

CONDITIONS OF APPROVAL

Final Map Amendment TM-C25-0001/Carson Creek Village 11 Board of Supervisors/February 3, 2026

(Revisions to the adopted conditions of approval are indicated in ~~strikeout~~/underline format.)

Planning Services

1. The Carson Creek Specific Plan Amendment (SPA) and Tentative Subdivision Map are based upon and limited to compliance with the project description 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. Amendment to the Carson Creek Specific Plan (CCSP) consisting of the following modifications (Appendix A1 of Exhibit W):
 1. Amend land use categories by changing Industrial (I) and Research and Development (RD) within the Tentative Subdivision Map area to 86.4± acres Residential, 1.7± acres of future Local Convenience Commercial, a 0.9-acre increase of the Open Space land use category, and a 0.56-acre parcel that supports the western terminus of Investment Boulevard (Exhibit M);
 2. Add Village 11 as a Residential Village;
 3. Increase the CCSP residential unit cap from 1,700 to 1,925 units and stipulate that none of the additional units may be developed outside of the project site;
 4. Adopt development standards for the Single Family (4,500 sq. ft. min.) zoning, which would be applied to all of the proposed Village 11 area. The list below highlights the primary development standards proposed for this village; additional details are provided in the proposed Carson Creek SPA text in Appendix A1 of Exhibit W:
 - Permitted land uses that are consistent with the permitted land uses in other CCSP Single Family zones.
 - Minimum Lot Area: 4,500 square feet
 - Maximum Lot Coverage: No maximum lot coverage
 - Minimum Lot Frontage: Forty-five (45) feet at front setback line or 675 square feet

- Minimum Setbacks:
 - Front Yard: Fifteen (15) feet to Side Loaded Garage and/or Living/Porch Area
 - Front Yard: Eighteen (18) feet to garage roll up door
 - Side Yard: Five (5) feet
 - Side Yard: Corner Lots shall have a minimum Ten (10) feet street side.
 - Rear Yard: Ten (10) feet
 - Public Utility Easement (PUE) Setback: Corner Lots shall have a minimum ten (10) feet street side
 - Front Yard: Twelve and half (12.5) feet
 - Maximum Height: Thirty (30) feet or 2 stories
 - Required Parking: Two (2) spaces off street spaces provided either in garage or on the driveway (tandem or side-by-side)
5. Create a new future Local Convenience Commercial (LC) – Investment Boulevard CCSP zone district and adopt development standards for this zone. These development standards would be similar to the existing LC development standards in the CCSP except that they would
- Increase allowable lot coverage from 40 percent to 50 percent, and
 - Requires a Conditional Use Permit for any development on the parcel designated as Local Commercial within the Carson Creek SPA project site.
6. Remove all references to a golf course, particularly Section 4.16 Golf Course Standards;
7. Edit text and Figures throughout the CCSP to reflect the increased maximum unit cap and changes in the maximum amount of square footage for non-residential land uses, update tables, document changes in public and utility service infrastructure, and identify road section standards for Village 11;
8. Supplement Carson Creek Specific Plan Figure 4, Land Use Plan, with Figure 4a, Amended Land Use Plan, which removes I and RD referenced in the lower portion of the Figure 4 Land Use Plan, replaces with Village 11 and includes a private clubhouse site, Local Commercial and OS;
9. Supplement Carson Creek Specific Plan Figure 5, Circulation Plan, in the CCSP, with Figure 5a, Amended Circulation Plan, which removes I and RD referenced for the project site, replaces with Village 11 and includes a private clubhouse site, Local Commercial and OS, and identifies offsite roadway connection to Latrobe Road. The Industrial collector shown in Figure 5, will now be Residential Collector and Residential Street for the new Village 11;

10. Modify Carson Creek Specific Plan Figure 6 to include right-of-way (ROW) exhibits for Residential Collector and Residential Street for Village 11; and
11. Supplement Carson Creek Specific Plan Figure 7 Pedestrian Trail System, with Figure 7a, Amended Pedestrian Trail System which removes I and RD referenced in the lower portion of the Figure 7 Pedestrian Trail System, replaces with Village 11 and includes a private Clubhouse Site, Local Commercial and OS and Revise Schematic Pedestrian Trail Layout Alignment.

B. Approve Tentative Subdivision Map of proposed Village 11 to divide a 132.1-acre site into.

- 86.4 acres of Residential to include 410 buildable lots and 29 lots for landscaping and/or water quality Best Management Practices (BMP);
- 1.7-acre future LC site;
- 13.5 acres of Open Space;
- 30.0-acre Park site; and
- 0.56-acre parcel supporting the western terminus of Investment Boulevard.

Of the 410 buildable lots, 409 would support for-sale, market rate age-restricted units (ARUs), to be constructed in three (3) phases, and one would support a future private clubhouse. The proposed lots are shown in Exhibit N and the proposed development phasing is shown in Exhibit O. The residential lot sizes would range in size from 4,595 square feet to 13,522 square feet.

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.

C. Enter into and execute a Development Agreement between the County of El Dorado, Carson Creek El Dorado, LLC, and Lennar Homes of California, Inc., for the development known as Heritage Carson Creek Village 11.

2. **Mitigation Monitoring Reporting Program (MMRP):** The applicant shall implement the mitigation measures in the Environmental Impact Report (EIR) Addendum MMRP, included as Exhibit U.

