

CONDITIONS OF APPROVAL

**General Plan Amendment A14-0005/Rezone Z14-0009/Tentative Map TM14-1514
El Dorado Springs 23
Planning Commission/December 11, 2014**

Project Description

1. The General Plan Amendment, Rezone, Tentative Subdivision map and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F, G, and H 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 consists of the following:

- A. General Plan Amendment amending the land use designation from Multifamily Residential (MFR) to High Density Residential (HDR);
- B. Rezone amending the zoning designation from Multifamily Residential-Design Control (RM-DC) District to One-Family Residential (R1) District;
- C. Tentative map subdividing 21.65 acres property into 58 total lots consisting of 49 residential lots, one private road lot (Lot R1), future Right-of-Way lot (R2), and seven open space/landscape lots. The map includes a Phasing Plan for the financing or phasing of the residential development into two phases; and
- D. Design waiver of the following Design and Improvement Standards Manual (DISM) standards:
 1. Reduction of Right-of-Way for A through C Drives from 50 feet to and 40 feet;
 2. Reduction of road width for A through C Drive from 36 feet to 29 feet.
 3. Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and
 4. Reduce standard sidewalk width from 6-foot wide to 4-foot wide, allow sidewalk on one side of the internal road, only

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

description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services

The following are mitigation measures from the Initial Study/Mitigated Negative Declaration.

2. **MM BIO-1 Pre-construction Survey Required:** A pre-construction survey (for species listed in Table 1 of the *Biological Resources Assessment* prepared by Foothill Associates, dated February 12, 2014 shall be conducted by a qualified biologist(s) no more than 30 days prior to the onset of construction activities to determine if burrowing owls or other migratory birds occupy the site.

If active nests of burrowing owls or other migratory birds are identified during the survey, a buffer zone should be established as recommended by the project biologist. The nest should be monitored until the young have fledged and the nest is no longer in active use.

California Department of Fish and Wildlife (CDFW) should be consulted for current guidelines and methods for passive relocation of any raptor found on the site. For example, if an active owl burrows are located during the pre-construction survey, it is recommended a 250-foot buffer zone may be established around each burrow with an active nest until the young have fledged and are able to exit the burrow. If occupied burrows are found with no nesting occurring, or if active burrows are found after the young have fledged, or if development commences after the breeding season (typically February-August), passive relocation of the birds involving installation of a one-way door at the burrow entrance should be performed.

If construction activities are delayed by a period of one year or more, a qualified biologist(s) shall conduct additional surveys for any new, previously unidentified special status species that may occur on the project site, which are listed by CDFW and/or United States Fish and Wildlife Service (USFWS).

If the additional surveys identify new and/or previously unidentified special status species, informal Consultation must be initiated with California Department of Fish and Wildlife (CDFW) and/or United States Fish and Wildlife Service (USFWS) to determine appropriate avoidance measures.

The applicant shall follow the appropriate avoidance measures issued by CDFW and/or USFWS, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no species or active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services.

Monitoring Responsibility: Planning Services

Monitoring Requirement: A survey shall be submitted for review and verification by CDFW, USFWS, and Planning Services prior to initiation of construction activities.

3. **MM BIO-2: Wetland Permit.** A wetland delineation performed on the site shall be submitted to the Army Corps of Engineer (ACE) for verification and the appropriate Section 404 permit shall be required for any project-related impacts to jurisdictional features. If a Section 404 permit is required for the proposed project, water quality concerns during construction would be addressed with a Section 401 water quality certification from the Regional Water Quality Control Board.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to issuance of Grading Permit, the applicant shall provide proof of acquisition of Section 404 and 401 permits.

4. **MM NOI-1 Noise Mitigation:** The applicant shall construct a minimum of 6-foot tall soundwall along the rear property lines of the residential lots along White Rock Road. The location shall be in accordance with Figure 2 of the *Environmental Noise Analysis* prepared by Bollard Acoustical Consultants dated March 28, 2014.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Details of the soundwall shall be incorporated into the Improvement and Grading Plans for the subdivision. The entire soundwall shall be constructed prior to final occupancy of the first residential unit.

