

## **CONDITIONS OF APPROVAL**

### **General Plan Amendment GPA20-0001/ Rezone Z20-0005/ Specific Plan SP20-0001/ Tentative Subdivision Map TM20-0002/ Creekside Village Specific Plan– Reduced Impact Alternative**

**Planning Commission/ November 12, 2025**

1. This approval is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Exhibit A ..... | Project Location & Aerial Map                                  |
| Exhibit B.....  | Assessor's Parcel Map                                          |
| Exhibit C.....  | Project Site and Surrounding Current General Plan Designations |
| Exhibit D ..... | Project Site Proposed General Plan Designation                 |
| Exhibit E.....  | Project Site and Surrounding Current Zoning                    |
| Exhibit F ..... | Proposed Project Site Zoning                                   |
| Exhibit G ..... | Creekside Village Specific Plan RIA Document and Appendices    |
| Exhibit H ..... | Land Use Plan Map - RIA                                        |
| Exhibit I.....  | Circulation Plan - RIA                                         |
| Exhibit J.....  | Phasing Plan - RIA                                             |
| Exhibit K ..... | Tentative Subdivision Map - RIA                                |
| Exhibit L.....  | Draft Environmental Impact Report                              |
| Exhibit M.....  | Draft Environmental Impact Report Appendices Pt. 1             |
| Exhibit N ..... | Draft Environmental Impact Report Appendices Pt. 2             |
| Exhibit O ..... | Draft Environmental Impact Report Appendices Pt. 3             |
| Exhibit P ..... | Final Environmental Impact Report                              |
| Exhibit Q ..... | Mitigation Monitoring and Reporting Program                    |
| Exhibit R.....  | Findings of Fact/Statement of Overriding Considerations        |
| Exhibit S ..... | Fiscal Impact Analysis                                         |
| Exhibit T ..... | Public Facilities Financing Plan                               |
| Exhibit U ..... | Fire Safe Plan                                                 |
| Exhibit V ..... | The Planner's Guide to Specific Plans                          |

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 entitlements and/or further environmental review. Deviations without the above-described approval would constitute a violation of project approval.

The project description is as follows:

The approximately 208-acre project site is currently vacant. The project would develop up to 763 residential dwelling units ranging in lot size from 3,250 square feet to 14,008 square feet, fourteen (14) landscaping lots totaling 1.35 acres, four (4) park lots totaling 14.09 acres, seventeen (17) open space buffer lots totaling 30.72 acres, four (4) open space preserve lots totaling 13.49 acres, two (2) EID/HOA lots totaling 0.25 acres, one (1) 0.19-acre lot for a lift station, and nine (9) lots totaling 30.21 acres for in-tract private roads. 614 units would range from 4 to 8 dwelling units per acre (du/ac) on approximately 117 acres and 149 dwelling units on approximately 21.3 acres with a density of 5-12 du/ac. The project would also include a 7.5-acre Village Park with 1.6 acres of the park containing a Planned Development (PD) overlay designation that could allow for neighborhood commercial uses to serve the plan area subject the approval of a conditional use permit, approximately 13.5 acres of Open Space Preserve, and approximately 30.9 acres of Open Space Buffer. The project would include predominantly active adult units with up to 150 conventional units. The proposed project includes approval of a General Plan Amendment, a Rezone, the Creekside Village Specific Plan – Reduced Impact Alternative (“CVSP-RIA”), and Tentative Subdivision Maps for the Reduced Impact Alternative, as well as other responsible agency approvals, including El Dorado Irrigation District, California Department of Fish & Wildlife, and the U.S. Fish and Wildlife Service.

## Planning Division

2. **Mitigation Measures from the Final Environmental Impact Report:** The applicant shall comply with all mitigation measures identified for the Reduced Impact Alternative in the Creekside Village Specific Plan Final Environmental Impact Report (SCH# 2020110052) and listed with the Mitigation Monitoring and Reporting Program (Exhibit Q).

With the submittal of all grading plans, improvement plans, and building permit plans, the developer/applicant shall submit to the El Dorado County Planning Division a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the County Department and/or Agency responsible for review, and how the developer/applicant meets the Condition of Approval or Mitigation Measure. The developer/applicant shall update the compliance matrix and provide it with each submittal.

