

CONDITIONS OF APPROVAL

Tentative Map Revision TM06-1409-R/West Valley Village Lots 6 and 7 Subdivision Planning Commission/November 13, 2014

Conditions of Approval

1. The Tentative Subdivision Map Revision is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A through H and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

A Tentative Subdivision Map of 218-acre property within the West Valley Village portion of the Valley View Specific Plan Area consisting of the following:

1. Large-Lot Tentative Map creating five (5) lots for financing purpose;
2. Small-Lot Tentative Map creating one hundred and ~~eleven-five~~ (44+105) Class I custom residential lots, ranging from approximately 12,000 to ~~63,127~~ 119,700 square feet in size, four (4) Open Space lots; two (2) private roadway lots; and one (1) open space/utility lot; and
3. Phasing Plan identifying ~~five (5)~~ four (4) phases of subdivision development and construction.

| Lot Designation | Type/Use | Lot Size | Note |
|-----------------|--------------------|--|--|
| 1-111 | Estate Residential | <u>Approximately</u> 12,000 to 63,127 119,700 sf | Gross residential density at 0.51 <u>0.48</u> du/ac (maximum in ER district at 2 du/ac); Required setbacks for each lot shown on the map; Lots 10 , 17, 23, 24, 43, 55, 57, and 87 include specific building setbacks in accordance with the Building Envelope Standards under the ER Zone District Standards; Large Lot/Phasing Plan consists of: <u>Phase 1 (Lots R1 and 1-5, 10-16), Phase 2 (Lots R2, 17-27, and 84-111), Phase 3 (Lots 30-83), Phase 4 (Lots 6-9) and Phase 5 (Lots 28-29)</u> <u>Phase 1 - Lots R1 (por), 1-5, 12-16;</u> <u>Phase 2 - Lots R2, 17-26, 30-111;</u> <u>Phase 3 - Lots R1 (por), 6 and 7; and</u> <u>Phase 4 - Lot 8</u> |

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| AA, BB, CC, DD | Open Space | <u>Approximately</u> 54,350 to 6,272,750 sf | Some of the lots would contain and preserve wetland areas |
| R1 and R2 | Private Road | <u>Approximately</u> 4.30 <u>1.10</u> acres and 8.60 <u>8.29</u> acres | R1 (C Street) would serve residential lots 1 through <u>7</u> and <u>12 through</u> 16; R2 (A-E Courts and A-B Streets) would serve residential lots <u>8</u> , 17 <u>through 26</u> and <u>30 through</u> to 111 |
| A | Open Space/Utility | <u>Approximately</u> 13,846 sf | Location of existing EID waterline easement |

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

PLANNING SERVICES

2. 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.

3. Prior to approval of Final Map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized and executed for this project.
4. 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.
5. 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.

6. 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).
7. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per 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.
8. 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 Planning Director.
9. This project is proposing mass pad grading. Chapter 15.14 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance No. 4719, 3/13/07) states that a final mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance of grading permit. If the final grading plan substantially differs from the preliminary grading plan reviewed during the tentative map stage, the district supervisor will be allowed 15 calendar days to respond, before the grading permit is issued.
10. A meter award letter or similar commitment to provide water and sewer service to each lot by the El Dorado Irrigation District shall be submitted to the Planning Services prior to Final Map application submittal.

~~DEPARTMENT OF~~ TRANSPORTATION DIVISION (EDCTD)

PROJECT SPECIFIC CONDITIONS

11. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the ~~Department of~~ Transportation Division (~~DOT~~EDCTD) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

| Table 1. Road Standards for West Valley Village Lot 6 and 7 | | | | |
|--|-----------------------------|--------------------|-----------------------|---|
| ROAD NAME | DESIGN STANDARD PLAN | ROAD WIDTH* | RIGHT OF WAY** | EXCEPTIONS/ NOTES |
| A, B, and C Street | Modified Std Plan 101B | 36ft | 56ft | Curb, gutter and 4-foot detached sidewalk along both sides. |
| A Court | Modified Std Plan 101B | 40ft | 60ft | Curb and gutter along both sides of the road. Sidewalks not required. |
| B,C and E Court | Modified Std Plan 101B | 28ft | 46 ft | Curb and gutter along both sides of the road. |
| D Court | Modified Std Plan 101B | 36ft | 56ft | Curb and gutter along both sides of the road. No sidewalk. |

