

**EXHIBIT B**  
**CONDITIONS/STATUS OF CONDITIONS**

TM-01-1377R-As approved by the Planning Commission on January 26, 2006.

**Department of Transportation**

- All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following specifications:

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Greenview Drive	Std Plan 101B	40 ft. (50' R/W), plus utility/ slope easements	50 feet plus utility/ slope easements	Type 1 rolled curb & gutter* with 4 ft. sidewalks
Courbet Way, Da Vinci Drive, Pannini Way, Raphael Drive	Std Plan 101B	36 ft. (46' R/W), plus utility/ slope easements	46 feet plus utility/ slope easements	Type 1 rolled curb & gutter*
Martini Court, Crivelli Court, Bronzino Court, Cosimo Court, Mondrian Court, Boudin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court	Std Plans 101B & 114	28 ft. (36' R/W), plus utility/ slope easements	36 feet plus utility/ slope easements	Cul-de-Sac to be installed. No sidewalks. Type 1 rolled curb

Type 2 vertical curb & gutter adjacent to park site and open space  
All road widths in the above table are measured from curb face to curb face

Where constrained by topography, sidewalks may be located outside of 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 the filing of the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements shall be provided where necessary.

*Improvement Plans for Village K1 & K2, Unit 6, were approved by the Director of DOT on April 4, 2007. Construction of subdivision improvements began in May 2007. As-builts with specific details will be submitted with record drawings after completion of construction.*

2. An irrevocable offer of dedication, 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 Subdivision Map.

*The IOD's are noted on Sheet 1 of the Final Map.*

3. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, 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 Subdivision Map.

*The IOD's are noted on Sheet 1 of the Final Map.*

4. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

*CC&Rs recorded August 24, 1995. Parking requirements are noted in Article 8.*

5. A Vehicular Access Restriction for lots contiguous to Greenview Drive shall be shown on the final map(s) for those corner lots having access to intersecting minor roadways.

*This condition is not applicable to this phase of development given that no lots are contiguous to Greenview Drive.*

6. Bus turnouts shall be constructed at locations required by El Dorado Transit and the appropriate school district.

*No bus turnouts are required for this phase, pursuant to a letter from El Dorado Transit dated April 20, 2005, and a letter from Buckeye Union School District, dated April 26, 2005.*

7. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.

*The final drainage plan has been reviewed and approved by DOT.*

8. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K1 and K2 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.

*CC&Rs recorded August 24, 1995. Drainage requirements are stated in Article 9 of the CC&Rs and in the Serrano El Dorado Owners' Association Design Guidelines.*

9. 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.

*Easements for drainage are included as Note D on Sheet 1 of the Final Map. An IOD for drainage easements has been submitted to the Planning Department with the Final Map.*

10. Prior to the recordation of a final map in Village K1 and K2, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and architectural review in compliance with the requirements of the Design

Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.

*CC&Rs recorded August 24, 1995. Requirements for architectural review and drainage are set forth in Article 9 of the CC&Rs and in the Serrano El Dorado Owners' Association Design Guidelines.*

11. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

*Drainage easements are shown on the Final Map to the satisfaction of County DOT.*

12. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.

*An Improvement Agreement has been submitted for DOT review on September 25, 2007. Performance and payment bonds have also been submitted for the cost of the remaining improvements pursuant to the Improvement Agreement.*

13. The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

*The completed grading plan shows custom lots for this phase and Serrano Associates has entered into a Subdivision Grading Agreement for the project.*

14. Erosion control and drainage design from residential areas into the open space areas and shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.

*Erosion control, drainage design, and revegetation requirements are noted on the grading plan.*

15. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

*Contingency measures for encountering asbestos-containing rock are included on the Improvement Plans (Note 18, General Notes). A Fugitive Dust and Asbestos Hazard Mitigation Plan was accepted and approved by Environmental Management on April 23, 2007.*

**Fire Department**

16. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for two-hour duration. 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 the system shall be supplied to the fire department for review and approval. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fired sprinklered in accordance with NFPA 13 D and Fire Department Requirements.

*Requirements are noted on Improvement Plans (Fire Department Note #6). El Dorado Hills Fire approved the Improvement Plans February 21, 2007.*

17. This development shall install Mueller Dry Barrel fire hydrants conforming 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 on center. The exact location of each hydrant shall be determined by the Fire Department.

*Requirements are noted on Improvement Plans (Fire Department Note #10). El Dorado Hills Fire approved the Improvement Plans February 21, 2007.*

18. To enhance the night-time 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 Fire Safe Regulations.

*Requirements are noted on Improvement Plans (Fire Department Note #11). El Dorado Hills Fire approved the Improvement Plans February 21, 2007.*

19. 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 framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

*El Dorado Hills Fire approved the Improvement Plans February 21, 2007. Compliance with this condition will be verified at the building permit stage.*

20. A secondary access road, providing permanent or temporary looped circulation for each phase of development, must be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by the El Dorado Hills Fire District.