3. **Indemnity:** 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.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning the Project Approvals.

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

4. **Change in Ownership:** In the event of any change of ownership of the subject parcels (APNs 117-010-032 and a portion of 117-720-012) or any change in primary or accessory use, it is the responsibility of the future property owners to ensure all changes are consistent with these approvals, the El Dorado County General Plan, Zoning Ordinance, and all applicable standards in place at such time.
5. **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). Multiple final maps may be completed for this project. The applicant has stated that the proposed phasing plan is approximate only and the subdivider is not required to define the number or configuration of the proposed multiple final maps, according to the Subdivision Map Act, Government Code section 66456.1 (Multiple final maps on one tentative map).
6. **Fees:** All fees associated with the phase of the Tentative Subdivision Map shall be paid prior to filing the Final Subdivision Map for that phase.
7. **Open Space Management:** An Open Space Management Plan shall be prepared by the developer consistent with the requirement in the CVSP-RIA and subject to review and approval by the Planning Division. The plan shall not conflict with the approved Fire Safe Plan for the open space areas.
8. **Lighting:** Outdoor lighting shall comply with the Outdoor Lighting Standards (County Code Chapter 130.34) and all outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way. The applicant shall limit outdoor lights and street lights to the minimum required for public safety and street lights, when proposed for public safety, shall be shown on the final improvement plans and be fully-shielded to prevent excess glare and light. No lighted sports fields are permitted.

9. **Landscaping:** The final landscape plan prepared in compliance with the Model Water Efficient Landscape Ordinance, if applicable, shall be reviewed and approved by Planning Director or designee for compliance with such ordinance, prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
10. **Water Meters:** The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels.

#### **El Dorado Hills Fire Department**

11. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations Title 14 §1266.01, structural fire protection and suppression services will be available for this project by the El Dorado Hills Fire Department (EDHFD). The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 87 located at 4680 Golden Foothill Pkwy, El Dorado Hills, CA 95762 in El Dorado Hills. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.
12. **Natural Hazard Disclosure:** The majority of the project site (201.2 acres) is located in a Moderate Fire Hazard Severity Zone within a CAL FIRE Responsibility Area (SRA) with small area (6.7 acres) in the southeast corner of the site being designated as the High Hazard Severity Zone. The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.
13. **Emergency Water Supply:** The project area is not currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one or more of these parcels, the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code, along with local ordinances and standards of EDHFD.
  - a. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. Fire hydrant quantities and locations shall be in accordance with the California Fire Code, as amended locally. The required fire hydrants for the phase under construction shall be installed and operational prior to any construction within that phase (including foundations).

14. **Roadways and Driveways:** Roads and driveways, whether public or private, shall comply with California Code of Regulations (CCR) Title 14 §§ 1270.00 - 1276.04 and California Code of Regulations Title 24 – Part 9 (CFC), Section 503 (Fire Apparatus Access Roads), as amended locally. The required fire access road(s) shall be installed prior to any combustible construction (including foundations). Prior to the recordation of parcel/subdivision map. Fire access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround. Turnaround shall be in accordance with EDHFD Standard B-003 Emergency Apparatus Access Ways.
- a. Fire access roadways shall be of not less than 20 feet of unobstructed width, 15 feet of vertical clearance, and minimum turning radii of 40 feet inside and 56 feet outside dimensions on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.
  - b. Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet County Department of Transportation standards for roadways. A report, prepared by a registered geotechnical or California-licensed Civil engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating the construction of the roadway. Verification of constructed roadway shall be provided by a registered geotechnical or California-licensed Civil engineer prior to the final of the project.
  - c. Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.
  - d. Gates or barriers across fire access roads or pedestrian egress shall be approved prior to installation and shall be in accordance with the California Fire Code and EDHFD Standards.
  - e. Fire Lane identification shall be provided along required fire access roadways. Fire Lane identification shall be in accordance with the California Vehicle Code and EDHFD Standards. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway widths shall be measured between the gutter line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.
15. **Fire protection (Fire Safe Plan):** The project shall comply with the Creekside Village Fire Safe Plan (Approved February 28, 2024, First Revision: June 3, 2024, and Second

Revision: April 27, 2025) as approved by Cal Fire and the EDHFD. The applicant shall record a Notice of Restriction (NOR) that states that all lots illustrated in the final map shall adhere to the conditions of the approved Creekside Village Fire Safe Plan. The specific language of the NOR shall be approved by EDHFD prior to recordation.