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

** Non-exclusive road and public utility easements included

12. The applicant shall improve the on-site portion of Blackstone Parkway (providing access to Latrobe Road) and Valley View Parkway (Blackstone Pkwy. to White Rock Road). These improvements are currently under construction and pending ~~DOTEDCTD~~ acceptance for final approval. All of these improvements shall be completed and approved by ~~DOTEDCTD~~, prior to the issuance of any building permit for this project.
13. A vehicular access restriction shall be established along lots 1, 2, and 16 adjacent to Blackstone Parkway and lots 6,7, and 8, 9, 28 and 29 along the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) prior to or concurrently with filing of the final map.
14. The applicant shall provide all required easements (slope, drainage, landscape, utility), for the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) and all on-site roadways, as required by the approved improvement plans and/or the provisions to the El Dorado Hills Valley View Specific Plan. The required slope easements shall extend 5 feet beyond top of cut/ toe of fill, all to be accomplished prior to filing the Final Map.
15. The applicant shall rough grade the undeveloped portion of Valley View Parkway from Blackstone Parkway intersection Sta 34+00 to Sta 55+00. This required grading for the extension of Valley View Parkway shall comprise the ultimate road section per the provisions of the El Dorado Hills Valley View Specific Plan. The required grading improvements shall be accomplished prior to the issuance of any building permit for lots

within Phase ~~4~~ 3 (~~Lots 6, 7, 8 and 9~~ Lot 6) and Phase ~~5~~ 4 (~~Lots 28 and 29~~ Lot 8) of the tentative map.

16. Pursuant to Resolution 205-2008, this project is subject to the following fees:
 - a. *El Dorado Hills/Salmon Falls Area Road Impact Fee*: Said fee shall be due upon issuance of a building permit. If at the issuance of the building permit, it has been determined that the prepayment of these fees or a portion thereof have been pre-paid on the property, the property will be credited for those pre-paid fees. If prior to the issuance of each building permit for said project a revised fee is established and in effect, such revised amount shall be paid.
 - b. *El Dorado Hills Transportation Impact Mitigation Fee for State System Capacity and Interchanges*: Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building permit for said project a revised fee is established and in effect such revised amount shall be paid.
 - c. *Interim Highway 50 Variable Traffic Impact Fee Program*: Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building permit for said project a revised fee is established and in effect, such revised amount shall be paid.
17. Turnarounds shall be constructed at any proposed entry gates within this subdivision and are subject to the review and approval by the ~~Department of Transportation~~ EDCTD at the improvement plan stage.
18. The applicant shall fund the Silva Valley Parkway interchange in the manner set forth below.

The applicant shall, immediately upon recording of the first small lot Final Map, begin the design, engineering and processing necessary with ~~County Department of Transportation~~ EDCTD and Caltrans to achieve all necessary approvals for bidding the contract for construction of the improvements described below, as conceptually depicted in the Supplemental Traffic Analysis for the West Valley TM99-1359 of the Valley View Specific Plan, December, 2003, or as subsequently modified through the project approval process with the County, Caltrans, or other regulatory agencies, except to the extent the work and improvements are completed by third parties. As a method of measuring progress, the following scheduling milestones are provided herein and are considered non-binding target milestones and, further, the applicant shall submit the engineering design contract and other consulting contracts for the Silva Valley Parkway interchange, which shall contain schedules for completion, to the County for review and approval prior to the applicant executing said contracts: preliminary design, preliminary right-of-way mapping and a circulation ready draft environmental document shall be completed by the applicant upon the issuance of the 200th building permit within the tentative map, final approved design, final approved right-of-way mapping and a certified final environmental document shall be completed by the applicant by before the issuance of the 400th building permit, right-of-way certification and necessary regulatory permits shall be obtained by the applicant by the issuance of the 700th

building permit. A complete package shall include all necessary Caltrans' permits and all other necessary regulatory permits for constructing the improvement. Once the complete package for the improvement is provided to the County by the applicant, this condition with respect to such improvement shall be deemed satisfied and the County shall thereafter take full responsibility for causing the construction of the improvement.