5. **MM NOI-2 Noise Mitigation:** The applicant shall implement use of standard residential construction (wood or stucco siding, STC-27 windows, door weatherstripping, exterior wall insulation, composition plywood roof) on all two-story residential units.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Details of the construction materials shall be incorporated into the Building Permit Plans for all residential building permits.

6. **Human Remains:** If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the Coroner and recommendations for treatment solicited (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

7. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.
8. **Landscape Plan:** Landscaping plans for Lots A, B and G shall be coordinated with the Rolling Hills Community Services District, and reviewed and approved by the Development Services Department-Planning Services Division as part of Improvement Plan review. The landscaping shall be installed prior to issuance of occupancy of first residential unit.
9. **Development Services Division Fees:** Prior to final map approval, the applicant shall pay all Development Services Division fees associated with this application.
10. **Notice of Determination:** The applicant shall submit to Planning Services a \$50.00 recording fee and a Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No final map shall be filed until said fees are paid.
11. **Meter Award Letter:** A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.
12. **Liens and Bonds:** Prior to filing the 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).
13. **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.

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

Transportation Division-Specific Conditions

14. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), modified as shown in Table 1. The improvements shall be completed to the satisfaction of the El Dorado County Transportation Division (EDCTD) 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. El Dorado Springs 23 Tentative Map Road Improvements				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*/ SHOULDER WIDTH	RIGHT OF WAY**	EXCEPTIONS / NOTES
<p style="text-align: center;">“A” Drive “B” Drive “C” Drive</p>	<p style="text-align: center;">Std Plan 101B (3-inch AC over 8-inch AB Min. or as recommended by geotechnical engineer)</p>	<p style="text-align: center;">29 ft</p>	<p style="text-align: center;">40 ft</p>	<p style="text-align: center;">Two 12.5 foot wide lanes, Type 1 rolled Curb and gutter, 4-foot sidewalk on one side of street. 25 MPH Design Speed. (DISM Pg 17, Sec 2.E. C,G & S))</p>

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

** Non-exclusive road and public utility easements included

15. **Encroachment Permit White Rock Road “A” Drive:** The applicant shall obtain an encroachment permit from EDCTD and shall construct both roadway encroachments from the access roadway onto White Rock Road to the provisions of County Design Standards 103E. “A” Drive shall be aligned with the existing intersection of White Rock Road and Carson Crossing Drive and the profile set to accommodate future widening of White Rock Road. The improvements shall be completed to the satisfaction of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

16. **Encroachment Permit White Rock Road “C” Drive:** The applicant shall obtain an encroachment permit from EDCTD and shall construct both roadway encroachments from the access roadway onto White Rock Road to the provisions of County Design

Standards 103E. The Roadway “C” Drive shall be a right-in right-out access on to White Rock Road and shall be signed and striped in conformance with the latest version of the California Manual Uniform Traffic Control Devices (MUTCD). The “C” Drive profile shall be set to accommodate future widening of White Rock Road. The improvements shall be completed to the satisfaction of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

17. **“A” Drive - Left Turn Channelization on White Rock Road:** The applicant shall design and construct a left turn pocket on to the western project access road according to the provisions of the Caltrans Highway Design Manual and/or AASHTO. The improvements shall be included in the project improvement plans and completed to the approval of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
18. **Offer of Dedication, White Rock Road:** The project is adjacent to the White Rock Road Widening (2 to 4 lanes) – Manchester Drive to Sacramento County Line project listed in the County’s Capital Improvement Program as project No. GP137. This segment of White Rock Road is also within the Sacramento Southeast Transportation Corridor. The applicant shall irrevocably offer to dedicate, in fee, the necessary right of way to measure typically 62 feet from the center line of White Rock Road for the on-site portion of White Rock Road along the entire property frontage, as shown on the tentative map, and prior to filing the map. This offer will be accepted by the County.
19. **Gates, Location:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate.
20. **Gates, Turnarounds:** All gates shall be designed and constructed with turnarounds acceptable to the EDCTD and the Fire Department. The improvements shall be completed to the satisfaction of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
21. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs 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, signs, and drainage facilities of the current project. EDCTD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map. EDCTD recommends that a Home Owner’s Association be created and assume responsibility for maintenance of all drainage, storm water quality, and roadway facilities within the project.