3. **Expiration:** Tentative Parcel Map TM20-0001 shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps of the Subdivisions Ordinance), or per the terms of the Development Agreement.
4. **Hold Harmless Agreement:** 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, or employees from any claim, action, or proceedings 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 rezone, planned development, and parcel map 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.

5. **Mitigation Monitoring and Condition Compliance:** Prior to recordation of a final map, the applicant shall provide written statement justifying the project's consistency with the mitigation measures in the adopted Mitigation Monitoring Reporting Program for the project. The documentation shall be provided to and reviewed by the Planning and Building Department – Planning Services.
6. **Meter Award Letter:** A water and sewer meter award letter or similar document shall be provided by El Dorado Irrigation District prior to filing of any final map.

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7. **Agricultural Fencing:** Agricultural fencing per County Resolution No. 98A-90 standards shall be required as a condition of approval of tentative maps along the southern boundary of Carson Creek, along the Southern Pacific Railroad Right-of-Way (ROW), and along the Sacramento/El Dorado County line, in any location not built with a 6-foot solid fence. Fencing is required to be maintained by the property owners until such time the property is sold or deeded to another party, in which the maintenance obligation would transfer to the new owner(s) for maintenance. In the event that the property and fencing is deeded to a public entity, then any provisions for fencing standards embodied within the CC&Rs shall be considered null and void. (modified COA 7.2.1. in the CCSP.)
8. **CCSP Boundary Fencing:** As a condition of approval of all tentative maps, a minimum 6-foot-tall wood or other solid fence shall be required to be constructed for all parcels adjacent to the boundaries of the CCSP. (COA 7.2.2. in the CCSP.)

9. **Open Space Maintenance:** An updated open space management plan shall be prepared by the developer, subject to review by the EDHCSD. The plan shall include wildfire management plans for the open space. (modified COA 7.2.3. in the CCSP.)
10. **Parkland Dedication:** If parkland is dedicated to the EDHCSD, prior to County approval of any final map containing such parkland, the developer shall show evidence of a recorded agreement with the EDHCSD for the location, size, park improvements (including water meters and sewer hook ups), maintenance, and timing of dedication and acceptance of the applicable park(s). The developer will be required to provide a Phase I environmental assessment of land to be dedicated to a public agency. (COA 7.2.7. in the CCSP.)
11. **Financing Mechanism:** A financing mechanism or mechanisms, such as a Community Facilities District (CFD) for development and maintenance of parks, and for maintenance of open space, landscaping, lighting, fencing, trails, walkways, corridors, signage, sound walls, entry monuments, and other common or public areas shall be determined prior to approval of the final map. Improvement plans for the above-referenced items will be submitted to the EDHCSD for approval, and the financing mechanisms shall be in place prior to issuance of building permits (Section 5.2 of the CCSP). The project shall be subject to the adopted park impact fee imposed for new development within the EDHCSD boundary and will be paid by the developer at the time a building permit is issued. (COA 7.2.8. in the CCSP.)
12. As a condition of approval of all tentative maps, a wood or other solid fence, at least six feet in height, will be constructed by the developer for all residential lots adjacent to the boundaries of the Specific Plan (modified COA 7.2.9. in the CCSP.):
 - A. Agricultural fencing per County Resolution No. 98A-90 shall be required along the Sacramento/El Dorado County line in any location not adjacent to a residential lot/parcel.
 - B. Fence design will be as approved by the authorized enforcement authority for the CC&Rs and Design Review (i.e., HOA or EDHCSD).
 - C. The developer will provide a funding mechanism, such as a homeowners association or a CFD, for the maintenance of fencing adjacent to open space.
13. **Water Meters:** The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels. Costs of water meters for parks may or may not be a credit to developer pending negotiations with EDHCSD Board of Directors. (COA 7.2.10. in the CCSP.)
14. **CCSP Mitigation Measures:** All of the mitigation measures of the CCSP EIR, as revised in September 1996 by Resolution 224-96, excluding the following measures which are not applicable to this project or have already been implemented: 4.3-2, 4.3-3, 4.3-5, 4.5-1, 4.5-5, 4.5-6, 4.5-7, 4.5-8, 4.5-9, 4.6-4, 4.7-2, 4.7-3, 4.22-4, 7-1, 7-2, 7-5, 7-6, are incorporated as conditions of approval, as modified by the Addendum prepared for the project where applicable (Exhibit W), and the Mitigation Monitoring Reporting Program (MMRP) prepared for the project (Exhibit U).

15. **Zone Districts:** The filing of tentative map and recording of the final map will fix zoning.

Mitigation Measures

The following are applicable Mitigation Measures identified in the EIR Addendum prepared for the Carson Creek SPA:

16. **CCSP EIR Mitigation Measure 4.6-1 (as modified to reflect current nomenclature and rules): Phase 1 (Grading Phase) Construction Emissions.**

