

Pommel
 PARALINAS
 PER
 TIFFANY SCHMIDT

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C ST. BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

OWNERS OF RECORD

SUNSET TERRASSO
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA
CONTACT: PRICE WALKER
PHONE: (916) 984.1300

APPLICANT

ELLIOTT HOWES
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA
CONTACT: PRICE WALKER
PHONE: (916) 984.1300

ENGINEER

WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: PHIL TABOR, PE 71802
PHONE: (916) 341-7760

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP, and RANGE

PORTION OF S. 1/2 SECTION 3 &
PORTION OF N. 1/2 SECTION 10
T.9 N., R.8 E., M.D.M.

ASSESSORS PARCEL NUMBERS

A.P.N. 120-070-02

PROPOSED ZONING

R1 - PD

PRESENT ZONING

R1

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354 LOTS TOTAL 121.28 AC

MINIMUM LOT AREA

6,000 SQUARE FEET

WATER SUPPLY and SEWER DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

MARCH 2019

PHASING PLAN

SEE ATTACHED SHEET 2 THROUGH SHEET 5 FOR THE PLANNED PHASING, BASED ON CURRENT PROJECT KNOWLEDGE.

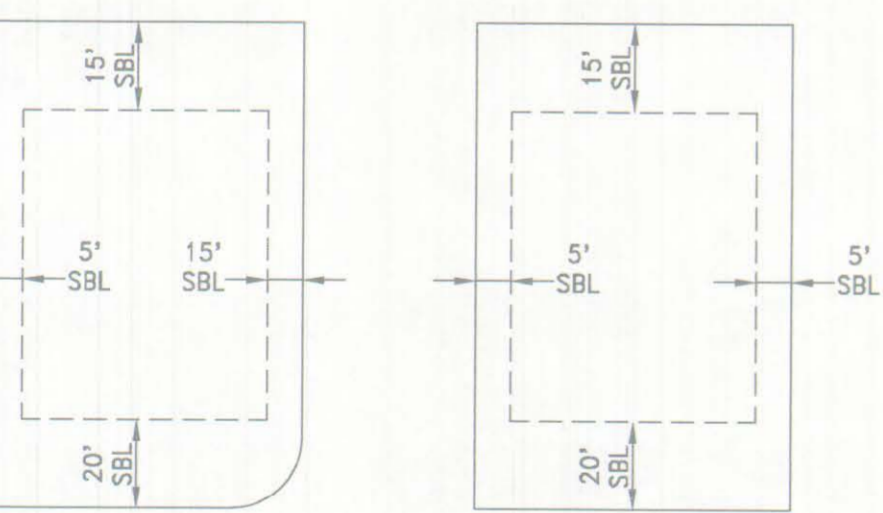
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS (PER SUBDIVISION MAP ACT SECTION 66456.1).

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT KNOWN AS "SARATOGA ESTATES" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

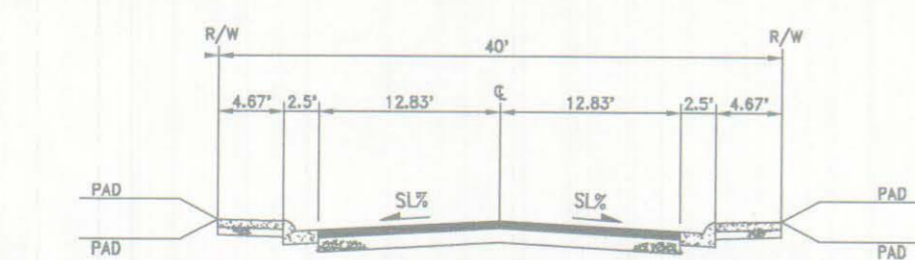
Phil Tabor
PHIL TABOR R.C.E. 81,702

3.5.2019
DATE

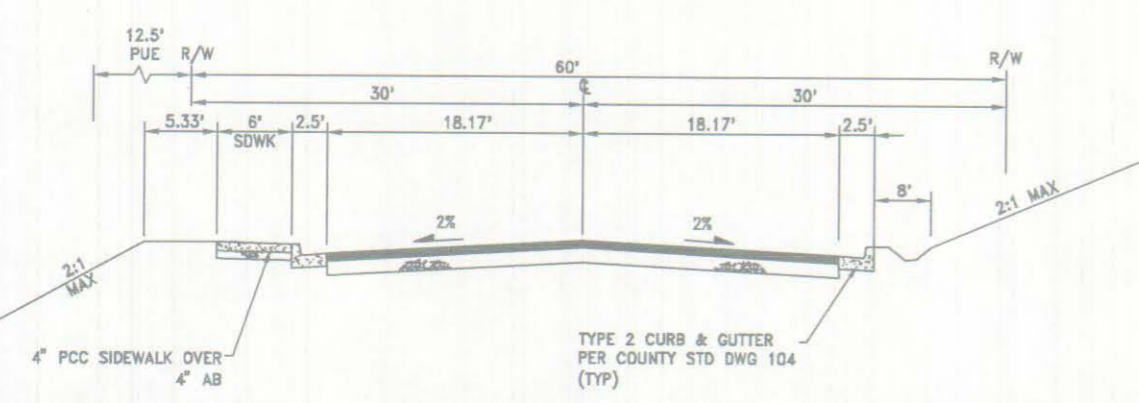


CORNER INTERIOR

TYPICAL BUILDING SETBACKS ONE-FAMILY RESIDENTIAL (R1 PD)



TYPICAL CROSS SECTION (INTERNAL SUBDIVISION STREETS)



WILSON BOULEVARD (60' RIGHT OF WAY)

TENTATIVE SUBDIVISION MAP - PHASING PLAN

SARATOGA ESTATES

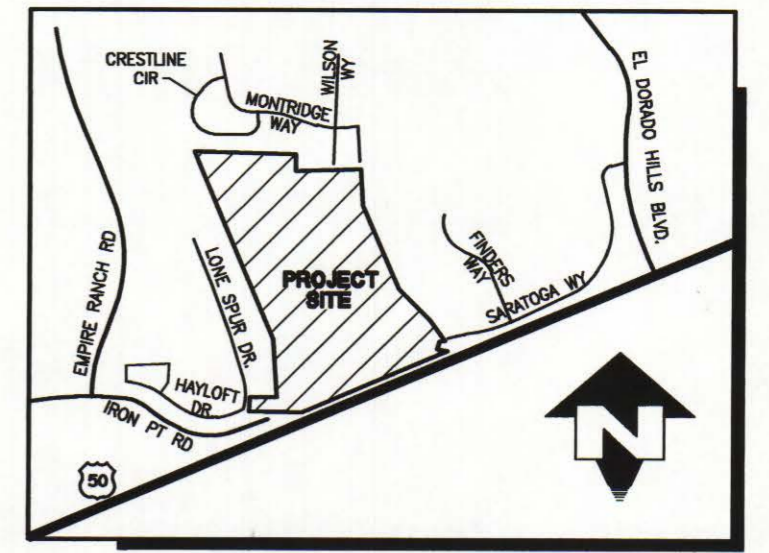
PORTION OF SECTIONS 3 & 10 T.9 N., R.8 E., MDM

COUNTY OF EL DORADO

FEBRUARY 2019

STATE OF CALIFORNIA

(SHEET 2 OF 3)



VICINITY MAP

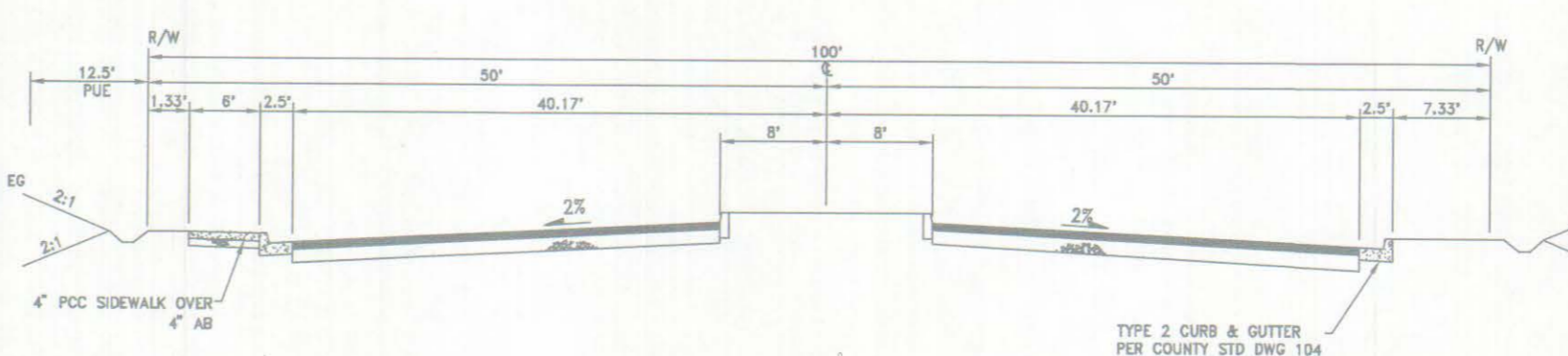


300' 150' 0 300'
SCALE: 1" = 150'



PHASING LEGEND

- SMALL LOT PHASE 1A
- SMALL LOT PHASE 1B
- SMALL LOT PHASE 2A
- SMALL LOT PHASE 2B
- SMALL LOT PHASE 2C
- SMALL LOT PHASE 3
- LARGE LOT PARCEL DIVISION FOR THE PURPOSE OF DEFINING PUBLIC ROADWAY, OPEN SPACE, AND PARKS



SARATOGA WAY (100' RIGHT OF WAY)

Rommel
PLANNING DIRECTOR
PLANNING COMMISSION
APPROVAL/DENIAL DATE: 3/15/19
BOARD OF SUPERVISORS
APPROVAL/DENIAL DATE

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 'C' ST., BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

OWNERS OF RECORD

SUNSET TARTESSE
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA
CONTACT: PRICE WALKER
PHONE: (916) 984.1300

APPLICANT

ELLIOTT HOMES
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA
CONTACT: PRICE WALKER
PHONE: (916) 984.1300

ENGINEER

WOOD RODGERS INC.
3301 C STREET, BLDG. 1008
SACRAMENTO, CA 95816
CONTACT: PHIL TLABOR, PE 71802
PHONE: (916) 341-7760

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP, and RANGE

PORTION OF S. 1/2 SECTION 3 &
PORTION OF N. 1/2 SECTION 10
T.9 N., R.8 E., M.D.M.

