

CONDITIONS OF APPROVAL

Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 & J6 Planning Commission/February 27, 2014

Planning Services Division

1. **Project Description:** The Development Plan and Tentative Subdivision Map are based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and Exhibits D3 and I through O.
 - a. Specific Plan Amendment (SP13-0002). Errata Sheet amending the commercial acreage requirements in Village J under Table 1 of the El Dorado Hills Specific Plan.
 - b. Planned Development (PD13-0001). Development plan modifying the One-family Residential Zone District development standards, as shown in Table 1 below.

Table 1

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>Maximum Building Coverage (all buildings)</i>	35%	Maximum 60% coverage	
<i>Minimum Lot Width</i>	60 feet	Varies	As shown on map;
<i>Maximum Building Height</i>	35 feet	35 feet	
<i>Front Yard Setback</i>	20 feet	15 feet	Increases in side yard setback due to building height over 25' are not applicable.
<i>Rear Yard Setback</i>	15 feet	10 feet	
<i>Side Yard Setback</i>	5 feet	3 feet	
<i>Setback for AC/Pool Equipment</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	Shall be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height with in front yard	Front: 15' Side, and Rear: 0'	
<i>Setback for Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front: 10' Side, and Rear: 0'	
<i>Setback for any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 15' Side and Rear: 2.5'	
<i>Setback for Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	
<i>Setback for any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	Subject to Building Code
<i>Minimum Side and Rear Yard Setback: Swimming</i>	Side: 5 feet Rear: 15 feet	Side and Rear: 5'	As measured from edge of footing

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
<i>pool (underground)</i>			
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5'	
<i>Setback for architectural extensions of the dwelling (uninhabitable space)</i>	May extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5'	
<i>Setback for chimneys – attached or detached</i>	Side: 5 Feet Rear: 15 feet	Side: 3' Rear: 7'	

- c. Tentative Map (TM13-1511). A tentative subdivision map on an approximate 36.54-acre site in Serrano Villages J5 and J6 creating:
- 1) 119 lots, ranging in size from 6,000 to 15,000 square feet;
 - 2) Eight landscape lots, ranging in size from 0.1 to 1.5 acres;
 - 3) One passive park measuring 2.65 acres in size; and
 - 4) One 1.65-acre road easement for the future Sienna Ridge Drive.
- d. Design Waivers. Design waivers to allow:
- 1) Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:
 - (a) 35 feet = E Street, sta. 8+43.60 to 10+43.00.
 - (b) 36 feet = A Street, sta. 1+49.00 to 4+15.82;
E Street, sta. 5+79.28 to 8+43.60; and
C Street, F, G, and H Courts.
 - (c) 37 feet = J Street
 - (d) 38 feet = I Street
 - (e) 42 feet = A Street, sta. 4+15.82 to 10+50.69;
E Street, sta. 1+00 to 5+79.28; and
B, D, and G Streets.
 - 2) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets, and F, G, and H Courts;
 - 3) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts and reduction from 100 feet centerline curve radius to 50 feet for “elbow” curves on A, C, and I Streets and G Court.
 - 4) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

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 tentative map and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Meter Award Letter.** A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.
3. **Lighting.** Street lights, if proposed, shall be shown on the final improvement plans. All street lights installed shall be fully-shielded to prevent excess glare and light. A lighting and landscaping district shall be formed to provide for the maintenance of those lights.
4. **Oak Tree Protection.** Grading and construction activities will require compliance with oak tree protection measures under the Specific Plan Section 1.4.1.1 (grading), Appendix 2 Section 2.2 (construction), and Appendix E.
5. **Landscaping.** The final landscape plan prepared in compliance with the Model Water Efficient Landscape Ordinance, if applicable, shall be reviewed and approved by the Development Services Director or designee, 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.
6. **Noise.** A masonry or precast concrete paneled soundwall shall be constructed along Bass Lake Road frontage in a location consistent with Exhibit O and mechanical ventilation systems within the dwelling units shall be installed prior to final occupancy.
7. **Park Dedication:** An irrevocable offer of dedication (IOD) shall be made by the applicant to the El Dorado Hills Community Services District for the 2.65 acre passive park site. The IOD shall include conditions under which the District may accept the IOD and assume the maintenance and operational responsibility from the Serrano Master Owners Association for the facility. The IOD shall be in the form and substance provided in agreements provided for previous subdivisions within Serrano. Development Services shall verify the provision of this dedication prior to final occupancy of the first building permit within the final map phase that creates the park site. The park site shall be maintained in perpetuity.
8. **Minor Modifications Allowed:** Minor changes in the adopted Development Plan may be approved by Planning Services provided that the changes:
 - a. Do not change the boundaries of the subject project property;
 - b. Do not change any use as shown on the official development plan; and
 - c. Do not change the intent of the official development plan.