*This phase of development was approved with a single point of access from Aldea Place as shown on the approved tentative map.*

21. The lots that are one acre and greater shall be provided with a minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.

*Lot 1 is greater than one acre and a 30' building setback adjacent to the property lines has been delineated on the final map.*

22. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.

*The Wildfire Management Plan requires that lots bordering on Open Space Area #8 must have a minimum of 130 feet of firescaping from the rear of the home outward. This will be verified once a home is constructed on the lot.*

23. Open space Lot E of Subdivision J-36 and Lot 5 of Subdivision J-18 have no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide access from the street right-of-way consisting of an aggregate base surface generally behind, but not necessarily adjacent to, Lots 84, 89 through 99G, and 102 and 103A no later than occupancy of the first home in Phase 4, and Lots 150 through 152, 154B through 154H, and 155 through 160 no later than occupancy of the first home in Phase 5 in accordance with Fire Department requirements. The developer or developer's successor in interest to the open space lots shall be responsible for the on-going maintenance of the access.

*This condition is not applicable to this phase of development (phase 6). This condition applies and shall be verified for future phases 4 and 5.*

24. Any fencing installed at the common border with Wildland Open Space Areas shall be constructed of non-combustible fencing. If fencing is installed between Wildland Open Space Areas and Lots 94, 98, 99D, 154D, and 154H, the non-combustible fencing shall have a three-foot wide gate located in accordance with Fire Department requirements to allow emergency access into the open space area and shall be equipped with a Knox lock. Lot owners are responsible to supply the Knox lock and install the fencing and emergency gate at the time of construction of a home on the lot. Lot owners shall be responsible for any repairs to the gate or Knox lock, enforceable through the Serrano Owners' Association.

*This phase of development is not required to provide emergency access to the open space according to the approved tentative map. However, any fencing installed at the common border with open space areas will be constructed of non-combustible fencing.*

25. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code.

*This condition will be verified at the building permit review stage.*

26. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department.

*A Wildland Fire Safe Plan was prepared in 2001 and has been approved by El Dorado Hills Fire and the California Department of Forestry. A copy is on file with the Planning Services.*

27. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.

*Traffic calming devices utilizing a raised bump section of roadway have not been included on the improvement plans. The El Dorado Hills Fire Department approved the improvement plans on February 21, 2007.*

#### **El Dorado County Air Quality Management District**

28. 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. 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 start of project construction.

*The subject project is not located in an Asbestos Review Area. A Fugitive Dust Plan was approved by Environmental Management on April 23, 2007. Developer and Contractor are aware of the need to comply with subsequently adopted Rules 223, 223.1 and 223.2 concerning fugitive dust and asbestos.*

29. Project construction may involve road development and shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.

*Requirements are noted.*

30. 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.

*The project has not and will not involve the burning of wastes.*

31. 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.**

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

*Mitigation measures are noted.*

32. 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.

*Emissions units not being utilized for this phase of development.*



### Planning Services

33. 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 a copy filed with the Planning Services.

*Water meters have been purchased, and a copy of the signed Meter Award letter from El Dorado Irrigation dated October 3, 2007 has been submitted with the Final Map.*

34. The applicable conditions of the development plan shall be satisfied prior to recordation of the final map.

- a) **Number and Size of Lots:** *The number of lots within this phase (8 lots) is consistent with the approved tentative map.*
- b) **Minor Modifications:** *No minor modifications are being proposed in conjunction with this phase.*

35. Prior to final map approval, an acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to the Planning Services which identifies that recommended measures to shield noise to outdoor activity areas of affected lots have been employed as per Policy 6.5.1.1 of the General Plan.

*Due to its location well within the confines of the custom area, there are no lots within this phase that would be exposed to transportation-generated noise levels requiring mitigation, and an acoustical analysis is not necessary.*

36. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards manual.

*No lots within this phase border Green Springs Ranch.*

37. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b. Improvement plans prepared by a civil engineer of the required off-site improvements.

- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider 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.

*Not applicable to this phase. All off-site improvements required to accommodate this phase are in place.*

**Conditions** - Development Plan for Serrano Village K1/K2, not including recorded units in Unit 1 J-19 and Unit 3 J-62.

1. The Development Plan permits the following:

A tentative subdivision map creating ~~225~~ 165 residential lots, ranging in size from ~~9,975~~ 17,700 square feet to 59,985 square feet, golf course lots totaling 0.29 acre, and open space lots totaling 44.59 acres.

*The number of lots within this phase (8 lots) is consistent with the approved tentative map.*

2. Minor modifications to the planned development shall be reviewed by the Deputy Director of Planning and then placed on the Planning Commission consent agenda to be reviewed as necessary.

*No minor modifications are being proposed in conjunction with this phase.*