ASSESSORS PARCEL NUMBERS

A.P.N. 120-070-02

PROPOSED ZONING

R1 - PD

PRESENT ZONING

R1

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EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

FEBRUARY, 2019

PHASING PLAN

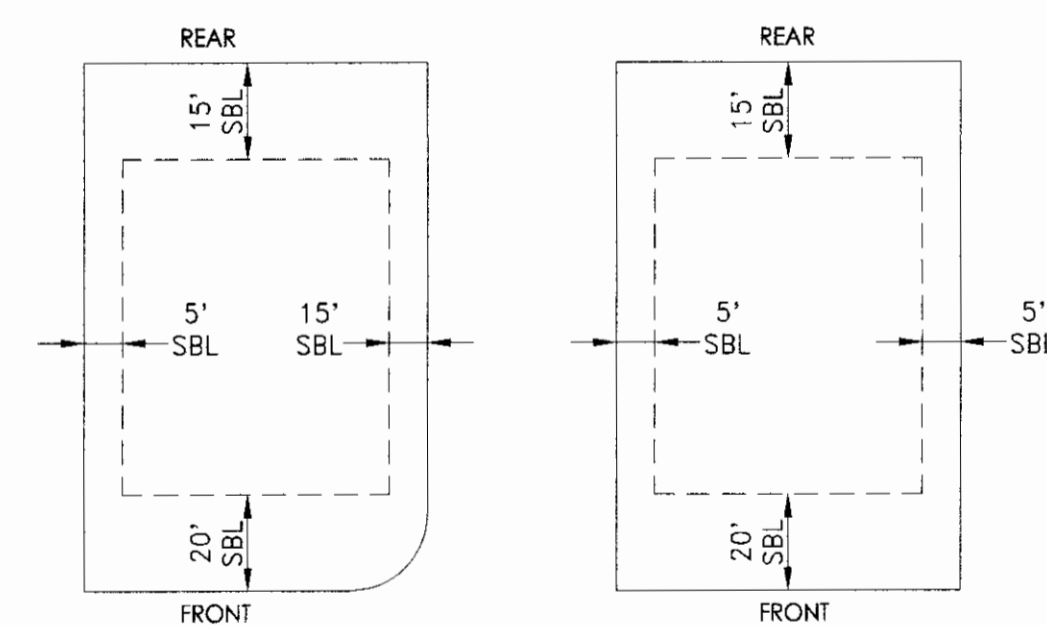
SEE SHEET 2 FOR THE PLANNED PHASING, BASED ON CURRENT PROJECT KNOWLEDGE.

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT KNOWN AS "SARATOGA ESTATES" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

PHIL TLABOR R.C.E. 81702

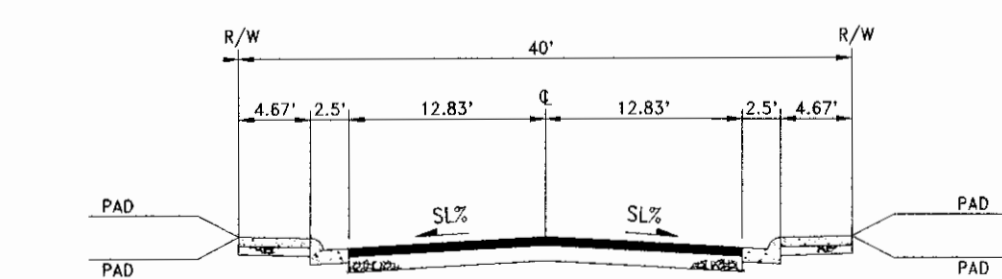
DATE



CORNER

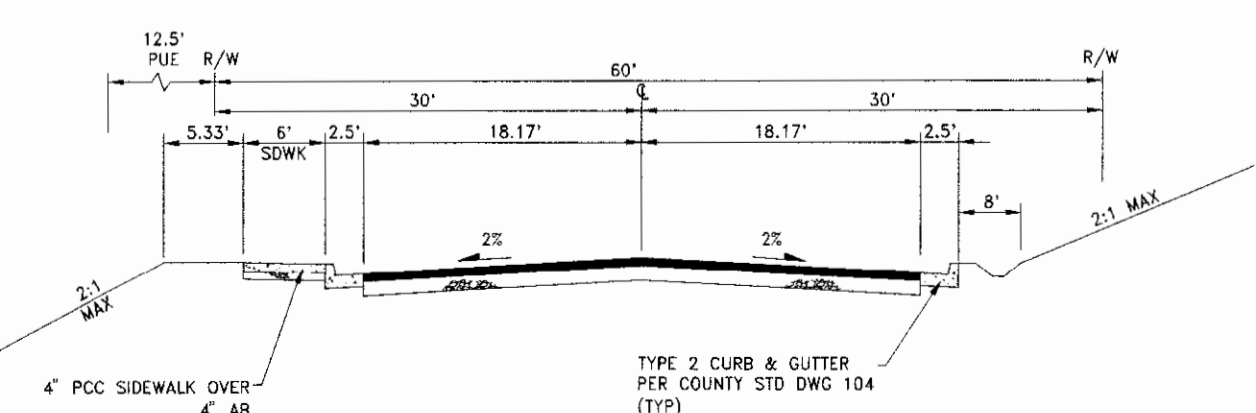
INTERIOR

TYPICAL BUILDING SETBACKS ONE-FAMILY RESIDENTIAL (R1 PD)

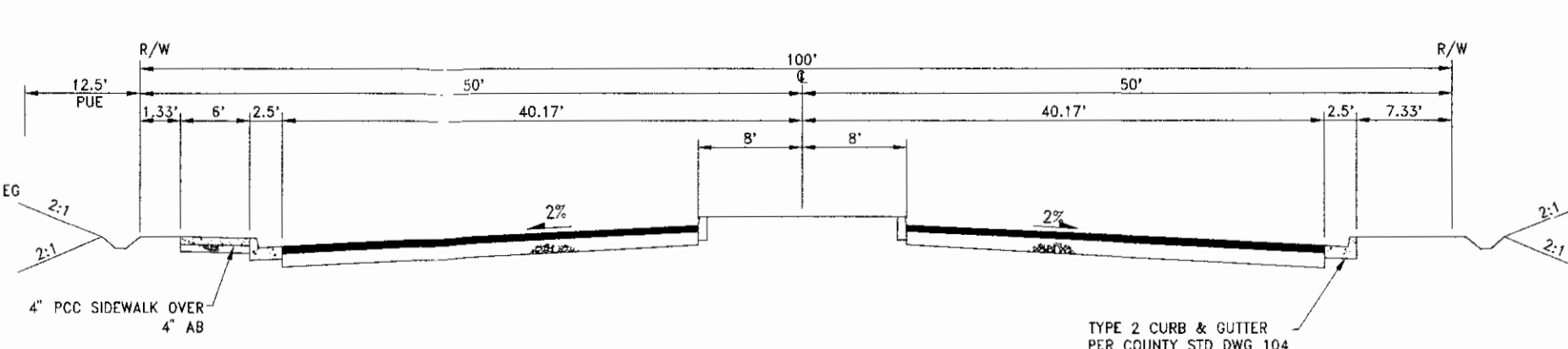


TYPICAL CROSS SECTION

(INTERNAL SUBDIVISION STREETS)



WILSON BOULEVARD (60' RIGHT OF WAY)



SARATOGA WAY (100' RIGHT OF WAY)

TM-R19-0001

TENTATIVE SUBDIVISION MAP

SARATOGA ESTATES

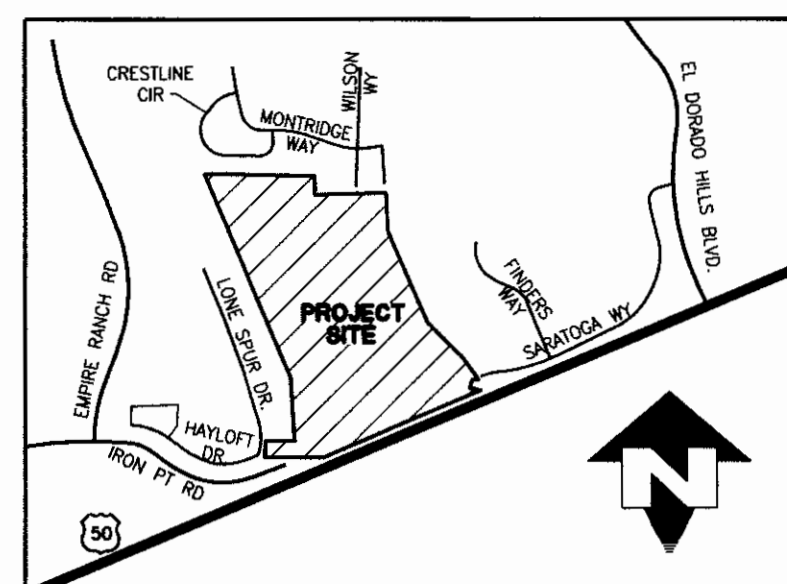
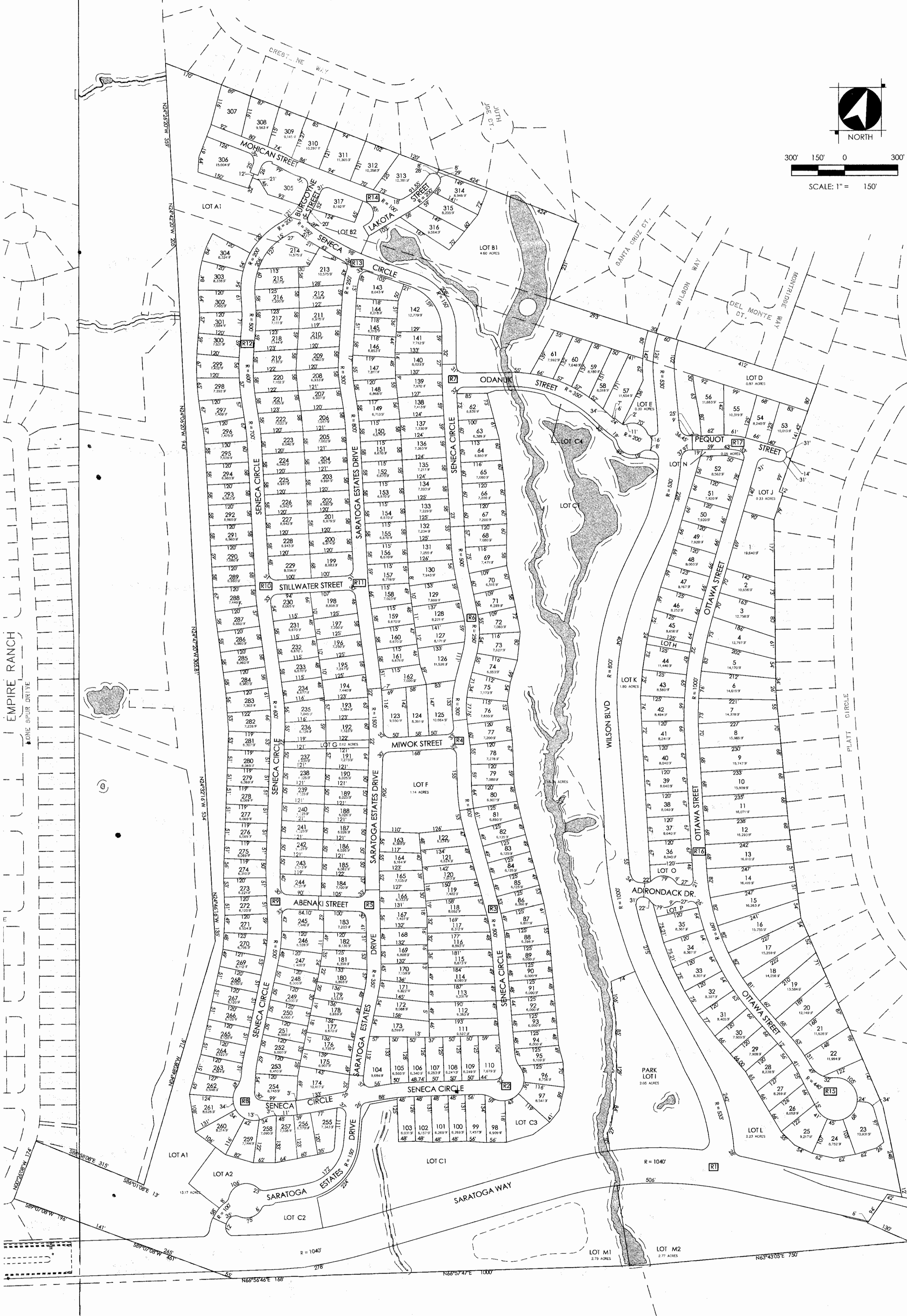
PORTION OF SECTIONS 3 & 10 T.9 N., R.8.E, MDM