16. **Roof Coverings:** Residential roof coverings shall consist of materials having a minimum Class A rating.
17. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in the California Code of Regulations Titles 14, 19, 24, and EDHFD ordinances and regulations consistent with either option below:
  - a. All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road in accordance with California Code of Regulations Title 14 – Section 1276 (Setback for Structure Defensible Space).
  - b. In the event a parcel does not comply with the 30-foot setback above, residential structures that, due to topography or parcel dimensions, encroach the (30) foot setback shall be constructed to meet Insurance Institute for Business Home & Safety (IBHS) Wildfire Prepared Home.
18. **Open Space Fencing:** Fencing materials adjacent to non-irrigated open space areas or lots shall be constructed of non-combustible materials.
19. **Address (residential):** Prior to the issuance of the certificate of occupancy for each parcel, all parcels shall be provided with an approved address number as issued by the County Surveyors Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than four (4) inches. Address shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background. When a residential building is located more than 150-feet from the provided road serving the residence, an address sign shall be placed at the driveway entrance onto the parcel. Remote address numbers shall be reflective and contrasting in color to the sign background, and with a number height of not less than four (4) inches and with a stroke width of 1/2-inch.

#### **Department of Transportation (DOT)**

20. **Stormwater:** The project is subject to the provisions of the County Storm Water Ordinance and Drainage Manual regarding drainage and water quality. The project will likely be

subject to the Hydromodification requirements of the Ordinance. The County Stormwater Ordinance (Ord. No. 5022) and Drainage Manual require the project to construct on-site detention to reduce post-development peak runoff to pre-development levels. This mitigation measure will be implemented with the project improvement plans

21. **Road Design Standards:** Construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) and as modified as shown on the approved Tentative Map and as detailed in the CVSP-RIA.
22. **Offer of Dedication:** On the final map, the applicant shall offer to dedicate, in fee, the rights of way for public (non-gated) roadways shown on the Tentative Map for dedication. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be rejected by the County and a maintenance entity (or other funding source approved by the County) shall be created and funded to provide for maintenance of the roadways and drainage facilities. A homeowners association is deemed an acceptable maintenance entity.

Prior to or with recording of the final map, applicant shall provide to County an irrevocable offer of dedication (“IOD”) in fee, subject to any existing easements, for the 45-foot-wide right of way for Wetsel-Oviatt Road as depicted on the Tentative Map. If the County accepts the IOD, applicant shall not be responsible for maintenance of the portion of right of way accepted.

23. **Access Improvements:** The four frontage and access improvements identified below (“Access Improvements”) shall be completed consistent with the December 12, 2024 (as revised April 15, 2025 and May 20, 2025) Transportation Impact Study (Reduced Impact Alternative) for Creekside Village. The project is responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of the Access Improvements, which are the following:
  - a. Extension of Royal Oaks Drive from Latrobe Road through the project site with a signal-controlled intersection at Latrobe Road/Royal Oaks Drive. The Royal Oaks Drive extension shall be completed and the traffic signal shall be operational prior to the issuance of the first certificate of occupancy.
  - b. Secondary access road via an extension of Avanti Drive at Latrobe Road. Access to Avanti Drive at this location will be limited to right-in/right out (RIRO), with full access to the project. Final configuration will be determined by DOT with confirmation

with the El Dorado Hills Fire Department prior to approval of improvement plans for the improvement.

- c. Secondary access connection to Wetsel-Oviatt Road. Access from Wetsel-Oviatt Road will include improvements to Wetsel-Oviatt Road to be consistent with County Standard Plan 101C between Latrobe Road and the secondary access connection to the project.
- d. Pedestrian and bicycle access route connecting to Robert J. Mathews Parkway that will serve as Emergency Vehicle Access for fire apparatus, emergency medical, and law enforcement personnel in an emergency.

With each application for a phased final map, the Developer shall submit a limited traffic analysis prepared by a licensed traffic engineer, subject to review and approval by the Department of Transportation. The analysis shall be limited to determining cumulative project-generated PM peak hour trips on the Royal Oaks Drive extension to date and as projected with the proposed phase.