Major changes shall be approved by the Planning Commission in accordance with the requirements of Section 17.04 of the County Code. A major change in a development

plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

9. **Archaeological/Cultural Resources.** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Director of Development Services.

10. **Conformance Verification.** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
11. **Map Expiration.** This Tentative Subdivision Map shall expire in 36 months from its date of approval unless a timely extension has been filed.
12. **Hold Harmless.** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

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

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

Transportation Division

13. **Road Design Standards.** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), and as shown in Table 2 below (the requirements outlined in Table 2 are minimums). The developer shall obtain approval of

project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

Table 2

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH¹ / SIDEWALK WIDTH	RIGHT OF WAY	EXCEPTIONS/ NOTES
Portion of "A" Street sta. 1+49.00 to 4+15.82 C Street, F, G & H Court	Modified Std Plan 101B (3" AC over 8" AB Min.)	28.66ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter. Modified type 2 curb & gutter where adjacent to open space, landscape lots or parks.
E Street sta. 1+00 to 5+79.28	Modified Std Plan 101B (3" AC over 8" AB Min.)	33ft / 4ft sidewalk on one side	42ft	Modified Type 1 rolled curb & gutter. Modified type 2 curb & gutter where adjacent to open space, landscape lots or parks. Street is super-elevated w/ 2% cross-slope.
E Street sta. 5+79.28 to 8+43.60	Modified Std Plan 101B (3" AC over 8" AB Min.)	28.66ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter. Modified type 2 curb & gutter where adjacent to open space, landscape lots or parks. Street is super-elevated w/ 2% cross-slope.
E Street sta. 8+43.60 to 10+43.00	Modified Std Plan 101B (3" AC over 8" AB Min.)	26ft / 4ft sidewalk on one side	35ft	Modified Type 1 rolled curb & gutter. Modified type 2 curb & gutter where

				adjacent to open space, landscape lots or parks.
Portion of A Street (4+15.82 to 10+50.69) D & G Street (as shown on Tentative Map) B Street	Modified Std Plan 101B (3"AC over 8"AB Min.)	33ft / 4ft sidewalk on one sides	42ft	Modified Type 1 rolled curb & gutter. Modified type 2 curb & gutter where adjacent to open space, landscape lots or parks.
B Street	Modified Std Plan 101B (3"AC over 8"AB Min.)	33ft / 4ft sidewalk on both sides	42ft	Modified Type 1 rolled curb & gutter. Modified type 2 curb & gutter where adjacent to open space, landscape lots or parks.
J Street	Modified Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft sidewalk on both sides	37ft	Modified Type 1 rolled curb & gutter. Modified type 2 curb & gutter where adjacent to open space, landscape lots or parks.
NOTES: ¹ Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6 inches from the back of the curb.				

14. **Improvement Plans.** Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Transportation Division approval. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Transportation Division and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved tentative map.

15. **Subdivision Improvement Agreement & Security.** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway frontage improvements along Bass Lake Road, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of the Transportation Division or provide security to guarantee performance of the SIA as set

forth within the County of El Dorado Subdivisions Ordinance, prior to filing of the final map.

16. **Offsite Road Improvements – Future Realignment of Bass Lake Road.** The applicant will be responsible for the following frontage improvements of Bass Lake Road contiguous to the applicant’s subdivision in accordance with DISM Standard Plan 101B and as indicated on Exhibit P dated October 2013:
- a. 6-foot sidewalk measured from back of curb with Type 2 vertical curb and gutter;
 - b. 8-foot shoulder measured from face of curb to include a type II Bike path; and
 - c. 12-foot AC roadway

The applicant shall provide the Transportation Division a schematic design level plan for the future realignment of Bass Lake Road in accordance with DISM Standard Plan 101B. The design will begin at the intersection of Bass Lake Road and Serrano Pkwy/Future Sienna Ridge Drive and proceed east to approximately 700 feet east of the intersection with B Street. The schematic design shall be substantially complete to the approval of the Transportation Division prior to the filing of the final map.