COUNTY OF EL DORADO

FEBRUARY 2019

STATE OF CALIFORNIA

(SHEET 1 OF 2)



VICINITY MAP

NTS



NORTH

300' 150' 0 300'

SCALE: 1" = 150'

Planning
 PUBLIC
 PLANNING COMMISSION
 APPROVAL/DENIAL DATE: 3/15/19
 BOARD OF SUPERVISORS
 APPROVAL/DENIAL DATE:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., BLDG. 1008 TEL. 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT "R" (SARATOGA AND WILSON WAYS) AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO, FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED ALSO OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO, THOSE EASEMENTS AS SHOWN AND DELINEATED AS ODANAK STREET, SARATOGA ESTATES DRIVE AND ONONDAGA CIRCLE FOR ROAD PURPOSES.

THE UNDERSIGNED ALSO OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, THE EASEMENTS AND RIGHTS OF WAY FOR WATER, SEWER, GAS AND DRAINAGE, INCLUDING PIPES, DITCHES, DETENTION PONDS, POLES, GUY WIRES, ANCHORS, OVERHEAD AND UNDERGROUND CONDUITS FOR ELECTRICAL AND TELEPHONE SERVICES, WITH THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING THERETO, OVER THE DELINEATED EASEMENTS AS SHOWN HEREON TOGETHER WITH THE FOLLOWING EASEMENTS:.

- A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON; AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF SARATOGA WAY, WILSON WAY, AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
D. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

SUNSET TARTESSO, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: HARRY C. ELLIOTT III
TITLE: PRESIDENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS

ON 7th DAY OF January, 2020 BEFORE ME, Sheri Hassell, Notary Public, PERSONALLY APPEARED Harry C. Elliott III, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND: [Signature]

PRINTED NAME: Sheri Hassell

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

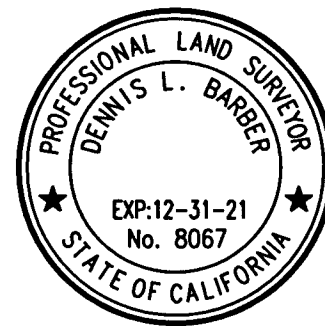
MY COMMISSION EXPIRES: Sept 24, 2023

MY COMMISSION No.: 2303284

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUNSET TARTESSO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN DECEMBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, AND THAT THEY WILL BE SET BY JANUARY 31, 2022 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.



[Signature]
DENNIS L. BARBER
P.L.S. 8067 EXP. 12-31-2021

1/3/20
DATE

PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON SEPTEMBER 13, 2016 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

TIFFANY SCHMID
COMMUNITY DEVELOPMENT SERVICES
DIRECTOR OF PLANNING AND BUILDING SERVICES
COUNTY OF EL DORADO, CALIFORNIA

BY: _____

PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER THE UNDERSIGNED, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: _____

ANDREW S. GABER, R.C.E. 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT SERVICES
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

PHILIP R. MOSBACHER, P.L.S. 7189
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

STEVEN G. STEINHOFF, P.L.S. 6648
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, KAREN E. COLEMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: _____

K. E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____ DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USES, LOT "R" (SARATOGA AND WILSON WAYS) AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT THE DRAINAGE EASEMENTS AND ODANAK STREET, SARATOGA ESTATES DRIVE AND ONONDAGA CIRCLE WHICH ARE HEREBY REJECTED, AND ALSO ABANDON THE STREET AND EASEMENT REFERENCED IN THE NOTES.

DATE: _____

KIM DAWSON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

BY: _____

COUNTY RECORDER'S STATEMENT

FILED THIS ___ DAY OF _____, 20___ AT ___:___:___, IN BOOK ___ OF MAPS, AT PAGE___, DOCUMENT NO. _____, AT THE REQUEST OF SUNSET TARTESSO, LLC, A ARIZONA LIMITED LIABILITY COMPANY, TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY STEWART TITLE AND IS ON FILE IN THIS OFFICE.

JANELLE K. HORNE
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: _____ DEPUTY

LARGE LOT FINAL MAP OF SARATOGA ESTATES
A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M., BEING THE UNSURVEYED REMAINDER OF PM 38-33. COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY 2020
WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sheet 1 of 9 3474.001

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1991.35, AS MEASURED BETWEEN EL DORADO COUNTY CONTROL POINTS #1 AND #22 SHOWN HEREON AND SAID BEARING IS NORTH 61°10'55" EAST. DISTANCES SHOWN ARE GROUND. TO OBTAIN GRID DISTANCES, MULTIPLY BY A CSF=0.999914525.

REFERENCES:

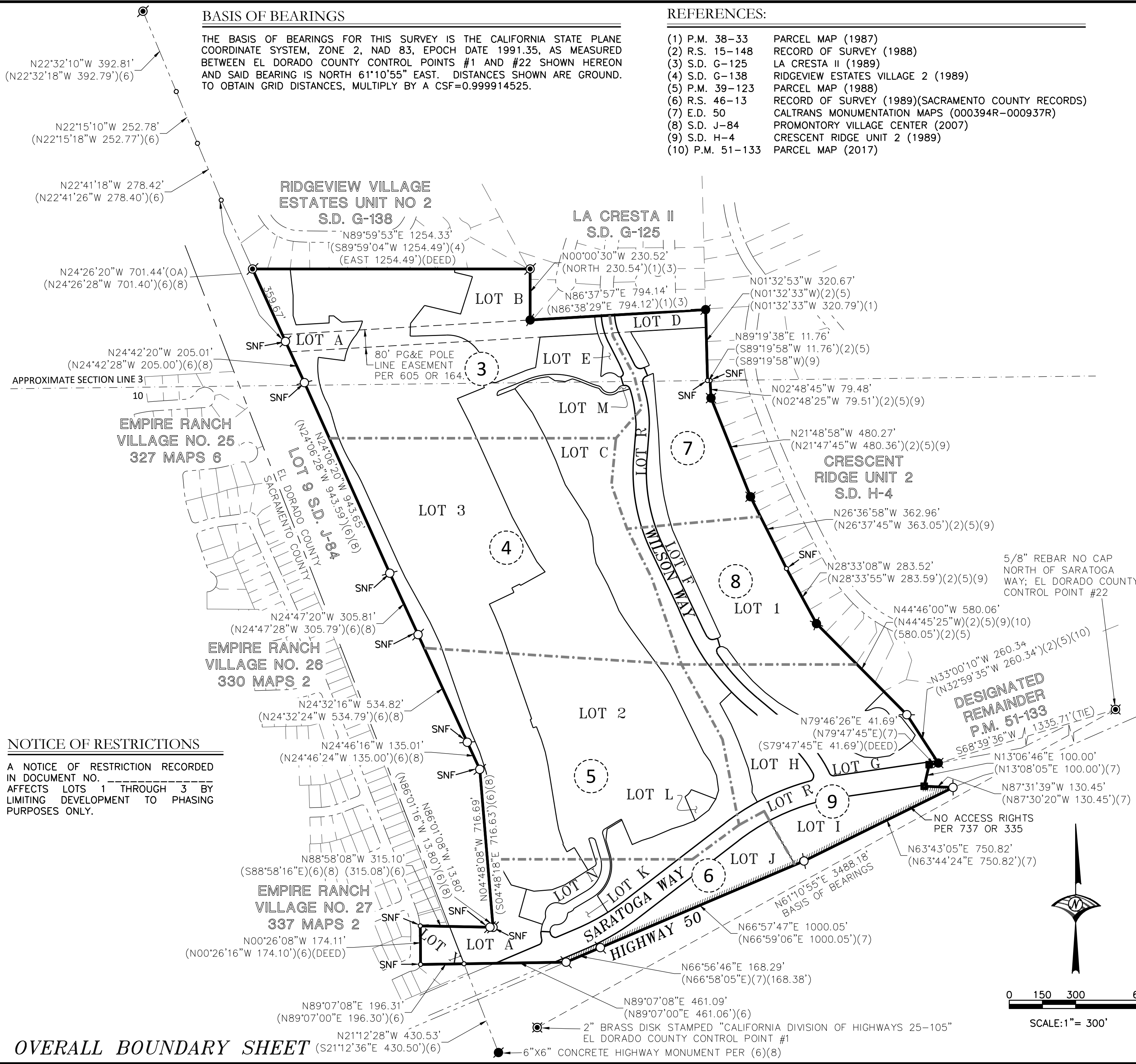
- (1) P.M. 38-33 PARCEL MAP (1987)
- (2) R.S. 15-148 RECORD OF SURVEY (1988)
- (3) S.D. G-125 LA CRESTA II (1989)
- (4) S.D. G-138 RIDGEVIEW ESTATES VILLAGE 2 (1989)
- (5) P.M. 39-123 PARCEL MAP (1988)
- (6) R.S. 46-13 RECORD OF SURVEY (1989)(SACRAMENTO COUNTY RECORDS)
- (7) E.D. 50 CALTRANS MONUMENTATION MAPS (000394R-000937R)
- (8) S.D. J-84 PROMONTORY VILLAGE CENTER (2007)
- (9) S.D. H-4 CRESCENT RIDGE UNIT 2 (1989)
- (10) P.M. 51-133 PARCEL MAP (2017)