- A. The project applicant shall comply with El Dorado County Air Quality Management District (AQMD) Air Pollution Control District (APCD) Rule 223 as required by the Air Pollution Control Officer. The project applicant shall prepare a fugitive dust control plan to be submitted to and approved by the AQMD prior to the commencement of construction. Control measures to be outlined in the plan may include, but are not limited to, the following:
- Application of water or suitable chemicals or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading);
 - Installation and use of hoods, fans, and filters to enclose, collect, and clean the emissions of dusty materials;
 - Covering or wetting at all times when in motion of open-bodied trucks, trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access;
 - Application of asphalt, oil, water, or suitable chemicals on dirt roads;
 - Paving of public or commercial parking surfaces;
 - Removal from paved streets and parking surfaces of earth or other materials which has a tendency to become airborne;
 - Limiting traffic speeds on all unpaved road surfaces to 15 mph;
 - Suspending all grading operations when wind speeds exceed 20 miles per hours (including instantaneous gusts);
 - Alternate means of control as approved by the Air Pollution Control Officer.
- B. Construction equipment engines shall be maintained in proper operating condition.
- C. Under Rule 223, Fugitive Dust, a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees must be submitted to and approved by the AQMD prior to start of project construction prior to issuance of a Grading Permit. The specific dust control measures in the FDP must comply with the requirements of AQMD Rule

223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

- D. Any burning of dry vegetation removed from the site must be permitted through the AQMD and comply with Rule 300

17. **CCSP EIR Mitigation Measure 4.6-2 (as modified to reflect current nomenclature and rules): Phase II (Facilities Phase) Construction Emissions.**

- A. Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.)
- The California Air Resources Board Regulation for In-Use Off-Road Diesel Fueled Fleets (California Code of Regulations Section 2449 et al, title 13, article 4.8, chapter 9, which applies to all self-propelled diesel-fueled engines greater than 25 horsepower.
 - All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the Air Resources Board. A copy of the current portable equipment registration shall be with said equipment.
- B. Construction equipment engines shall be maintained in proper operating condition.
- C. Low-emission stationary construction equipment shall be used.
- D. A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.
- E. Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources, reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.
- F. The project applicant shall comply with El Dorado County AQMD APCD Rule 224 Cutback and Emulsified Asphalt Paving Materials.
- G. The project applicant shall comply with El Dorado County AQMD APCD Rule 215 Architectural Coatings.

18. **CCSP EIR Mitigation Measure 4.6-3 (as modified to reflect current project, which does not propose to provide any woodburning appliances): Stationary Source Emissions.**

- A. The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed

levels of planning. These design features may include, but are not limited to, the following:

- Solar or low-emission water heaters;
- Central water heating systems;
- Shade trees;
- Energy-efficient and automated air conditioners;
- Double-pane glass in all windows;
- Energy-efficient low-sodium parking lot lights;
- Adequate ventilation systems for enclosed parking facilities;
- Energy-efficient lighting and lighting controls.

B. No woodburning appliances, such as but not limited to woodstoves and fireplaces, shall be installed within the Carson Creek SPA project site.

19. **CCSP EIR Mitigation Measure 4.8-3 (as modified to reflect current assessments of potential for special-status species to occur within the project site and areas that could support offsite circulation infrastructure): Special-Status Plants.**

Prior to issuance of a grading permit, habitat within onsite or offsite areas of disturbance that is suitable to support special status plant species shall be surveyed in accordance with California Department Fish and Wildlife's (CDFW) protocol plant surveys. If any significant populations of these species are found in areas proposed for development, avoidance should be undertaken to the extent feasible. If the plants cannot be avoided, a mitigation plan shall be prepared by a qualified biologist. If the plants are listed as threatened or endangered, the mitigation plan shall be developed in consultation with and subject to approval by CDFW. The plan may include measures such as transplantation or revegetation in protected areas onsite. If no special-status plants are observed, then a letter report documenting the results of the surveys should be provided to the project proponent for their records, and no additional measures are recommended.

20. **Initial Study Mitigation Measure BIO-1: Special-Status Nesting Birds.**

Migratory birds and other birds of prey protected under 50 Code of Federal Regulations (CFR) 10 of the Migratory Bird Treaty Act and/or Section 3503 of the California Fish and Game Code have the potential to nest in the non-native annual grassland and within the trees and emergent vegetation within the riparian habitat. Vegetation clearing operations, including pruning or removal of trees and shrubs, should be completed between September 1 and February 14, if feasible. If vegetation removal begins during the nesting season (February 15 to August 31), a qualified biologist shall conduct a pre-construction survey for active nests. The pre-construction survey shall be conducted within 14 days prior to commencement of ground-disturbing activities for planning purposes. An additional pre-construction survey shall be conducted within 72 hours of commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, then a letter report shall be submitted to the County and no additional measures are

required. If construction does not commence within 72 hours of the pre-construction survey, or halts for more than 72 hours, an additional pre-construction survey shall be completed prior to restarting construction during the nesting season.

If any active nests are located within the area of disturbance, an appropriate no-disturbance buffer zone shall be established around the nests, as determined by the biologist. The biologist should mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or until the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests, but will vary depending on the species (e.g., colonial nesting tricolored blackbird), level of activity and observed responses to construction activities. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce the buffer depending on the species but also must conduct daily monitoring to ensure that the nest is not disturbed, and no forced fledging occurs. Daily monitoring shall occur until the qualified biologist determines that the nest is no longer occupied. Once it has been determined by the biologist that the nest is no longer active, then a letter report shall be submitted to the project proponent for their records and no additional measures are recommended.

21. Initial Study Mitigation Measure BIO-2: Western Pond Turtle.

A qualified biologist shall conduct a pre-construction surveys for western pond turtle and western spadefoot toad prior to the start of ground disturbance within and adjacent to habitat that could support each species.