If the updated traffic analysis determines that cumulative project traffic will exceed 328 PM peak hour trips, the traffic analysis shall identify one, or both, of the secondary access roads to be fully constructed and open to traffic prior to the issuance of the first certificate of occupancy associated with that final map.

Notwithstanding the conclusions of this limited traffic analysis, the Emergency Vehicle Access or a secondary access shall be completed at the timing deemed necessary by the El Dorado Hills Fire Department. Based on the phasing of development, a temporary Emergency Vehicle Access may be provided, if acceptable to and approved by the El Dorado Hills Fire Department.

24. **Offsite Improvements:** The project is responsible for the following Offsite Improvements:

- a. The project shall produce recommended signal timing sheets for the following signalized intersections along El Dorado Hills Boulevard and Latrobe Road for review and approval of County DOT: Serrano Parkway, Clubview Drive/Golden Foothill Parkway (south), and Investment Boulevard (additional striping at the Investment Boulevard intersection may also be installed by the applicant to delineate the existing left- and right-turn lanes on Investment Boulevard if deemed necessary by DOT for signal operations, provided that such additional striping shall not require any widening or alteration of any road). Upon DOT approval, the project, in coordination with DOT staff, shall implement any recommended revised signal timings on existing facilities. If implemented by others or added to the 10-

year Capital Improvement Program (CIP) prior to the issuance of the first certificate of occupancy, payment of Traffic Impact Fees would satisfy the project's fair share obligation towards these improvements. If not implemented by others, the project would be responsible for providing the signal timing sheets and additional striping, if required, prior to issuance of the first certificate of occupancy, consistent with General Plan Policy TC-Xa and supporting Policy TC-Xf.

- b. The project shall design, prepare Plans, Specifications and Estimate (PS&E), and construct an all-way stop controlled (AWSC) intersection at White Rock Road and Carson Crossing Drive. If an AWSC or signalized intersection is constructed by others or added to the 10-year CIP (CIP 36105041 addresses this deficiency but is not currently within the 10-year CIP) prior to the issuance of the first certificate of occupancy, payment of Traffic Impact Fees would satisfy the project's fair share obligation towards these improvements. If not constructed by others, the project would be responsible for constructing this improvement prior to issuance of the first certificate of occupancy, consistent with General Plan Policy TC-Xa and supporting Policy TC-Xf.
25. **Encroachment Permit(s):** Enter into a Road Improvement Agreement with the County to affect access improvements to Latrobe Road, Robert J. Matthews Parkway, and Wetsel-Oviatt Road, and to make further improvements as described in Condition of Approval #24 above.
  26. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along Latrobe Road except for the approved access locations. Prior to or with recording of a Final Map, any prior waiver of direct access rights necessary for the Access Improvements shall be vacated by a separate document or on the Final Map.
  27. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the CVSP-RIA, and Draft EIR, 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, the Developer must, 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; and approved improvement plans, specifications, and contract documents of the off-site improvements, prepared by a Civil Engineer.

28. **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.
29. **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.

Latrobe Road is an existing County maintained road shown on General Plan Figure TC-1 and improvements within Latrobe Road will be accepted by County without a maintenance entity.

30. **Common Fence/Wall Maintenance:** Responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
31. **Consistency with County Codes and Standards:** 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 consistent with the CVSP-RIA) from DOT and pay all applicable fees prior to filing of the final map.

Ensure 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)*.

32. **Stormwater Management:** 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.
33. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report 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.
34. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
35. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.
36. **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.

37. **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.

**Air Quality Management District (AQMD)**

38. **Fugitive Dust:** The project construction will involve grading and excavation operations which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (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.
39. **Open Burning:** Burning of waste vegetation that results 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.
40. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
41. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
42. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 HP, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
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 (CARB) 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 CARB's website here: <https://ww2.arb.ca.gov/our-work/topics/construction->

[earthmoving-equipment](#) Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

44. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, including the make, model, year of equipment, and daily hours of operations of each piece.
45. **Electric Vehicle Charging – Residential:** The residential portion of project shall comply with the Residential Mandatory Measures identified in the 2022 Cal Green Building Code §4.106.4.2.2 to facilitate future installation and use of EV chargers. Please refer to: Chapter 4 Residential Mandatory Measures, 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen) | ICC Digital Codes (iccsafe.org).
46. **Electric Vehicle Charging – Non-Residential:** The commercial portion of the project shall comply with the non-Residential Mandatory Measures identified in the 2022 Cal Green Building Code to facilitate future installation and use of EV chargers. Please refer to: <https://www.dgs.ca.gov/BSC/CALGreen>.