LEGEND

- DIMENSION POINT
- FOUND 3/4" CAPPED IRON PIPE, ILLEGIBLE. ACCEPTED AS 3/4" CAPPED IRON PIPE STAMPED "L.S. 3923" PER (1)
- ⊗ FOUND 3/4" CAPPED IRON PIPE STAMPED "RCE 20462, 1988" PER (2)
- ⊙ FOUND 1-1/2" CAPPED IRON PIPE STAMPED "LS 3864", UNKNOWN ORIGIN, REFERENCED AS FOUND PER (4)
- FOUND HILTI NAIL IN 6"x6" CONCRETE BLOCK, ACCEPTED AS ROW MONUMENT PER (7).
- ⊗ FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR W/CAP STAMPED "L.S. 8067"
- ⊙ SET 1-1/2" LONG X 1/4" DIAMETER MAG NAIL TAGGED "L.S. 8067"
- ⊗ SET 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK
- () RECORD DATA PER REFERENCE NUMBER
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- AC ACRES (OA) OVERALL
- PUE PUBLIC UTILITY EASEMENT R RADIAL BEARING
- SNF SEARCHED, NOT FOUND SF SQUARE FEET
- ③ SHEET INDEX
- ▨ VEHICULAR ACCESS RESTRICTION PER 737 O.R. 335

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "LARGE LOT FINAL MAP OF SARATOGA ESTATES" SUBDIVISION IS 121.87± ACRES, CONSISTING OF 3 FUTURE DEVELOPMENT LOTS AND 15 LETTERED LOTS.
5. LOTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'J', 'K', 'L', 'M', AND 'N' SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION AS LANDSCAPE CORRIDORS.
6. LOTS 'H' AND 'I' SHALL BE OFFERED IN FEE TO THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT AS PARK AND OPEN SPACE.
7. LOT 'R' SHALL BE OFFERED IN FEE TO EL DORADO COUNTY FOR PUBLIC ROAD PURPOSES.
8. AN EASEMENT GRANTED TO AMERICAN RIVER ELECTRIC COMPANY FOR POLE LINES RECORDED IN BOOK 62 OF DEEDS, AT PAGE 95, EL DORADO COUNTY RECORDS AFFECTS THE PROPERTY SHOWN HEREON, THE EXACT LOCATION IS NOT DISCLOSED.
9. LOT "X" LIES WITHIN THE COUNTY OF SACRAMENTO AND IS NOT A PART OF THIS MAP.
10. THE FOLLOWING STREET AND EASEMENT ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE:
 - 10.1. THE 60' ROAD AND P.U.E. OFFERED TO THE COUNTY OF EL DORADO LOCATED IN THE UNSURVEYED REMAINDER OF PARCEL MAP 38-33.



NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOTS 1 THROUGH 3 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

OVERALL BOUNDARY SHEET

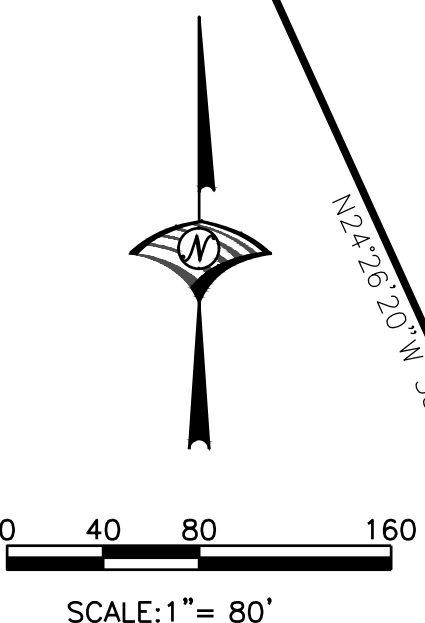
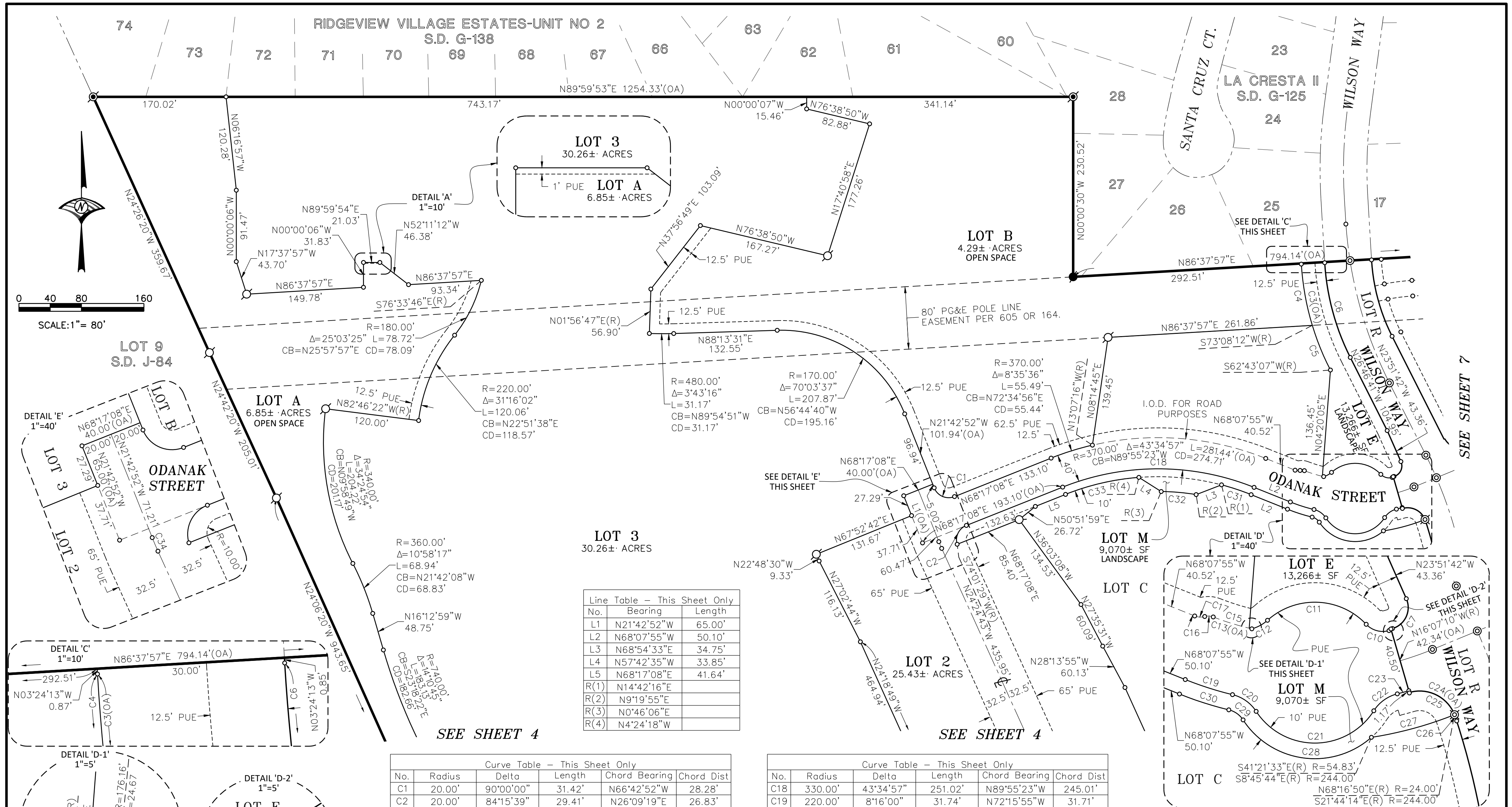
LARGE LOT FINAL MAP OF SARATOGA ESTATES

A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M., BEING THE UNSURVEYED REMAINDER OF PM 38-33. COUNTY OF EL DORADO STATE OF CALIFORNIA

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Sheet 2 of 9
3474.001



Line Table - This Sheet Only

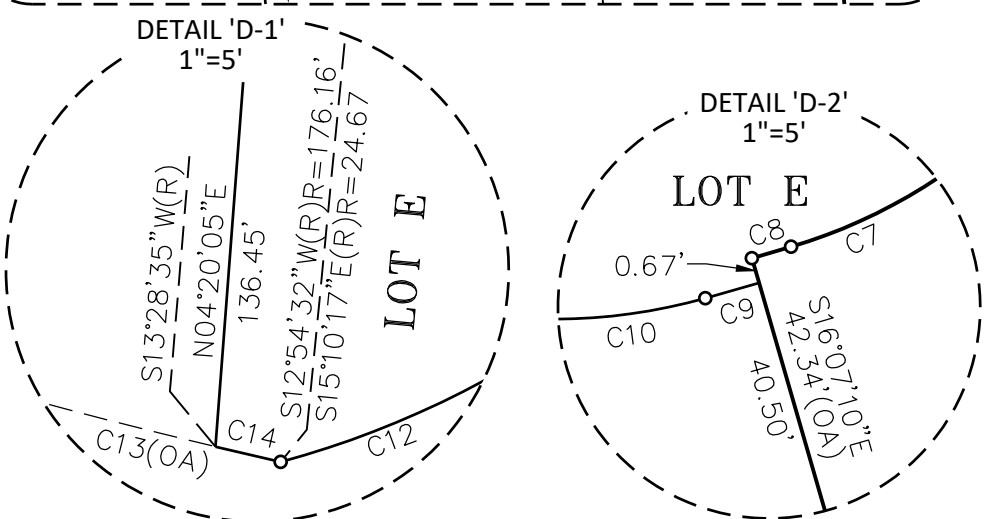
No.	Bearing	Length
L1	N21°42'52"W	65.00'
L2	N68°07'55"W	50.10'
L3	N68°54'33"E	34.75'
L4	N57°42'35"W	33.85'
L5	N68°17'08"E	41.64'
R(1)	N14°42'16"E	
R(2)	N9°19'55"E	
R(3)	N0°46'06"E	
R(4)	N4°24'18"W	

Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	20.00'	90°00'00"	31.42'	N66°42'52"W	28.28'
C2	20.00'	84°15'39"	29.41'	N26°09'19"E	26.83'
C3	340.00'	23°52'40"	141.69'	N15°20'33"W	140.67'
C4	340.00'	13°27'35"	79.87'	N10°08'00"W	79.69'
C5	340.00'	10°25'06"	61.82'	N22°04'20"W	61.74'
C6	310.00'	23°22'28"	126.47'	N15°05'27"W	125.59'
C7	14.00'	97°24'08"	23.80'	N24°50'22"E	21.04'
C8	178.83'	0°20'24"	1.06'	N73°42'38"E	1.06'
C9	179.50'	0°27'51"	1.45'	N74°06'45"E	1.45'
C10	14.67'	62°10'48"	15.92'	N74°33'55"W	15.15'
C11	45.33'	88°25'36"	69.96'	N87°41'19"W	63.22'
C12	24.67'	26°43'51"	11.51'	N61°27'48"E	11.41'
C13	176.16'	8°24'39"	25.86'	N72°53'09"W	25.84'
C14	176.16'	0°34'03"	1.74'	N76°48'26"W	1.74'
C15	176.16'	7°50'36"	24.11'	N72°36'07"W	24.10'
C16	8.67'	36°54'11"	5.58'	N87°07'53"W	5.49'
C17	10.00'	37°27'06"	6.54'	N86°51'28"W	6.42'

Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C18	330.00'	43°34'57"	251.02'	N89°55'23"W	245.01'
C19	220.00'	8°16'00"	31.74'	N72°15'55"W	31.71'
C20	25.17'	43°13'51"	18.99'	N54°46'59"W	18.54'
C21	44.83'	114°12'10"	89.36'	N89°43'51"E	75.28'
C22	25.17'	43°13'51"	18.99'	N54°14'42"E	18.54'
C23	220.00'	1°58'47"	7.60'	N74°52'14"E	7.60'
C24	24.00'	87°57'18"	36.84'	N62°08'44"W	33.33'
C25	24.00'	84°24'28"	35.35'	N63°55'10"W	32.24'
C26	24.00'	3°32'52"	1.49'	N19°56'44"W	1.49'
C27	244.00'	12°58'30"	55.26'	N74°45'01"E	55.14'
C28	54.83'	98°11'29"	93.97'	N82°15'48"W	82.88'
C29	15.17'	43°13'51"	11.45'	N54°46'59"W	11.18'
C30	230.00'	8°16'00"	33.18'	N72°15'55"W	33.16'
C31	320.00'	7°09'49"	40.01'	N71°42'49"W	39.98'
C32	301.00'	8°33'49"	44.99'	N84°57'00"W	44.95'
C33	320.00'	17°18'34"	96.67'	N76°56'25"E	96.31'
C34	200.00'	2°41'52"	9.42'	N23°03'47"W	9.42'



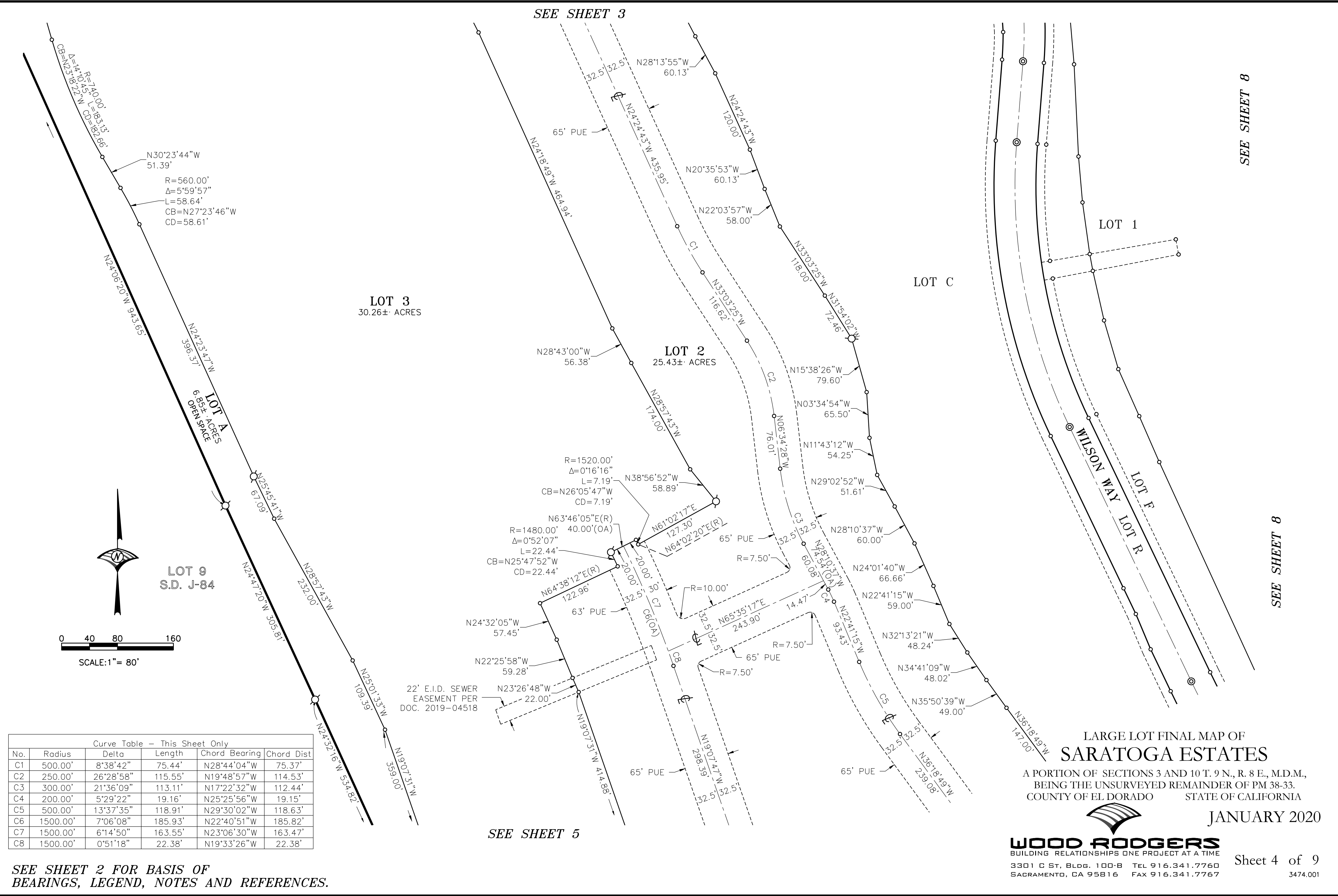
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

LARGE LOT FINAL MAP OF
SARATOGA ESTATES
 A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.,
 BEING THE UNSURVEYED REMAINDER OF PM 38-33.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

JANUARY 2020

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Sheet 3 of 9
 3474.001



Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	500.00'	8°38'42"	75.44'	N28°44'04"W	75.37'
C2	250.00'	26°28'58"	115.55'	N19°48'57"W	114.53'
C3	300.00'	21°36'09"	113.11'	N17°22'32"W	112.44'
C4	200.00'	5°29'22"	19.16'	N25°25'56"W	19.15'
C5	500.00'	13°37'35"	118.91'	N29°30'02"W	118.63'
C6	1500.00'	7°06'08"	185.93'	N22°40'51"W	185.82'
C7	1500.00'	6°14'50"	163.55'	N23°06'30"W	163.47'
C8	1500.00'	0°51'18"	22.38'	N19°33'26"W	22.38'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

LARGE LOT FINAL MAP OF
SARATOGA ESTATES
 A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.,
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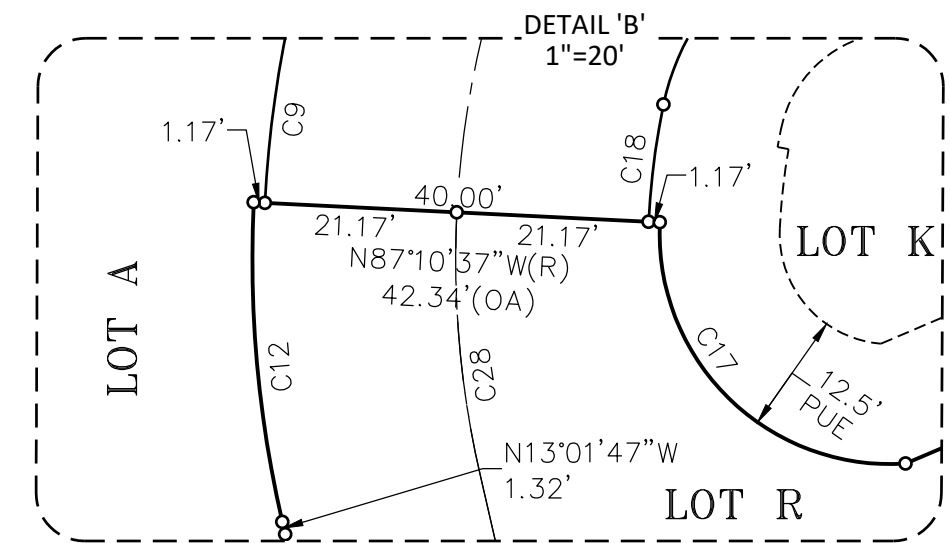
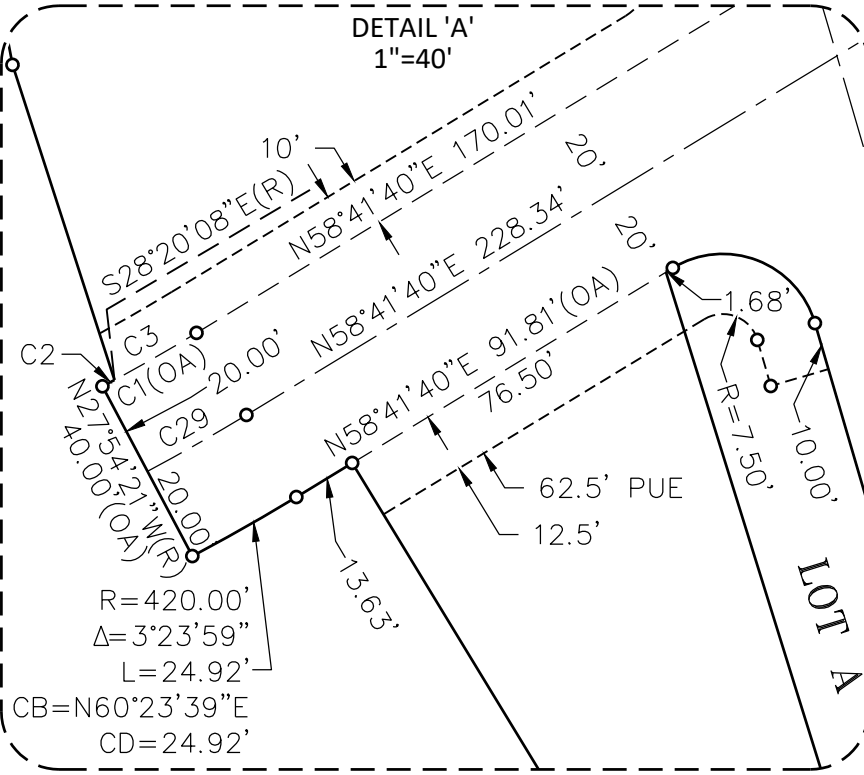
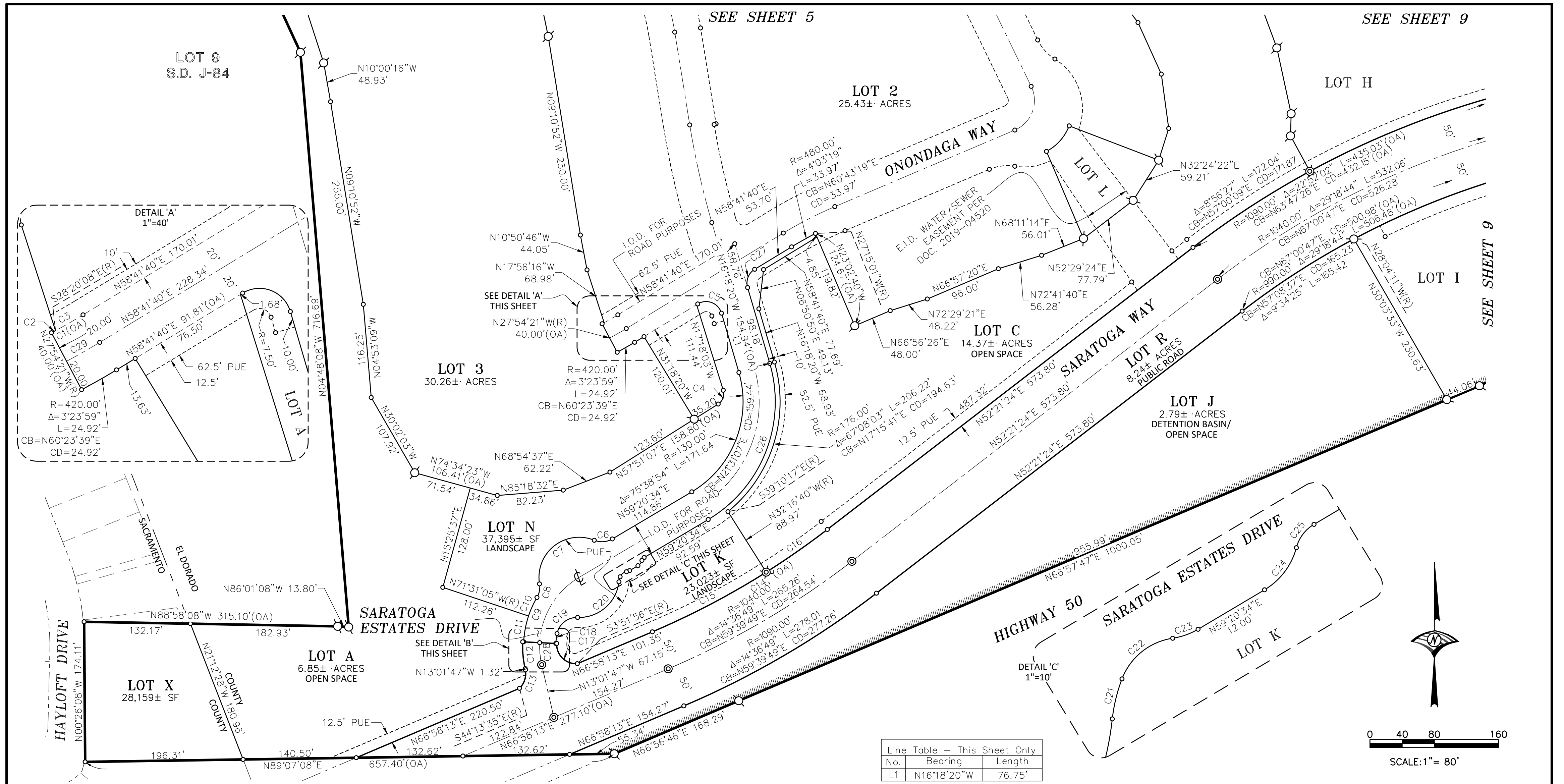
Sheet 4 of 9
 3474.001

SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 3



Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	380.00'	3°23'59"	22.55'	N60°23'39"E	22.54'
C2	380.00'	0°25'47"	2.85'	N61°52'46"E	2.85'
C3	380.00'	2°58'12"	19.70'	N60°10'46"E	19.70'
C4	15.00'	75°09'09"	19.67'	N20°16'32"E	18.29'
C5	20.00'	105°00'00"	36.65'	N68°48'20"W	31.73'
C6	25.17'	52°58'03"	23.27'	N85°49'35"E	22.45'
C7	49.83'	121°39'55"	105.81'	N51°28'39"E	87.02'
C8	25.17'	39°55'30"	17.54'	N10°36'27"E	17.19'
C9	120.00'	27°44'49"	58.11'	N16°41'47"E	57.55'
C10	120.00'	12°05'16"	25.32'	N24°31'33"E	25.27'
C11	120.00'	15°39'33"	32.80'	N10°39'09"E	32.69'
C12	121.17'	15°51'10"	33.53'	N5°06'12"W	33.42'
C13	25.56'	56°46'12"	25.33'	N17°23'18"E	24.30'
C14	990.00'	14°36'49"	252.51'	N59°39'49"E	251.82'

Line Table - This Sheet Only

No.	Bearing	Length
L1	N16°18'20"W	76.75'

Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C15	990.00'	9°14'53"	159.80'	N62°20'47"E	159.62'
C16	990.00'	5°21'56"	92.71'	N55°02'22"E	92.68'
C17	24.00'	96°41'19"	40.50'	N45°31'17"W	35.86'
C18	80.00'	8°49'38"	12.33'	N7°14'12"E	12.31'
C19	25.17'	80°25'14"	35.33'	N51°51'38"E	32.50'
C20	49.83'	85°41'45"	74.53'	N49°13'23"E	67.77'
C21	25.17'	14°35'02"	6.41'	N13°40'01"E	6.39'
C22	10.00'	60°38'10"	10.58'	N51°16'37"E	10.10'
C23	10.83'	22°15'08"	4.21'	N70°28'07"E	4.18'
C24	10.83'	44°31'10"	8.42'	N37°04'58"E	8.20'
C25	6.00'	44°31'10"	4.66'	N37°05'00"E	4.55'
C26	170.00'	75°38'54"	224.45'	N21°31'07"E	208.50'
C27	20.00'	75°00'00"	26.18'	N21°11'40"E	24.35'
C28	100.00'	15°51'09"	27.67'	N5°06'12"W	27.58'
C29	400.00'	3°23'59"	23.73'	N60°23'39"E	23.73'

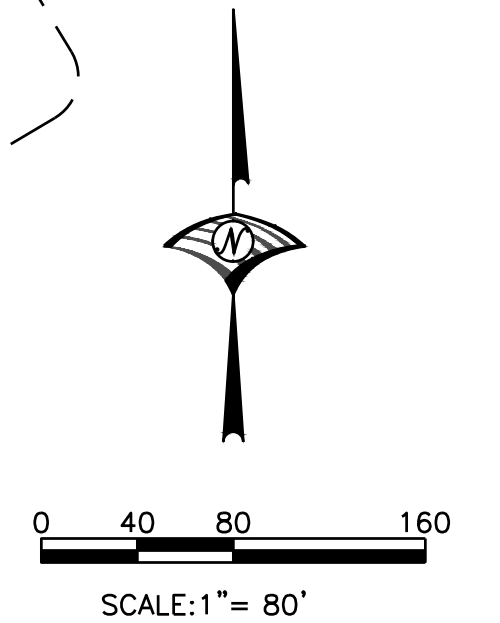
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

LARGE LOT FINAL MAP OF
SARATOGA ESTATES
 A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.,
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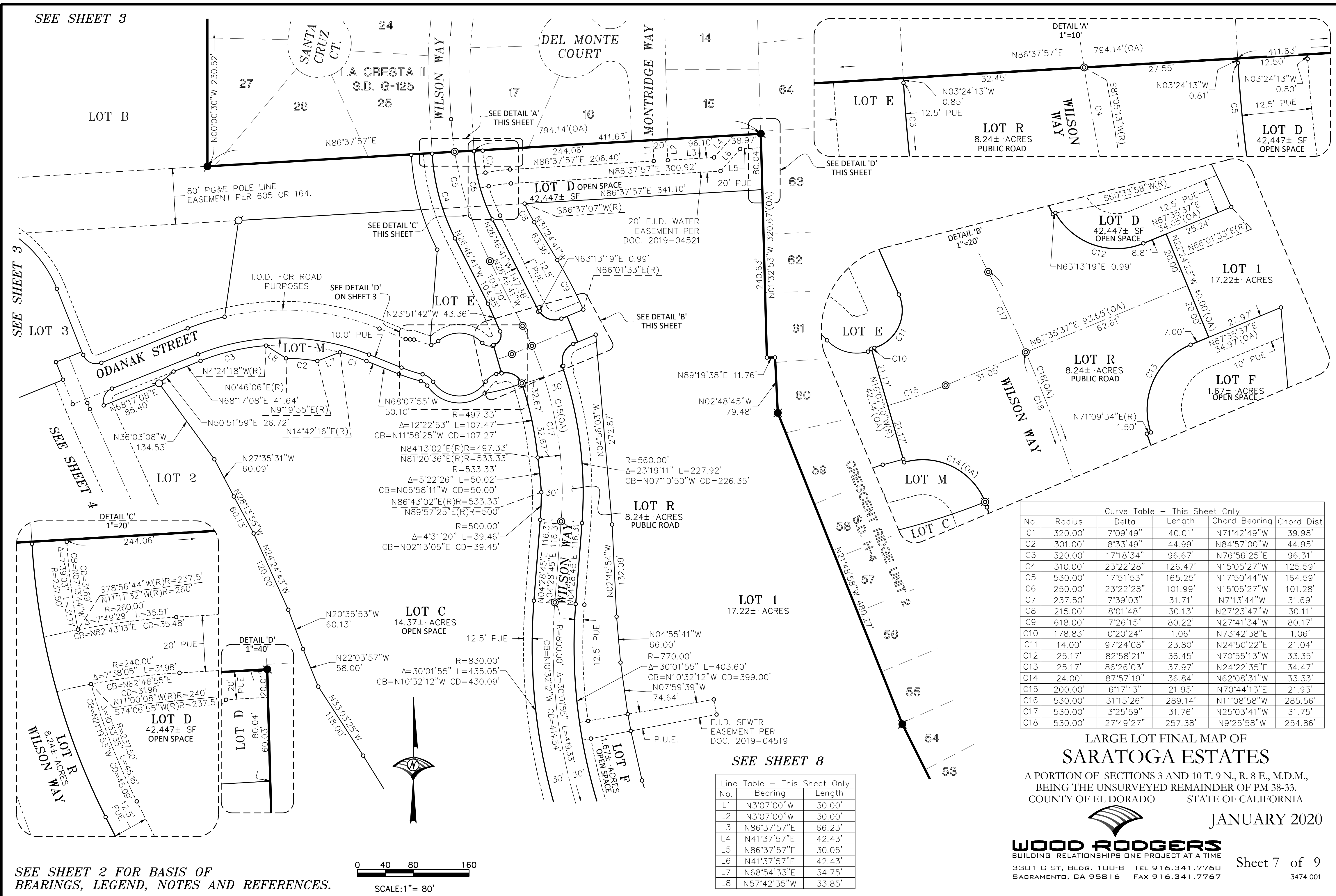
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JANUARY 2020