Surveys for western pond turtle must occur no more than 14 days prior to the start of grading or vegetation clearing within 500 feet of any riparian habitat. If no western pond turtles are observed, then a letter report documenting the results of the survey should be provided to the project proponent for their records, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey is recommended. If western pond turtles are found, additional avoidance measures are recommended including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities, performing a Worker Awareness Training to all construction workers, and being present on the site during grading activities within 500 feet of the perennial and intermittent drainages and their surrounding riparian habitat for the purpose of relocating any western pond turtles found within the construction footprint to suitable habitat away from the construction zone, but within the preserve within the Site.

Surveys for western spadefoot toad must occur no more than 48 hours prior to the start of grading or vegetation clearing within 200 feet of any vernal pools and/or seasonal wetlands. The survey shall be conducted by a biologist who has been approved by CDFW. If any western spadefoot toad individuals or populations are observed within the survey area, a no-disturbance area shall be established (flagged or fenced) within 200 feet of that location and no construction activity shall occur in that area until the animal voluntarily leaves the

area. If no western spadefoot toads are observed, then a letter report documenting the results of the survey should be provided to the project proponent for their records, and no additional measures are recommended. If construction within each habitat feature that could support this species does not commence within 48 hours of the survey, a new survey shall be completed.

22. Initial Study Mitigation Measure BIO-3: Valley Elderberry Longhorn Beetle.

A pre-construction survey for valley elderberry shrubs shall be completed by a qualified biologist prior to issuance of any grading permits that address construction activities within 150 feet of any riparian vegetation. If elderberry shrubs are identified onsite, a no-disturbance buffer with a radius of 100 feet shall be established around each shrub during the flight season of valley elderberry longhorn beetle (March – July). Outside of the flight season, a no-disturbance buffer of at least 20 feet shall be established for any activities that could damage or kill an elderberry shrub (e.g., trenching, paving). If elderberry shrubs are found within areas where disturbance is unavoidable, the shrubs shall be transplanted to the onsite or adjacent open space parcels in accordance with the United States Fish and Wildlife Service Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (2017).

23. Initial Study Mitigation Measure BIO-4: Burrowing Owl.

A pre-construction survey for burrowing owl shall be completed by a qualified biologist in accordance with the 2012 CDFW Staff Report on Burrowing Owl Mitigation (2012 Staff Report) (CDFW 2012) prior to issuance of grading permits. Surveys shall be conducted no more than 30 days and no less than 14 days prior to the commencement of construction activities. If construction activities are delayed for more than 30 days after the initial preconstruction surveys, then a new preconstruction survey shall be required. If any burrowing owls are identified onsite during construction, the CDFW-approved project biologist shall be notified immediately. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFW verifies through non-invasive methods that either: (1) the owls have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

If active burrows are observed within 500 feet of the project site, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the project proponent shall delay commencement of construction activities until the biologist determines that the burrowing owls have fledged and the burrow is no longer occupied. If this is infeasible, a mitigation plan shall be developed in consultation with and subject to approval by CDFW. The mitigation plan shall provide for replacement of the number of burrows, and burrowing owls that would be impacted by project development.

24. CCSP EIR Mitigation Measure 4.8-2 (as modified to address project components,

wetlands within areas affected by offsite circulation infrastructure and special-status species that may rely on wetlands; and to reflect current nomenclature): Loss of Wetlands.

- A. Prior to issuance of a grading permit for any offsite circulation infrastructure, an aquatic resource delineation shall be conducted for the Emergency Evacuation Route and future public roadway and shall be verified by the U.S. Army Corps of Engineers (USACE). Any federal or state jurisdictional aquatic resources impacted as a result of project development shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with USACE and Regional Water Quality Control Board (RWQCB) mitigation guidelines. El Dorado County has also supported the protection of wetlands as specified in the County's General Plan under Objective 7.4.2. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to USACE. The project applicant shall also obtain a Clean Water Act Section 401 Water Quality Certification from the RWQCB.
 - B. Prior to issuance of a grading permit for any offsite circulation infrastructure, a Streambed Alteration Agreement shall be obtained from CDFW, pursuant to Section 1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFW in developing appropriate mitigation, and shall abide by the conditions of any executed Agreement.
 - C. Grading activities within the onsite or offsite areas of disturbance shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm grates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
25. **CCSP EIR Mitigation Measure 4.11-1 (as modified to reflect current best practices for treatment of cultural resources): Archaeological Resources**
- A. Prior to grading and construction activities, significant cultural resources found within the onsite or offsite areas of disturbance shall be recorded or described in a professional report and submitted to the North Central Information Center at California State University at Sacramento.
 - B. Prior to issuance of a grading permit, El Dorado County shall verify that project construction documents include the following note: "If any cultural resources, such as structural features, mining equipment, unusual amounts of bone or shell artifacts, or architectural remains, are encountered during any construction activities, the contractor shall suspend all work within 100 feet of the find and immediately notify the County's Planning Services Division." During grading and construction activities, the name and telephone number of an El Dorado County approved,

licensed archaeologist shall be available at the project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall insure that all activities will cease in the vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance (i.e., whether it is a “historical resource” or a “unique archaeological resource”). If a find is authenticated, the archaeologist shall:

- i. Provide management recommendations should potential impacts to the resource be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations where avoidance is infeasible in light of project design or layout);
 - ii. Consult with the local Native American tribe to determine if the find is a tribal cultural resource. If so, consultation shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and California Environmental Quality Act Guidelines Section 15370 and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments; and
 - iii. As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives.
- C. Grading and construction activities may resume, after the resource is either retrieved or found to be not of consequence.
- D. Prior to issuance of a grading permit, El Dorado County shall verify that project construction documents include the following note “Prior to commencement of ground disturbing activities in each construction phase, all construction workers shall receive worker cultural resources awareness training conducted by a qualified archaeologist and shall receive a worker cultural resources awareness brochure prepared by the same qualified archaeologist.” Worker cultural resources awareness training may also be conducted through a video created by a qualified archaeologist specifically for this project. The program shall include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The worker cultural resources awareness training shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located within the onsite or offsite areas of disturbance and shall outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance related to Native Americans and behaviors, consistent with Native American tribal values. Worker cultural resources awareness training shall instruct workers to recognize potential cultural resources, such as the presence of discolored or dark soil, fire-affected material, concentrations of lithic materials, or other

characteristics observed to be atypical of the surrounding area; lithic or bone tools that appear to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; non-local high-quality materials such as chert and obsidian; and historic artifacts such as glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies.

26. **CCSP EIR Mitigation Measure 4.9-1 (as modified to address the offsite circulation infrastructure): Liquefaction.**

The El Dorado County Department of Transportation (DOT) shall consult with the El Dorado County Planning Department during the grading permit approval process to ensure that earth resources impacts related to development in the CCSP area and adjacent parcels that would support offsite circulation infrastructure are sufficiently addressed.

Prior to the approval of a grading permit for development of the Carson Creek SPA project including offsite circulation infrastructure, the applicant shall submit to, and receive approval from, the DOT a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.

27. **CCSP EIR Mitigation Measure 4.9-4 (as modified to omit reference to the Mormon Island Fault): Ground Rupture.**

Prior to the issuance of building permits, all structures shall be designed in accordance with the Uniform Building Code (UBC), Chapter 23. Although wood frame buildings of not more than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum. Final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites.

28. **CCSP EIR Mitigation Measure 4.9-7 (as modified to address the offsite circulation infrastructure): Topographic Alteration (Ground Stability and Erosion Potential).**

Prior to the issuance of grading permits for development within the CCSP area and for construction of offsite circulation infrastructure, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include:

- A. Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water run off immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2: 1 (horizontal to vertical) unless authorized by the Geotechnical

Engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone.

- B. Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities.
- C. During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations.
- D. Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction to conform with National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.
- E. Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and convey the runoff off-site. Conduits intended to convey drainage water off site shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material.
- F. Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from these structures, to collect water concentrated by these surfaces and to convey water away from the site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

29. CCSP EIR Mitigation Measure 4.22-6 (as modified to address all potential sources of contamination): Underground Storage Tanks.

Prior to the issuance of a grading permit for any onsite or offsite grading, the extent (soil and/or groundwater) of potential onsite contamination resulting from the historical operations of the Wetsel-Oviatt Sawmill and Southern Pacific Railroad shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

30. CCSP EIR Mitigation Measure 4.10-1 (as modified to reflect correct nomenclature, current water quality requirements, and proposed approach to stormwater runoff management): Increased Surface Runoff.

- A. Prior to the approval of the first small lot subdivision improvement plan or small lot final map, a condition of approval shall be placed on the tentative map that states that, prior to the issuance of a grading permit, the project applicant shall prepare, submit, and obtain approval of final drainage plans from DOT. In addition, prior to the issuance of a grading permit for construction of any offsite circulation infrastructure, the project applicant shall submit and obtain approval of final drainage plans by DOT. These final drainage plans shall demonstrate that future post-development stormwater discharge levels from the project will meet El Dorado County standards and the standards of the County's MS4 Permit to provide onsite treatment of stormwater prior to water leaving the site or entering a waterbody, maintain runoff at existing stormwater discharge levels, and permanently maintain bio-retention basins. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995 and revised in September 2020. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all stormwater drainage facility maintenance requirements are met. The drainage plan shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed onsite improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All onsite drainage facilities shall be constructed to DOT's. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective by DOT, will be implemented as necessary and appropriate:

Soil Stabilization Practice

- Straw Mulching
- Hydromulching
- Jute Netting
- Revegetation
- Preservation of Existing Vegetation

Sediment Barriers

- Straw Bale Sediment Barriers
- Filter Fences
- Straw Bale Drop Inlet Sediment Barriers

Site Construction Practices

- Winterization
- Traffic Control
- Dust Control Runoff Control in Slopes/Street
- Diversion Dikes

- Diversion Swales
- Sediment Traps

B. Specific measures shall be identified in the final drainage plans to maintain stormwater discharge flows (ensure there is no increase in post-development flows) at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall be presented in the final drainage plans, shall meet El Dorado County Standards to maintain stormwater discharge at pre-development levels, and shall be approved by DOT prior to improvement plan approval. Maintenance of the bio-retention basins and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.

31. **CCSP EIR Mitigation Measure 4.10-5: Short-Term Construction-Related Water Quality.**

- A. Prior to issuance of a grading permit, the developer shall obtain from the Central Valley Regional Water Control Board a General Construction Activity Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of stormwater discharges during construction activities.
- B. Prior to issuance of a grading permit, the project applicant shall submit to DOT and the Resource Conservation District for review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measures 4.10-1, and as follows: sediment basins, sediment traps, silt fences, hay bale dikes, gravel construction entrances, maintenance programs, and hydroseeding.
- C. Stormwater runoff during the construction period from graded areas shall be detained within the construction and staging area in temporary detention basins or roadside ditches and/or permanent roadside ditches. Areas disturbed during construction that are not developed, paved, or improved to serve as stormwater management/water quality facilities shall be backfilled, graded and/or compacted to provide a smooth transition to surrounding areas and shall be revegetated.