22. **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).
23. **Performance Bond:** The construction of all required improvements shall be completed with the presentation of the final map to the Development Services Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the sub divider shall provide a 100 percent performance surety and a 50 percent labor and materialness surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the sub divider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the EDCTD.
24. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the EDCTD for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of EDCTD or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing the final map.

Transportation Division-Standard Conditions

25. **Improvement Plans and Cost Estimate:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the County Subdivision Design and Improvement Standards Manual from the EDCTD, and pay all applicable fees prior to filing of the final map.
26. **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 EDCTD prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (CaMUTCD).
27. **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).
28. **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.
29. **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.

30. **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.
31. **Grading Permit / Plan:** If more than 250 cubic yards of earth movement are required for improvements, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the EDCTD for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual (DISM), 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 and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of EDCTD prior to occupancy clearance.
32. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the EDCTD. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the EDCTD 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.
33. **RCD Coordination:** The timing of construction and method of re-vegetation 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 EDCTD. The EDCTD shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
34. **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 EDCTD. 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.
35. **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 EDCTD.

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:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- 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.
- 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. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the EDCTD prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

36. **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 and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.
37. **Drainage Easements:** Pursuant to Section 4.D of the DISM, 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.
38. **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.

39. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by EDCTD. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with Section E.12 of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. EDCTD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

40. **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 EDCTD with the record drawings, drainage report, structural wall calculations, and geotechnical reports in PDF format.
41. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.
42. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

Air Quality Management District

43. **Wood-burning devices:** The installation of open hearth wood-burning fireplaces or woodstoves shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, AQMD recommends using "natural-gas or propane only" fireplaces with flues/chimneys designed to only accommodate natural gas /propane burning. Conformance with this requirement shall be verified prior to issuance of building permit.
44. **Electric Vehicle Charging:** All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (110V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging

infrastructure. Conformance with this requirement shall be verified prior to issuance of building permit.

45. **Exterior Electrical Outlets:** Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools. Conformance with this requirement shall be verified prior to issuance of building permit.
46. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
47. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224). Conformance with this requirement shall be verified prior to approval of grading plans.
48. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings. Conformance with this requirement shall be verified prior to issuance of building permit.
49. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning). Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.
50. **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. Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.
51. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit 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. Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.

El Dorado Hills Fire Department

52. **Fire Flows:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval of Improvement Plan.
53. **Fire Hydrant:** This development shall install Mueller Dry Barrel fire hydrants or any hydrant approved by the El Dorado Irrigation District 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 shall be determined by the Fire Department. Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of Improvement Plans.
54. **Fire Hydrant Reflector:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.
55. **Fire Hydrant Installation:** 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. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.
56. **Wild Fire Safe Plan:** This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department. Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.
57. **Open Space Lot D:** At the end of A Drive, there shall be access for fire equipment into the open space Lot D.
58. **Landscape Lot E:** Lot E shall be designed so that fire crews can walk and gain access into the open space Lot F.

59. **Traffic Calming Device Restriction:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.
60. **Gates:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.
61. **Parking Provisions:** Parking will be allowed on one side of the street only. The curbs adjacent to the sidewalk will be painted red or signed every 25 feet "no parking fire lane." This shall be white letters on a red background. No parking is allowed in either gated entry area. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.
62. **Dead End Road:** This project may be phased so long as dead end roads do not exceed 800feet or 24 parcels; whichever comes first. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

County Surveyor's Office

63. **Survey Monuments:** All survey monuments must be set prior to filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
64. **Road Name:** The roads serving the development shall be named by submitting a completed Road Name Petition to the County Surveyors Office prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

Rolling Hills Community Services District

65. **Park In-lieu Fee:** Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is responsible for parkland dedication which shall be satisfied through payment of park in-lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of the appraisal, the applicant shall pay the park fee to the Rolling Hills Community Services District and shall submit a copy of the receipt to El Dorado County Development Services Division-Planning Services prior to filing the Final Map.
66. **Park Maintenance Fee:** Prior to Final Map recordation, the applicant shall provide a copy of the executed agreement with the Rolling Hills Community Services District detailing the payment of the park maintenance fee.