Sheet 6 of 9
 3474.001



SEE SHEET 3



Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	320.00'	7°09'49"	40.01'	N71°42'49"W	39.98'
C2	301.00'	8°33'49"	44.99'	N84°57'00"W	44.95'
C3	320.00'	17°18'34"	96.67'	N76°56'25"E	96.31'
C4	310.00'	23°22'28"	126.47'	N15°05'27"W	125.59'
C5	530.00'	17°51'53"	165.25'	N17°50'44"W	164.59'
C6	250.00'	23°22'28"	101.99'	N15°05'27"W	101.28'
C7	237.50'	7°39'03"	31.71'	N71°3'44"W	31.69'
C8	215.00'	8°01'48"	30.13'	N27°23'47"W	30.11'
C9	618.00'	7°26'15"	80.22'	N27°41'34"W	80.17'
C10	178.83'	0°20'24"	1.06'	N73°42'38"E	1.06'
C11	14.00'	97°24'08"	23.80'	N24°50'22"E	21.04'
C12	25.17'	82°58'21"	36.45'	N70°55'13"W	33.35'
C13	25.17'	86°26'03"	37.97'	N24°22'35"E	34.47'
C14	24.00'	87°57'19"	36.84'	N62°08'31"W	33.33'
C15	200.00'	6°17'13"	21.95'	N70°44'13"E	21.93'
C16	530.00'	31°15'26"	289.14'	N11°08'58"W	285.56'
C17	530.00'	3°25'59"	31.76'	N25°03'41"W	31.75'
C18	530.00'	27°49'27"	257.38'	N9°25'58"W	254.86'

LARGE LOT FINAL MAP OF
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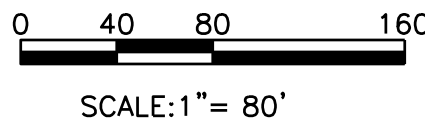
Sheet 7 of 9

3474.001

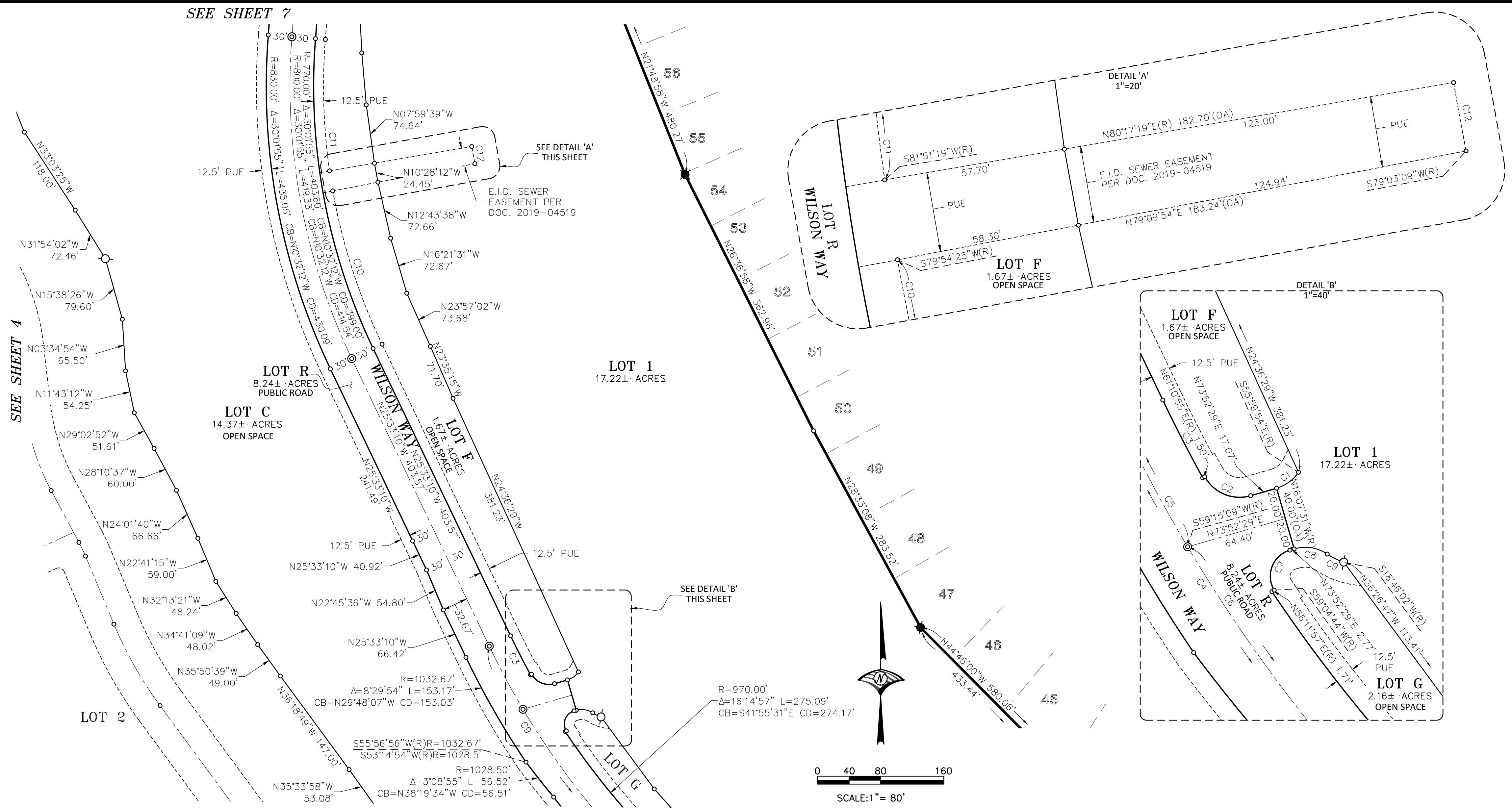
Line Table - This Sheet Only

No.	Bearing	Length
L1	N3°07'00"W	30.00'
L2	N3°07'00"W	30.00'
L3	N86°37'57"E	66.23'
L4	N41°37'57"E	42.43'
L5	N86°37'57"E	30.05'
L6	N41°37'57"E	42.43'
L7	N68°54'33"E	34.75'
L8	N57°42'35"W	33.85'

SEE SHEET 2 FOR BASIS OF
 BEARINGS, LEGEND, NOTES AND REFERENCES.



SEE SHEET 7



SEE SHEET 4

SEE SHEET 5

SEE SHEET 9

Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	25.17'	39°52'23"	17.52'	N53°56'18"E	17.16'
C2	25.17'	77°18'26"	33.96'	N67°28'18"W	31.44'
C3	970.00'	3°15'56"	55.28'	N27°11'08"W	55.28'
C4	1000.00'	24°29'49"	427.55'	N37°48'05"W	424.31'
C5	1000.00'	5°11'41"	90.66'	N28°09'00"W	90.63'
C6	1000.00'	19°18'09"	336.89'	N40°23'55"W	335.30'
C7	17.17'	104°47'45"	31.40'	N21°28'37"E	27.21'
C8	25.17'	49°48'46"	21.88'	N81°13'08"W	21.20'
C9	44.83'	14°55'14"	11.67'	N63°46'21"W	11.64'
C10	757.50'	15°28'19"	204.55'	N17°49'00"W	203.93'
C11	757.50'	12°37'27"	166.90'	N1°49'58"W	166.56'
C12	1020.00'	1°14'09"	22.00'	N10°19'46"W	22.00'

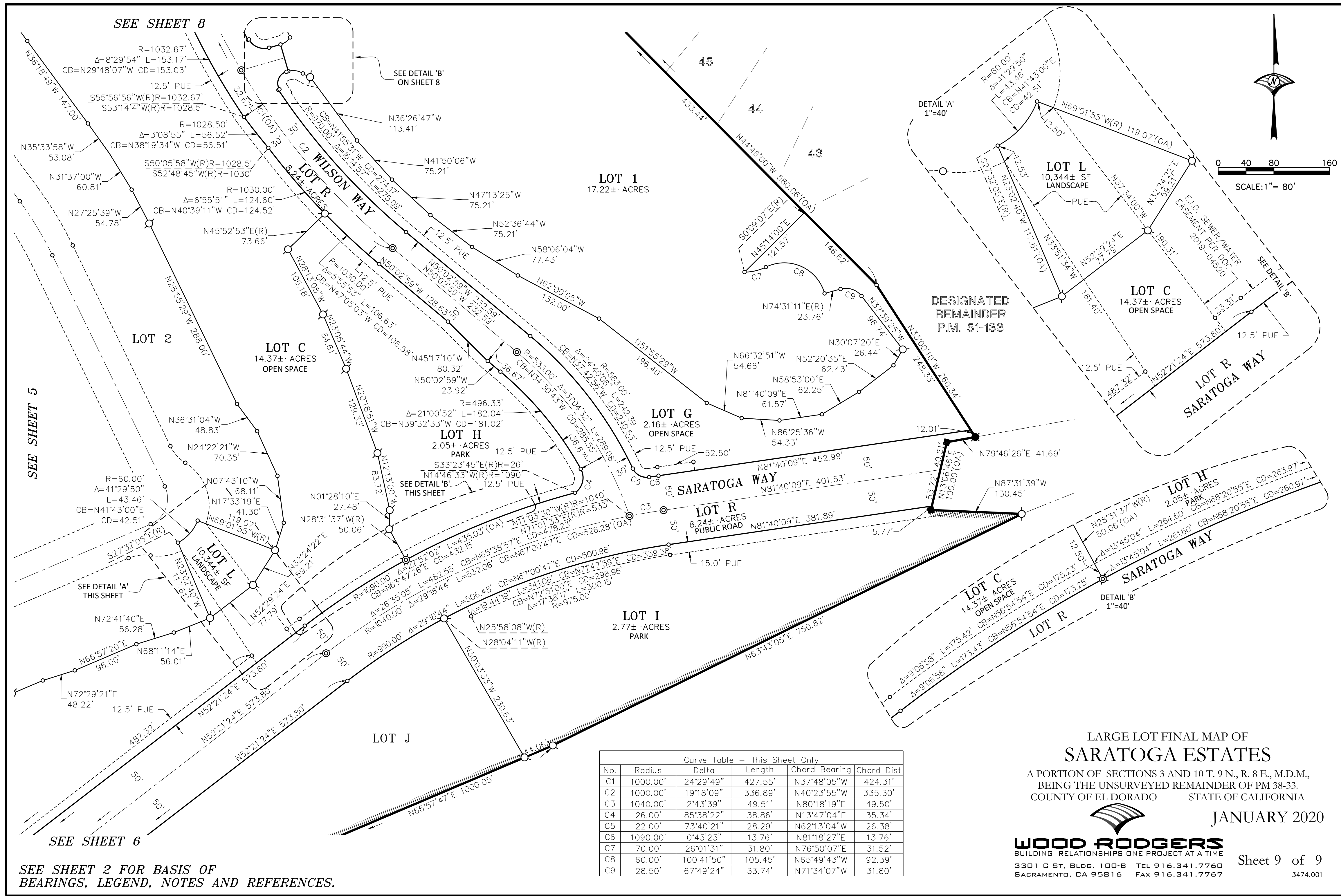
LARGE LOT FINAL MAP OF
SARATOGA ESTATES
 A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.,
 BEING THE UNSURVEYED REMAINDER OF PM 38-33.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

JANUARY 2020

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C ST, BLDG. 100-B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

