

CONDITIONS OF APPROVAL

Tentative Subdivision Map Time Extension TM07-1457-E/Serrano Village J7 Planning Commission/March 23, 2017

(The following are the original Conditions of Approval for Serrano Village J7 Tentative Subdivision Map, as approved by the Planning Commission on March 11, 2010)

Conditions of Approval

1. The Tentative Subdivision Map, and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H-R and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- A. Development Plan for the proposed subdivision with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks.
- B. Tentative Subdivision Map creating 71 clustered residential lots ranging from 2,820 to 6,232 square feet in size and 14 landscape lots; and
- C. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
 1. Modification of subdivision road improvement Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet reduction for road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb;
 2. Reduction of turnaround cul-de-sac right-of-way width from 60 feet to 50 feet and road width radius from 50 feet to 40 feet at the end of Street B;
 3. Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map; and
 4. Modification of standard road encroachment under Standard Plan Modified 110 with Serrano entrance design.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans,

including landscaping, grading, building plans, must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

3. Prior to filing of final map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
4. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the final map and copy filed with the Planning Department.
5. An acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to Planning Services which identifies that recommended measures to shield noise of affected lots have been employed per Policy 1.4.1.4 (Noise) of the El Dorado Hills Specific Plan. Planning Services shall verify all measures have been incorporated in the project design prior to filing a Final Map.
6. Of the eighteen (18) lots on the eastern and southern perimeter of the site, a maximum of six (6) lots may be constructed with an optional third story element. The 6 lots are not required to be pre-plotted and may be identified incrementally during project build out. For any of the 18 lots, the applicant shall submit a master plot plan as part of the Building Permit application that identifies the lots selected for the third story element as the locations become known. There residential structures shall be limited to a maximum height of 36 feet from the finish grade. In order to minimize building massing, no adjacent lots within the designated six lots shall be selected with this optional 3-story feature.
7. The Development Plan permits the following:

A tentative subdivision map creating 71 residential lots ranging from 2,820 square feet to 6,232 square feet in size and one 14 landscape lots ranging from 1,148 square feet to 6,409 square feet, with the following Design Waivers:

- A. Modification of subdivision road improvement Standard Plan 101 B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb;
- B. Reduction of turnaround cul-de-sac right-of-way from 60 feet to 50 feet and road width radius from 50 feet to 40 feet at the end of Street B;
- C. Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map; and
- D. Modification of standard road encroachment under Standard Plan Modified 110 with Serrano entrance design.

Modifications to One-Family Residential (R1) Zone District Standards

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

Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for Serrano Village J7

Standard	Required by Zoning Ordinance	Proposed Modifications ^A			Notes
		Plan A	Plan B	Plan C	
Primary Use		Plan A	Plan B	Plan C	
<i>Front Yard Setback</i>	20 feet	10 feet	10 feet	0 feet	See Cluster Plan (Exhibit I) and Tentative Map (Exhibit H); Rear Yard Setback of 15 feet is consistent with standard; Front setback for Lot 36 is 6 feet and Lot 37 is 3 feet; For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply
<i>Side Yard Setback</i>	5 feet	10 feet/0 foot	0 foot/4 feet	4 feet/5 feet	
<i>Maximum Building Coverage (All Buildings)</i>	35%	40%	40% (see note)	55%	Lot 38 has maximum coverage of 48%
<i>Minimum Lot Area</i>	6,000 square feet	See Note			As shown on map and Table 1 above; minimum lot size 2,820 square feet (Lot 38)
<i>Minimum Lot Width</i>	60 feet	See Note			Varies (See Tentative Map Exhibit H)
Ancillary Use					
<i>AC/Pool Equipment</i>	Attached equipment may extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5'	Side and Rear: 2.5'	Side and Rear: 2.5'	
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in	Front, Side, and Rear: 0'	Front, Side, and Rear: 0'	Front, Side, and Rear: 0'	