32. **CCSP EIR Mitigation Measure 4.10-6 (modified to reflect proposed approach to stormwater runoff management: Long-Term Water Quality Impacts.**

Onsite stormwater management facilities such as bio-retention basins shall be constructed and maintained throughout the project to receive stormwater runoff to allow for capture and settling of sediment prior discharge to receiving waters. Periodic maintenance of stormwater management facilities, such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness.

Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by DOT that ensures the long-term implementation of the program.

33. **CCSP EIR Mitigation Measure 4.7-4 (as modified to specify timing, types of attenuation measures, and performance standards): Stationary Source Noise.**

Where the development of a project could result in the exposure of onsite noise-sensitive land uses to projected onsite or offsite stationary source noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects.

Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed onsite noise sensitive uses, the County shall require that prior to approval of the final map, building plans must identify the specific noise attenuation measures, such as setbacks, sound barrier walls, or noise berms and/or modifications to the noise source along with evidence that the owner of the noise source has agreed to those modifications, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform with the applicable County standards, specifically to ensure that hourly Leq exterior noise levels at residential uses are equal to or less than 55 dBA (daytime), 50 dBA (evening), and 45 dBA (nighttime) and maximum noise levels are 70 dBA (daytime), 60 dBA (evening) and 50 dBA (nighttime).

34. **CCSP EIR Mitigation Measure 4.14-1 (as modified to omit requirement to create an assessment district): Law Enforcement Services.**

The project applicant shall ensure adequate law enforcement personnel and equipment to serve the CCSP area through the following mechanism:

Prior to the issuance of each building permit, the project applicant will be required to obtain service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy and the Department has reasonably estimated that annual funding is available to provide adequate staff and equipment in the future.

35. **CCSP EIR Mitigation Measure 4.12-1 (as modified to omit requirements related to construction of school facilities, which were omitted from the CCSP in prior plan amendments): Schools.**

The project applicant shall enter into a written agreement with the affected school district for the mitigation of impacts to school facilities or the demand therefor in accordance with

General Plan Policy 5.8.1.1. School mitigation fees shall be the amount in effect at the time building permits are issued.

36. **CCSP EIR Mitigation Measure 4.16-1 (as modified to reflect the anticipated population of the proposed project): Active Parks and Recreational Facilities.**

The CCSP project developer was required to pay in-lieu fees for the purchase and development of approximately 7 acres of active parks and recreation facilities in addition to dedicating 31.2 acres for such purposes. Actual land and in-lieu fees will vary based on the final densities proposed in each phase of dedication development. For the Carson Creek SPA project, the project applicant shall dedicate land and/or pay in-lieu fees consistent with the requirements of County Code Section 120.12.090 and General Plan Policy 9.1.1.1 as they exist at the time of final map approval. As it is currently adopted, County Code Section 120.12.090 requires the project applicant to dedicate land and/or pay in-lieu fees sufficient for the provision of 6.75 acres of parkland.

37. **CCSP EIR Mitigation Measure 4.18-1 (as modified to reflect that EID has sufficient capacity to serve the project): Water Consumption.**

Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits.

- A. In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project
- B. Low-volume and low-flow fixtures shall be installed to reduce water consumption.
- C. Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.

38. **CCSP EIR Mitigation Measure 4.7-1: Short-term Construction Noise Impacts.**

Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days:

- Between the hours of 7:00 a.m., and 5:00 p.m., on any weekday
- Between the hours of 8:00 a.m. and 5:00 p.m., on Saturdays
- Prohibited on Sundays and holidays

At the time of the letting of the construction contract, it shall be demonstrated that engine

noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.

Air Quality Management District

39. 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 (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Department. Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
40. Paving: Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials if applicable.
41. Painting/Coating: The project construction will involve the application of architectural coatings, which shall adhere to AQMD Rule 215, Architectural Coatings.
42. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
43. 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 fact sheet can be found here: https://ww3.arb.ca.gov/msprog/ordiesel/faq/overview_fact_sheet_dec_2010-final.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcing this regulation.
44. New Point Source: Prior to construction, installation or use of any new emissions sources exceeding AQMD permit thresholds (e.g., gasoline dispensing facility, emergency standby engine rated at 50 horsepower or greater, etc.); an Authority to Construct application shall be submitted to the AQMD. Applications shall include facility diagram(s), process flow charts, equipment specifications, and emissions or emission factors for each source of emissions pursuant to Rule 501, General Permit Requirements and Rule 523, New Source Review.
45. Portable Equipment: All portable combustion engine equipment with a rating of 50

horsepower or greater shall be registered with the ARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

46. **Electric Vehicle Charging – Non-Residential:** The commercial portion of the project shall comply with the Non-Residential Mandatory Measures identified in the 2016 Cal Green Building Code §5.106.5.3 concerning installation of electric vehicle supply equipment (EVSE). Plans shall include; the location(s) and type of EVSE, a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit originating at a service panel with sufficient capacity to accommodate a minimum 40A dedicated circuit, and terminating in a suitable enclosure in close proximity to the proposed location of the charging equipment. Plans shall include wiring schematics and electrical calculations to verify the electrical system has sufficient capacity to simultaneously charge electric vehicles at their full rated amperage (Level 2 EVSE). Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. Please refer to California Green Building Standards Code §5.106.5.3 for specific requirements:
https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx
California Green Building Standards Code: https://www.ladbs.org/docs/default-source/publications/code-amendments/2016-calgreen_complete.pdf?sfvrsn=6
AQMD Rules and Regulations are available at the following internet address: <https://ww2.arb.ca.gov/current-air-district-rules>.