Sheet 8 of 9
 3474.001

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

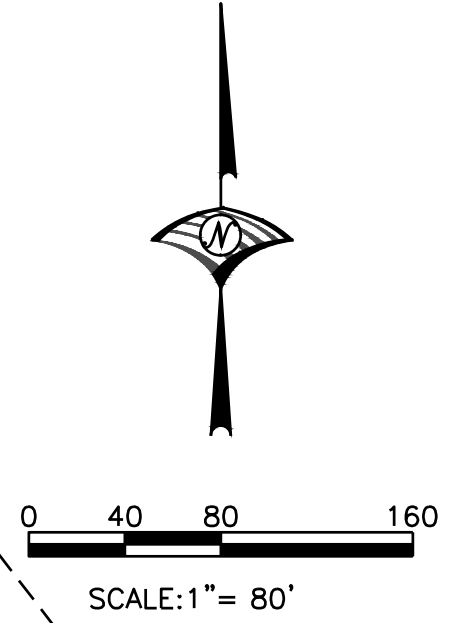


SEE SHEET 8

SEE SHEET 5

SEE SHEET 6

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



LOT 1
17.22± ACRES

LOT C
14.37± ACRES
OPEN SPACE

LOT G
2.16± ACRES
OPEN SPACE

LOT H
2.05± ACRES
PARK

LOT R
8.24± ACRES
PUBLIC ROAD

LOT I
2.77± ACRES
PARK

LOT J

DESIGNATED
REMAINDER
P.M. 51-133

LOT L
10,344± SF
LANDSCAPE

LOT C
14.37± ACRES
OPEN SPACE

LOT H
2.05± ACRES
PARK

LOT C
14.37± ACRES
OPEN SPACE

LOT R

Curve Table - This Sheet Only

No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	1000.00'	24°29'49"	427.55'	N37°48'05"W	424.31'
C2	1000.00'	19°18'09"	336.89'	N40°23'55"W	335.30'
C3	1040.00'	2°43'39"	49.51'	N80°18'19"E	49.50'
C4	26.00'	85°38'22"	38.86'	N13°47'04"E	35.34'
C5	22.00'	73°40'21"	28.29'	N62°13'04"W	26.38'
C6	1090.00'	0°43'23"	13.76'	N81°18'27"E	13.76'
C7	70.00'	26°01'31"	31.80'	N76°50'07"E	31.52'
C8	60.00'	100°41'50"	105.45'	N65°49'43"W	92.39'
C9	28.50'	67°49'24"	33.74'	N71°34'07"W	31.80'

LARGE LOT FINAL MAP OF
SARATOGA ESTATES
A PORTION OF SECTIONS 3 AND 10 T. 9 N., R. 8 E., M.D.M.,
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JANUARY 2020

Sheet 9 of 9
3474.001



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: 10/4/2019

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Sunset Tartesso, LLC
c/o Elliott Homes, Inc.
340 Palladio Pkwy., Ste. 521
Folsom, CA 95630-877

Saratoga Estates Village 1B
APN:120-070-002

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)

Note: If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

The District hereby grants this award for:

WATER: 35 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 35 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2924DEV / 834679

Service Purchase Project No.: 3162SP

Please Note: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.

Owner/Applicant Signature

Development Services

**Conditions of Approval Conformance Verification
For Saratoga Estates Village 1B Final Map
File No. TM-F19-0004**

The following is the verification of conformance of the proposed Saratoga Estates Village 1B Final Map with the approved Saratoga Estates Tentative Subdivision Map, applicable conditions of approval, and subsequent approved map revisions.

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 to 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 5.5 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.

Staff Response: Condition satisfied. The Saratoga Estates Village 1B Final Map, which consists of 35 residential lots and two (2) private road lots, conforms to the condition of approval.

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.

Staff Response: Condition satisfied. The approved Improvement Plans for Saratoga Estates Subdivision have been designed in conformance with the condition of approval.

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.

Staff Response: Condition satisfied. All applicable approved zoning districts conform substantially with the layout of the Final Map.

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 have 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.

Staff Response: Condition satisfied. The Saratoga Estates subdivision includes dedication of parkland, subject to an executed Parkland Dedication Agreement between the applicant and El Dorado Hills CSD.

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.

Staff Response: Condition satisfied. Agreements has been executed for the maintenance operation of the common areas, open space and other facilities with the affected agencies,

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.

Staff Response: Condition satisfied. CC&Rs have been established for enforcement by the Saratoga Estates subdivision future Homeowner's Association (HOA).

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.

Staff Response: Condition satisfied. The approved Improvement Plans for Saratoga Estates Subdivision have been designed in conformance with the condition of approval. Solar panels requirements shall be verified during review of the residential building permit process for the affected lots.

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.

Staff Response: Condition satisfied. All applicable mitigation measures associated with the implementation of the subdivision improvements have been verified by the affected agencies and, are hereby satisfied. These measures are incorporated in the Improvement Plans for the Saratoga Estates Subdivision.

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.

Staff Response: Condition satisfied. The required EID meter award letter in the amount of 35 Equivalent Dwelling Units (EDU) has been secured for Village 1B of the Saratoga Estates Subdivision.

10. **Water Efficiency:** Where feasible, landscaping throughout the development will be required to meet the county's standards for water efficiency.

Staff Response: Condition satisfied. The approved Improvement Plans for the Saratoga Estates Subdivision have been designed in conformance with the condition of approval.

11. **Fireplaces:** No wood-burning stoves or fireplaces shall be installed in any residence. Any fire places in shall be powered with natural gas.

Staff Response: Not applicable at this stage of development. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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.

Staff Response: Condition satisfied. Documentation affirming conformance with the approved subdivision conditions of approval has been reviewed and verified.

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).

Staff Response: Condition satisfied. All outstanding lies, bonds, and/or taxes have been verified for clearance.

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

Staff Response: Condition satisfied. The approved Saratoga Estates Tentative Subdivision Map, consistent with the 20-year term of Development Agreement (Section 1.3) executed for the subdivision, is due to automatically expire on September 13, 2036.

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.

Staff Response: This condition has been acknowledged.

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.

Staff Response: Condition satisfied. All applicable mitigation measures associated with the implementation of the subdivision improvements have been verified by the affected agencies and are hereby satisfied. These measurements are included in the Improvement Plans for the Saratoga Estates Subdivision.

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.

Staff Response: Condition satisfied. A SWPPP, in compliance with the SWRCB Statewide Construction General Permit, has been approved by the Department of Transportation.

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.

Staff Response: Condition satisfied. A Drainage Plan has been approved with the approval of the subdivision Improvement Plans, in accordance with the County Design Improvement Standards Manual (DISM) and Drainage Ordinance.

19. **Mitigation Measure 4.4-1B:** 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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

29. **Mitigation Measure 4.5-1B:** 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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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 assess 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).

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

33. **Mitigation Measure 4.7-1B:** Payment of the project's TIM Fees is considered the project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant shall pay TIM Fees to El Dorado County 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. The technical analysis showed that the opening of the Silva Valley Parkway interchange would restore Level of Service to acceptable levels at this intersection. Since the interchange is open, there is no concurrency issue. Therefore, the physical traffic-related impact of the project on the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection would be less than significant with payment of TIM Fees. The TIM Fee contribution is required for reimbursement.

Staff Response: Not applicable at this stage of the development process. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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.

Staff Response: Not applicable at this stage of the development process. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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.

Staff Response: Not applicable at this stage of the development process. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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).

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements subject to required agreements with El Dorado County.

37. **Mitigation Measure 4.8-1B:** 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.

Staff Response: Not applicable at this stage of the development process. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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 micrometer 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.

Staff Response: Not applicable at this stage of development. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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.

Staff Response: Not applicable at this stage of development. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Not applicable at this stage of development. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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.

Staff Response: Condition satisfied. This mitigation measure, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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 5.5-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. Parking on one side only.

* 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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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 slopes, 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.

Staff Response: Condition satisfied. This condition is incorporated as notes on the Final Map.

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”, “C Court” “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 4.7-1B, 4.7-1b and 4.7-2 as identified in the project Environmental Impact Report, shall be implemented in accordance with Condition 50, “Timing of Off-Site Improvements.”

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

50. Timing of Off-Site Improvements

- a. In order to ensure proper timing for construction of the improvements the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application. The supplemental traffic analysis shall be based on the Existing Conditions Analysis documented in the project EIR, plus traffic from any previously recorded project final maps, plus traffic generated by the final map to be filed at that time. In addition, the analysis shall include the ambient traffic growth (external trips) based on the Near Term analysis in the project EIR, interpolated to the anticipated filing date for that final map.
- b. If the supplemental traffic analysis indicates that the County’s LOS policies would be exceeded, the applicant shall construct the mitigation improvements prior to issuance of a Building Permit for any lot within that final map.
- c. Building permits with the exception of those for model homes may be issued prior to construction of the required off-site improvements.
- d. The requirement for supplemental traffic analysis for a final map may be waived by the County Engineer if the developer agrees to construct all necessary off-site improvements in conjunction with that final map.

- e. Once the required off-site mitigation improvements are constructed, no further supplemental traffic analysis will be required.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

- 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.

Staff Response: Acknowledged. Any applicable reimbursements shall be consistent with the approved DA and SIAs.

- 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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements. The County has required installation of the project’s full traffic signal with the initial phase of Saratoga Way improvements.

53. **Vehicular Access Restriction:** A vehicular access restriction shall be designated along Saratoga Way and Wilson Boulevard except at intersections approved by County.

Staff Response: Not applicable. No residential lots directly abut Saratoga Way or Wilson Boulevard rights-of-way.

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.

Staff Response: Condition satisfied. The off-site R/W required for this project was acquired on April 25, 2018 (Grant deed included for reference). The Subdivision Improvement Agreement and other related roadway agreements shall be considered with this Final Map.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

56. **Curb 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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. Agreements for the maintenance of the roads and drainage facilities have been executed.

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).

Staff Response: Condition satisfied. The private CC&Rs includes enforcement of this provision the future Homeowner's Association (HOA).

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).

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

66. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Not applicable at this stage of development. Residential building permits for the Saratoga Estates Subdivision shall be reviewed and verified for consistency with this condition.

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).

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented, where applicable, with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements, where applicable.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements, where applicable.

76. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements, where applicable.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition has been incorporated as notes on the approved Improvement Plans. An updated Wild Fire Safe Plan has been prepared and shall be implemented with the construction and operation of the subdivision.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements.

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.

Staff Response: Condition satisfied. This condition has been incorporated as notes on the approved Improvement Plans. An updated Wild Fire Safe Plan has been prepared and shall be implemented with the construction and operation of the subdivision.

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.

Staff Response: Condition satisfied. This condition for the trail connection, which is incorporated as notes on the approved Improvement Plans, is not applicable to final map recordation, but will be provided with future landscape plan improvements.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been implemented with the construction of the subdivision improvements

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.

Staff Response: Condition satisfied. Monument bonds have been provided to the County Surveyor's Office.

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.

Staff Response: Condition satisfied. This condition, which is incorporated as notes on the approved Improvement Plans, has been completed.