	height with in front yard				
<i>Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'	Front, Side, and Rear: 0'	Front, Side, and Rear: 0'	
<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>		Side and Rear: 2.5' Front: 12.5'	Side and Rear: 2.5' Front: 12.5'	Side and Rear: 2.5' Front: 0'	May be subject to Building Code
<i>Pergola</i>	May extend into any yard by not more than 50% of width or depth	Front: 12.5' Side: 2.5' Rear: 5'	Front: 12.5' Side: 2.5' Rear: 5'	Front: 0' Side: 2.5' Rear: 5'	As measured from edge of footing
<i>Any structure over 30 inches high.</i>		Side and Rear: 5'	Side and Rear: 5'	Front: 0' Side and Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	5 feet	Side and Rear: 5'	Side and Rear: 5'	Side and Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 0' as long as it does not extend above the adjoining fence line.	Side and Rear: 0' as long as it does not extend above the adjoining fence line.	Side and Rear: 0' as long as it does not extend above the adjoining fence line.	120 square feet or less; if structure includes utilities (ie. water and electrical connections), would be subject to County review
<i>Architectural extensions of the dwelling (uninhabitable space)</i>	May extend into any yard by not more than 50% of width or depth	Front: 18.5' Side and Rear: 2.5'	Front: 18.5' Side and Rear: 2.5'	Front: 0' Side and Rear: 2.5'	
<i>Chimneys – attached to the home</i>	3 Feet	Side: 3' Rear: 12'	Side: 3' Rear: 12'	Side: 3' Rear: 12'	
<i>Chimneys – detached to the home</i>	NA	Side and Rear: 5'	Side and Rear: 5'	Side and Rear: 5'	May be subject to Building Code

Note: A Proposed modifications vary with the standard floor plan and depend on the corresponding lot size and configuration.

8. Minor changes in the adopted Planned Development Permit may be approved by the Planning Services provided that the changes:
- a) Do not change the boundaries of the subject project property;
 - b) Do not change any use as shown on the official development plan; and
 - c) Do not change the intent of the official development plan

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

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

Department of Transportation

9. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Table 1. Serrano Village J7 Road Improvements					
ROAD NAME	DESIGN STANDAR D PLAN	ROAD WIDTH *	RIGHT OF WAY**	DESIGN SPEED	EXCEPTIONS/ NOTES
All onsite streets	Modified Std Plan 101B (3"AC over 8"AB Min)	27 ft	36 ft	25 mph	Type 3 Barrier Curb on one side and modified type 1 rolled curb and gutter with 6-foot sidewalk on opposite side
Temporary Secondary Access Road	Std Plan 101C (chip sealed)	20 ft	20 ft	25 mph	No sidewalk, curb and gutter.

*Road widths are measured from curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

**Non-exclusive road and public utility easements included

10. Offsite Road Improvements: The applicant shall construct the improvements of Bass Lake Road to the new alignment along the property frontage in accordance with DISM Standard Plan 101B to as follows:

- A. 6-foot sidewalk with Type 2 vertical curb and gutter
- B. 8-foot shoulder to include a Type II Bike path
- C. 12- AC roadway

The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

- 11. Secondary Access: The applicant shall construct the temporary secondary access road as described in the table above. At the time of the secondary access connection to Village J5/J6, the applicant shall construct the road in accordance to modified DISM 101C standards. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
- 12. Encroachment Permit: The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachment from Road A onto Bass Lake Road in accordance to the Encroachment Entrance exhibit dated October 29, 2009 prepared by REY Engineers. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
- 13. Turnaround: The applicant shall provide a turn around at the end of the roadways per DISM 114 or approved equivalent. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
- 14. Offers of Dedication (onsite roadways): An irrevocable offer of dedication shall be made, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the final map.
- 15. Offer of Dedication (onsite roadways): An irrevocable offer of dedication shall be made of 40 feet in radius for the cul-de-sac(s), with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to an agreement between the County and Serrano, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Village or Master Owner's Association simultaneously with the filing of the final map.

DOT STANDARD CONDITIONS

- 16. Easements: All applicable existing and proposed easements shall be shown on the project plans.

17. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
18. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
19. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
20. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, 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, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
21. **Common Fence/Wall Maintenance:** The responsibility for, 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).
22. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
23. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
24. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
25. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadways, frontage improvements along Bass Lake Road, drainage infrastructure, grading, etc. The developer shall complete the improvements to the

satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

26. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
27. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado *“Design and Improvement Standards Manual”*, the *“Grading, Erosion and Sediment Control Ordinance”*, the *“Drainage Manual”*, the *“Off-Street Parking and Loading Ordinance”*, and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.
28. Grading Plan Review: Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
29. RCD Coordination: The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
30. 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 El Dorado County Department of Transportation. 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.

31. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained;
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

32. **Drainage, Cross Lot:** Cross lot drainage shall be avoided wherever possible. The CC&Rs for Villages J7 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.
33. **Drainage Maintenance:** Drainage maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the Final Subdivision Map.

34. Drainage Easements: The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
35. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
36. Off-site Improvements (Security): Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
37. Off-site Improvements (Acquisition): As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

38. Off-site Access Easements: The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a “Map Guarantee” which shall be submitted to the County Surveyor’s Office with the first map check for the map.
39. 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 DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
40. TIM Fees: The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado Hills Fire Department

41. The proposed project shall have two points of egress while maintaining the secondary egress point for Bridlewood Canyon off Birmingham Road. This condition shall be further verified prior to approval of Improvement Plans by the Department.
42. Any roadway longer than 150 feet shall have a turnaround installed at the end of the road. This condition shall be further verified prior to approval of Improvement Plans by the Department.
43. Due to the exposure factor created by the close setback from structure, each structure shall have fire sprinklers installed that conform to NFPA 13D This condition shall be further verified prior to approval of Improvement Plans by the Department.
44. On-street day parking shall be allowed on one side only. This parking shall be allowed only on roads that are 27 feet measured from curb face to curb face or greater. To assure conformance, all parking shall be monitored by the onsite security patrol to maintain a 20-foot wide emergency access between parked vehicles and the face of curb. Fire Department approved “No Parking” signs shall be installed in accordance with the 2007 California Fire Code.
45. This development shall install Mueller Dry Barrel Fire Hydrants conforming to the 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 and all fire protection system devices shall be determined by the Fire Department.
46. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.

47. 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 in service prior to framing of any combustible members as specified in the El Dorado Hills Fire Department Standard 103.
48. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
49. Address numbers shall be visible from the main street by way of a sign located at the intersection of the court and six pack entrance. The final details shall be approved by the Fire Department prior to installation.
50. The Birmingham Drive gate shall remain for a secondary means of egress for the Bridlewood Canyon Subdivision. The Bridlewood Canyon residents shall be allowed to use the new Serrano Village J7 subdivision streets as a mean of exiting to Bass Lake Road, subject to the terms of that certain Reciprocal Road Easement Agreement between El Dorado Hills Development Company and El Dorado Hills Associates, Ltd. recorded January 17 , 1990 at Book 3277, Page 685.
51. In the event that the road easement for Bass Lake Road is determined to be 120 feet the applicant shall install a gate between Street B cul-de-sac and Bass Lake Road. The gate shall have a minimum operational width of 12 feet and, at minimum, an installation of a low priority Knox lock for emergency access. The driveway surface connecting Street B cul-de-sac and Bass Lake Road shall be installed to support a minimum of 75,000 pounds. This condition shall be verified by the department during review and prior to approval of Improvement Plan.

Air Quality Management District

52. Project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Then, District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.
53. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
54. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.

55. The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
56. The applicant shall submit a list to the District stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a Building Permit or Grading Permit:

The District's goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures.

- a. Use low-emission on-site mobile construction equipment.
- b. Maintain equipment in tune per manufacturer specifications.
- c. Retard diesel engine injection timing by two to four degrees.
- d. Use electricity from power poles rather than temporary gasoline or diesel generators.
- e. Use reformulated low-emission diesel fuel.
- f. Use catalytic converters on gasoline-powered equipment.
- g. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
- h. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- i. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- j. Configure construction parking to minimize traffic interference.

Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

57. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors

County Surveyor

58. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.
59. The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.