#### **Pacific Gas and Electric**

47. PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):  
  
I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. Within the exception of project identification signs consistent with County Code and the CVSP-RIA, the PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.
48. The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E.

49. The construction of lots within or adjacent to all PG&E easements must comply with all existing PG&E land rights, restrictions, and conditions set forth in the existing PG&E easement noted on the tentative map. Said easement is recorded at Book 2859 and Page 643 with Sacramento County Official Records. PG&E will require review of lots within or adjacent to all PG&E easements improvement plans to ensure compliance with said easement in the future.

**El Dorado Hills Community Services District (EDHCSD or District)**

50. Prior to recordation of any final map, the project proponent shall do either of the following:
- a. Through County approval, create a separate mechanism for the management, care, maintenance, operation, and on-going development of park facilities, such as an HOA. This mechanism shall include the timing of construction and amenities of park facilities and shall show and provide adequate funding for park usage, or;
  - b. Annex the Plan Area into the El Dorado Hills Community Services District boundary.
51. The Parkland Dedication shall be in compliance with El Dorado County Code Section 120.12.090. The amount of land dedicated shall be based on the residential density using the average persons per household of 2.8 persons per dwelling unit and number of residential units. Projects are required to dedicate land at rate of 5 acres per 1,000 resident population.

The CVSP-RIA consists of 763 residential dwelling units and at 2.8 persons per household would generate a population of 2,136 residents. At 5 acres per 1,000 residents the project has a parkland requirement of 10.68 acres.

The CVSP-RIA proposes 9.68 acres of publicly accessible parks and 15.46 acres of privately owned recreation facilities (including the clubhouse and trails) that will receive 50 percent credit towards parkland requirements (7.73 acres of credit) for a total of 17.41-acres of parkland. The CVSP-RIA thus satisfies the Quimby Act and County parkland dedication requirements.

52. Should the Plan Area annex into the El Dorado Hills Community Services District boundary, conditions 53 through 57 shall apply, and the Quimby parkland dedication (siting and amount of land) and/or In Lieu Fees shall be subject to the joint determination by EDHCSD and County. Such joint determination may modify condition 51 herein.

53. District Policy 6110.10. All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.
54. District Policy 6110.30 and 6110.40. The amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also, per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine the suitability of the subdivider's offering. The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location.
55. District Policy 6110.60 Land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:
  - a. Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.
  - b. Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.
  - c. Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.
  - d. A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.
  - e. Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis,

larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.

- f. Drainage courses, or dedications near or adjacent to hazardous or noxious material' sites are not acceptable. Flood plains are generally not accepted unless the site's potential risks are fully mitigated at the subdivider's risk and expense.
- 56. Any parkland dedication agreements must receive Board of Director's review and approval prior to acceptance and processing by the General Manager.
  - 57. Prior to recordation of any final map, the Plan Area must annex into a Community Facilities District (CFD) determined and agreed upon by the EDHCSD and the project proponent.

**Office of County Surveyor**

- 58. A final map must be processed consistent with the procedures and requirements in County Code Chapter 120.28, including submittal of a Final Map Package to the County Surveyor's Office.
- 59. All survey monuments must be set prior to filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
- 60. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided prior to filing the Final Map.
- 61. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Map.
- 62. Prior to filing the Final Map, a letter would be required from all agencies that have placed conditions on the map that are required to be satisfied prior to final map. The letter would state that "all conditions placed on TM20-0002 by (that agency), which are required to be satisfied prior to the requested final map, have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
- 63. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor and copied to the Consultant and the Applicant.

### **El Dorado Irrigation District**

64. **Facility Plan Report:** The applicant shall prepare a Facility Plan Report (FPR) for review and approval by El Dorado Irrigation District.
65. **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.

### **Environmental Management**

66. **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.