Environmental Management

47. **Construction and Demolition (C&D) Debris Recycling:** State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information you still have questions, you're welcome to call Environmental Management at (530) 621-5300.
48. **AB 341 - Mandatory Commercial Recycling (Non-Residential):** State law requires that all non-residential dwellings that generate at least two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
49. **AB 1826 - Mandatory Commercial Organics Recycling (Non-Residential):** State law requires that all non-residential dwellings that generate at least two cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape and pruning waste, non-hazardous wood waste, food waste and food-soiled paper.

50. **Trash and Recycling Enclosures:** Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct questions about this provision to Building Services. Building Services can be reached at (530) 621-5315.

Department of Transportation

Project Specific Conditions

51. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM) and the CCSP, modified as shown on the Tentative Map and Design Waiver.
52. **Offer of Dedication:** Offer to dedicate, in fee, the rights of way for roadways shown on the final map. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. The roadways will be private, and a Homeowners Association (or other mechanism approved by County) shall be formed for the purpose of maintaining the private roads and drainage facilities. (T. Kear 2020).
53. **Off-Site Improvements - Mitigation Measures as identified in the approved Traffic Impact Study (TIS)** (T. Kear 2020/Revised 2021). The project is responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and either construct, or provide fair-share contributions, of the following improvements.
- A. Abatement A-1; At intersection #2 El Dorado Hills Boulevard/Saratoga Way, restripe the eastbound approach as one left turn lane, one shared left-through-right lane, and one right turn lane. Restripe the westbound approach as one shared left-through lane, and one right turn lane. Optimize Phase splits at Intersection #2. This item shall be completed prior to issuance of the first building permit.
 - B. Abatement A-2; Prior to issuance of the first building permit, optimize Phase splits at Intersection #9, Latrobe Road/Golden Foothill Parkway (south).
 - C. ~~Abatement A-4; Construct a traffic signal at Intersection #12, Latrobe Road/Royal Oaks Drive, when the access road from Latrobe Road to the project is opened to full vehicular access.~~
 - C. Abatement A-4; Prior to issuance of the 333rd building permit, (i) provide a bid-ready package for construction of the full access connection to Latrobe Road at the Royal Oaks Drive Intersection and the Latrobe Road/Royal Oaks Drive traffic signal, and (ii) post security in a form acceptable to the County to ensure construction of such full access connection and the Latrobe Road/Royal Oaks Drive

traffic signal. Complete construction of the full access connection and the Latrobe Road/Royal Oaks Drive traffic signal within 24 months of the complete approval by the County of the improvement plans and issuance of all requisite environmental permits.

- D. Abatement A-5; Prior to issuance of the first building permit, reconstruct or stripe, at the discretion of the County Engineer, intersection #13, Golden Foothill Parkway (south) / Robert J Mathews Pkwy, to add a receiving lane on Golden Foothill Pkwy such that northbound left turns from Robert J Mathews Pkwy can be performed without a gap in westbound traffic.

Construction of these improvements will require either encroachment permits, Road Improvement Agreement(s) or combination thereof.

54. **Timing of Improvements:** The following applies to Abatement A-5 only, as these were identified as deficiencies under Existing Plus Planned and Approved Projects (EPPAP) 2030 analysis:

- E. In order to ensure proper timing of the construction of the improvements, perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) of intersection #13 Golden Foothill Pkwy/Robert J Mathews Pkwy (south) to include existing traffic (at the time of final map) plus traffic generated by each final map.
- F. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that final map, construct the improvements prior to issuance of any building permit within that final map.
- G. If the necessary improvements are constructed by the County or others prior to triggering of mitigation by the project, payment of Traffic Impact Fees is considered to be the projects proportionate fair share towards mitigation of this impact.

55. **Contribution to County's Intelligent Transportation System Project:** Consistent with the Development Agreement, pay a one-time Two Hundred Eighty-Five Dollars (\$285.00) per dwelling unit fee, subject to annual adjustment on January 1 of each year, commencing January 1, 2022, based on the percentage changes in Consumer Price Index (all items) for the San Francisco-Oakland-Hayward area, for the El Dorado Hills Intelligent Transportation System project ("ITS Project Fee"), payable in connection with issuance of each building permit within the Project. If the Board of Supervisors establishes an ITS program and adopts an ITS fee before issuance of any remaining building permits for the Project, Developers shall pay the established ITS fee at issuance of those remaining building permits, which may be lower or higher than the \$285.00 per dwelling unit fee provided for in the Development Agreement.