17. **Offsite Road Improvements – Current Bass Lake Road sta. 48+77 to 56+70.** The applicant shall construct the southern half of Bass Lake Road from the Serrano Pkwy/Sienna Ridge Road intersection east to the EID driveway and the transition to existing Bass Lake Road in conformance with the Design and Improvements Standard Manual (DISM), and as shown in Table 3 below. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map:

Table 3

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH ¹ / SIDEWALK WIDTH	RIGHT OF WAY	EXCEPTIONS/ NOTES
Bass Lake Road sta.48+76.93 to EID Driveway sta. 56+70 Southern portion only	Modified Std Plan 101B (3"AC over 8"AB Min.)	34 / 6ft sidewalk on one side	100ft	Type 2 curb & gutter.
NOTES: ¹ Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6 inches from back of the curb.				

18. **Offsite Road Improvements – Future Bass Lake Road sta. 56+70 to B Street.** The applicant shall rough grade the southern half of the future Bass Lake Road realignment that is adjacent to this project. The grading shall be based on the above mentioned

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

The applicant shall provide a cash deposit or bonding for the remaining frontage improvements of the future Bass Lake Road Realignment that are not to be built at this time. The deposit/bonding amount shall be based on a County approved construction cost opinion of the following improvements provided by the applicants engineer.

-6-foot sidewalk measured from back of curb with Type 2 vertical curb and gutter

-8-foot shoulder measured from face of curb to include a type II Bike path

-12-foot AC roadway

The cash deposit or bonding shall be in place prior to the filling of the final map.

19. **General Vacation.** An application for general vacation shall be filed for the unused segment of Sienna Ridge Road from the intersection of the proposed local road to Bass Lake Road prior to filling the final map.
20. **Encroachment Permits.** The following improvements shall be substantially completed to the approval of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map:
 - a. As part of the project Phase 1 improvements, the applicant shall obtain encroachment permits from the Transportation Division and shall construct the encroachments from A Street and J Street onto Sienna Ridge Drive (Old Bass Lake Road) in accordance to the Tentative Subdivision Map dated June, 2013, prepared by REY Engineers.
 - b. As part of the project Phase 2 improvements, (Lots 58-112) the applicant shall obtain an encroachment permit from the Transportation Division and shall construct the temporary encroachment from B Street onto Bass Lake Road in accordance to the Tentative Subdivision Map dated June, 2013, prepared by REY Engineers.
21. **Offsite Improvements – Phase 2 Pedestrian Path.** As part of this project's Phase 2 improvements, (Lots 58-112) the applicant shall construct a 6 foot wide AC pedestrian path that will link the sidewalk at B Street with the existing sidewalk on the southern side of Bass Lake Road, approximate sta. 56+70. The path shall use the alignment of the future sidewalk associated with the future Bass Lake Road Realignment project (GP166). The improvements shall be substantially completed to the approval of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

22. **Secondary Fire Access Road.** As part of this project's phase 2 improvements, (Lots 58-112) the applicant shall construct a secondary emergency access at the eastern end of E Street, approximate sta. 10+50, where E street intersects Birmingham Way. The improvements shall be substantially completed to the approval of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
23. **Turnaround.** The Tentative Subdivision Map dated June, 2013 shows the project is to be phased. The applicant shall provide a turnaround at the end of B Street (approx. sta. 5+90) to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
24. **Offer of Dedication (onsite roadways).** An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the final map.
25. **Offer of Dedication (onsite cul-de-sacs).** An irrevocable offer of dedication in fee shall be made of 45.5 feet in radius for the cul-de-sacs, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the final map.
26. **Road & Public Utility Easements.** The applicant shall record non-exclusive road easements for the on-site access roadways as described in the Tables 2 and 3 above, prior to the filing of the final map.
27. **Easements.** All applicable existing and proposed easements shall be shown on the project plans.
28. **Signage.** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Transportation Division prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
29. **Sidewalks.** The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to improvement plan approval. Pedestrian easements shall be provided where necessary. Final lane configurations, including the

need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.