56. **Offsite Emergency Vehicle Access (EVA)/ Access to Latrobe Road at the Royal Oaks Drive Intersection:** Construct the secondary EVA access to Latrobe Road prior to issuance of a building permit for the 30th dwelling unit within the project site. ~~If alternate 1 is selected (extension of Royal Oaks Drive) construct~~ Construct this roadway a minimum width of 24 feet, with four-foot wide aggregate base shoulders, and a 35mph Design Speed. Structural section to be determined in accordance with the Caltrans Highway Design Manual, Chapter 630, "Flexible Pavement Design". ~~As discussed in the TIS, complete this improvement prior to issuance of the 333rd building permit within the project. If alternative 2 is selected (connection to Wetsel Oviatt Road), the minimum width and other design elements will be established by the Fire District. In either case, the full access connection to Latrobe Road at the Royal Oaks Drive Intersection must be in place prior to issuance of a building permit for the 333rd lot. The full access connection and Latrobe Road/Royal Oaks Drive traffic signal shall be constructed as set forth in Condition of Approval 53C.~~
57. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit from DOT and construct the roadway encroachment from the EVA / south access road connecting to Latrobe Road to the to the provisions of County Standard Plan 103E.
58. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

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

Standard Conditions

59. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

60. **Maintenance Entity:** Prior to filing a final map, form an entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.
61. **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).
62. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the DOT and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County the project improvement plans and grading plans conform to the *County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

63. **Stormwater Management:** The Project shall construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.
64. **Geotechnical Report:** The applicant shall prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. The findings of the Report shall be incorporated into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.
65. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

66. **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 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.
67. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements. Grading or Improvement plans for any Phase may be approved prior to obtaining regulatory permits or agreements for that Phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.
- Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.
68. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

El Dorado Hills Fire Department

General Conditions

69. **Fire Flow (Single-Family Residential):** 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 one-hour duration. This requirement is based on a structure up to 6,200 square feet in size, Type V-8 construction. All structures shall install fire sprinklers in accordance with National Fire Protection Agency (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.
70. **Fire Flow (Commercial):** The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 Gallons Per Minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure up to 25,000 square feet in size, Type V-A construction.

This fire flow rate shall be more than 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.

71. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to EID specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500-feet for residential buildings and 300-feet for commercial buildings. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department.
72. **Hydrant Visibility:** 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.

Secondary Access/ Fire Apparatus Access Roads

73. **Fire Apparatus Access Roads:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. California Fire Code (CFC) 503.1.1
74. **Additional Access:** The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. CFC 503.1.2
75. **One- or two-family dwelling residential developments:** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. CFC D107.1
76. **Remoteness:** Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. CFC D107.2
77. **Dead-End Roads:** The maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following lengths, regardless of the number of parcels served: Parcels zoned for less than one acre – 800 feet (applicable to this project). Title 14 1273.09
78. **Intent:** Road and street networks, whether public or private, unless exempted under Section 1270.02(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation

during a wildfire emergency consistent with Sections 1273.00 through 1273.11. Title 14 1273.00

79. **Reciprocal Access Agreement:** The applicant shall provide a reciprocal access agreement, signed by the adjoining property owners, guaranteeing access for emergency vehicles and civilian traffic. This agreement can be through the parcel to the east, connecting to Latrobe Road across from Royal Oaks Drive, or through the parcel to the south, connecting to Wetsel-Oviatt Rd, as shown on the proposed map.

Secondary Access/ Fire Apparatus Access Roads

80. All survey monuments must be set prior to the filing of 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, shall be coordinated with the County Surveyor's Office prior to the filing of the final map.
81. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office shall also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

Other Conditions

82. **Updated Public Facilities Financing Plan:** Prior to issuance of the first building permit, the developer shall submit to the County a proposed update to the Heritage at Carson Creek Public Facilities Financing Plan.
83. **Grading and Site Improvement:** Prior to issuance of any grading or building permits, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, and the Grading, Erosion and Sediment Control Ordinance. The site improvement/grading plan should include, as appropriate, site preparation and construction recommendations identified in the Geotechnical Engineering Study prepared for the project (Youngdahl, February 2020) (Appendix F in Exhibit W).
84. **Long-Term Water Quality Impacts.**
- a. **Stormwater Runoff:** Onsite detention basins shall be constructed and maintained through the construction period to receive stormwater runoff from graded areas to allow capture and settling of sediment prior discharge to receiving waters.
 - b. **Surface Water Pollution Control Plan:** Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface water quality impacts. Parking lot sweeping shall occur on a weekly basis

and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the DOT that ensures the long-term implementation of the program.

85. **Open Channel Drainage:** The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural, rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.
- a. **Open Space Areas:** All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and road crossings shall be bridged.
 - b. **Residential and Commercial Areas:** Within areas designated for residential and commercial use, vegetated open-channel drainage shall be the primary means of accommodating stormwater runoff and existing surface water bodies. In residential areas, where the homes front the streets, site design shall emphasize drainage to open, vegetated channels away from streets and towards the back and side lots. In instances where such drainage is not engineeringly practicable, drainage towards streets shall utilize gutters, asphalt concrete dikes, rolled curbs, and/or vertical curbs will be utilized. These drainage facilities shall be kept to a minimum and will convey drainage to open-channel ditches (1) along collectors and other streets where homes do not front the streets and (2) between lots. Piped drainage facilities shall be kept to a minimum. Open channel ditches shall convey the drainage to natural drainage channels in the open space areas but not before ensuring that water quality standards are maintained through the implementation of best management practices.
86. **Security and Theft Concerns:** Developers may enter into a Law Enforcement Services Agreement with the El Dorado County Sheriff's Office providing for patrol of the undeveloped project area, on an occasional basis, to prevent theft of building materials and heavy equipment and to minimize criminal activity in the project area. The Law Enforcement Services Agreement would include an hourly rate for Deputy costs and is subject to approval by the El Dorado County Board of Supervisors.
87. **Revised Pedestrian Trail Plans:** EDHCSD shall review the Revised Pedestrian Trail Plans prior to approval of the first small lot final map.