30. **Curb Returns.** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
31. **Driveways.** Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the Assistant Director of Transportation. Driveways shall be installed in a manner and location acceptable to the County Transportation Division and shall meet standard County driveway requirements.
32. **Maintenance Entity.** The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. The Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
33. **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).
34. **Water Quality Stamp.** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
35. **Construction Hours.** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
36. **Oak Tree Protection.** Improvement plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
37. **Grading Permit / Plan.** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street*

Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction the Transportation Division prior to final map recordation.

38. **Import/Export Grading Permit.** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
39. **Grading Plan Review.** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the *El Dorado County Grading Ordinance* and *El Dorado County Storm Water Management Plan*. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
40. **Soils Report.** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
41. **RCD Coordination.** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
42. **Drainage Study / SWMP Compliance.** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the *Drainage Manual* and the *Storm Water Management Plan*, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

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

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

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

43. **Drainage, Cross Lot.** Cross lot drainage shall be avoided wherever possible. The CC&Rs for Villages J5 and J6 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.
44. **Drainage Maintenance.** Drainage maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the final Map.
45. **Drainage Easements.** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
46. **NPDES Permit.** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan

(SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

47. **Blasting Activities.** If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
48. **Burning Activities.** If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
49. **Off-site Improvements (Acquisition).** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

50. **Outstanding Liens/Bonds.** Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

51. **Surety.** The construction of all required improvements shall be completed with the presentation of the final map to the Development Services Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and material men surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Transportation Division.

El Dorado Hills Fire Department

52. **Fire Flow Requirements.** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
53. **Fire Hydrants.** Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications shall be installed for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.
54. **Hydrant Enhancements.** 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.
55. **Construction Safety Measures.** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
56. **Wildland Fire.** The applicant shall develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations and addresses the homes that back up to the open wildland areas that surround this project.
57. **Fencing.** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
58. **Roadway Standards.** Any type of traffic calming device that utilizes a raised bump/dip section of roadway shall be prohibited.

59. **Gates.** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
60. **Secondary Egress.** The roadway located at the end of E Street (South East end) shall be used as a second means of egress for vehicles. This access/exit point shall be open at all times. If a temporary gate is desired, it shall meet the El Dorado Hills Fire Department Gate Standard B-002.
61. **Park Access.** There shall be access for emergency vehicles into the Passive Park at the end of F Court. Gates or removable bollards may be installed and locked with a low priority KNOX lock. The design and locations shall be approved by the El Dorado Hills Fire Department prior to installation.
62. **Parking Restrictions.** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. On streets where parking is restricted, the roadway shall be signed or marked every 25 feet “no parking fire lane” this shall be white letters on a red background.
 - a. Roads less than 29’ – no parking on either side of the street
 - b. Roads between 29’-36’ – parking allowed on one side of the street only (parking allowed opposite the sidewalk)
63. **Phasing Maps.** This project may be phased so long as dead end roads do not exceed 800’ or 24 parcels; whichever comes first.

County Surveyor’s Office

64. **Survey Monuments.** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or the amount of bond or deposit shall be coordinated with the County Surveyor’s Office prior to the filing of the Final Map.
65. **Road Names.** The roads serving the development shall be named by submitting 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 must also be provided prior to filing the Final Map. All associated fees are the responsibility of the owner.

Air Quality Management District (AQMD)

66. **Asbestos Review.** Current county records indicate at least a portion of this property is located within the Asbestos Review Area. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply

with the requirements of Rule 223 and 223.2. In the event NOA is discovered during project construction, all work shall cease and an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to re-start of project construction. (Rules 223 and 223.2) In addition, an *Asbestos Dust Mitigation Plan* application (ADMP), with appropriate fees, shall be submitted to and approved by the AQMD prior to start of project construction.

67. **Pavement.** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
68. **Waste Burning.** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
69. **Architectural Coating.** The project construction may involve the application of architectural coating, which shall adhere to AQMD Architectural Coatings AQMD (Rule 215).
70. **Diesel Equipment.** 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: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found at: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
71. **Emissions Units.** Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
72. **Portable Equipment Permits.** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Resource Conservation District

73. **Raptor Nest Survey.** A minimum of 30 days prior to initiating any construction activities during raptor nesting season, February 1 to July 31, the developer shall have a

qualified biologist complete a nest survey on the site and within 0.25 mile of any proposed grading and construction areas. The nest survey shall be completed following the California Department of Fish and Game guidelines, and completed copies of the survey report shall be forwarded to Planning Services and the Resource Conservation District.