- a) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane improvements located adjacent to the School site to a connection with the existing White Rock Road, together with the construction of the bridge abutments for the new Parkway overpass. The applicant shall provide the funding for the construction of the north and south bridge abutments. The roadway improvements are the obligation of a third party and should be constructed, or under construction, prior to the funding obligation contained herein. However, if such roadway improvements are not substantially completed, as determined by the ~~Department of Transportation~~ EDCTD, the applicant shall secure the funding for the roadway improvements, subject to reimbursement. In addition, the project includes the construction of auxiliary lanes eastbound from the El Dorado Hills Boulevard interchange on-ramp to the planned Silva Valley Parkway Interchange off ramp, west bound from the Silva Valley interchange west bound on ramp to the El Dorado Hills interchange westbound off ramp, and east bound from the Silva Valley Parkway Interchange on ramp to the Bass Lake truck climbing lanes. No improvement to the existing bridge crossing at White Rock Road shall be required for this improvement.
- b) Improvements including all four on and off ramps from US Highway 50 both in the eastbound and westbound directions, including traffic signals as warranted at the interchange.

The County shall appropriate the entire balance of the Silva Valley Parkway Interchange set-aside account fund, for payment of the cost of the improvements at such time as a contract is awarded for the construction of such improvements less any prior reimbursements to County, Serrano Associates, LLC, or other third parties for Silva Valley Interchange related facilities constructed by these parties prior to the award of the construction contract under this condition of approval. The applicant shall fund the difference in cost for the construction of the improvement and the amount that has been collected in the set-aside account at such time as the County is prepared to put the project contract out to bid. The applicant's contribution of funding improvements once made shall be creditable/ reimbursable against the Silva Valley Parkway Interchange set-aside amount in the following manner: (1) the applicant shall be entitled to a credit/reimbursement of the 30 percent of the prevailing RIF Fee which would otherwise be paid by the applicant into the Silva Valley Parkway Interchange set-aside fund; (2) reimbursement from revenues into the Silva Valley Parkway Interchange set-aside fund from other sources until such time as the applicant has been fully reimbursed for the construction costs, subject to additional set-aside that might be necessary to construct the

final phased improvement; and (3) any other applicable fee. The preceding points shall be incorporated into a credit/reimbursement agreement between the applicant and the County, consistent with Board of Supervisors' adopted reimbursement policies. The agreement shall be entered into prior to the recording of the first Final Map.

Notwithstanding the foregoing, the amount of the advance for Lots Y and Z for the Silva Valley Parkway Interchange project shall not exceed the Silva Valley Parkway Interchange fees generated by the Lot Y and Z Final Map. The calculation of the obligation shall be limited to the number of lots that have not obtained a building permit multiplied by the Silva Valley Parkway Interchange set-aside amount. Any advance of the Silva Valley Parkway Interchange impact fee for Lot Y and Z shall be credited and/or reimbursed in accordance with the terms and conditions of the Funding, Credit and Reimbursement Agreement between West Valley, LLC and the County of El Dorado.

19. It is anticipated as part of the current General Plan update process that a comprehensive update of the County's various impact fee programs will be completed. This update may substantially alter the existing impact fee programs. The developer shall be responsible to pay fees associated with all impact fee programs in effect at the time building permits are issued.
20. Trenches greater than five feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform to local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or de-watering as necessary.
21. Prior to Final Map approval, each lot potentially affected by the proximity to the Bear Mountain Fault, pursuant to the geologic mapping locating said Fault on the West Valley Village site shall have a disclosure informing all potential home buyers of the potential seismic risk associated with the Foothills Fault System.

STANDARD ~~DOT~~ EDCTD CONDITIONS

22. 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~~ EDCTD, and pay all applicable fees prior to filing of the Final Map.
23. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the Final Map.

24. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the ~~Department of Transportation~~ EDCTD or by the El Dorado Hills Fire District, and shall be in conformance with the approved West Valley Wildfire Safety Plan.
25. The construction of all required improvements shall be completed with the presentation of the Final Map to the ~~Planning 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 materialmen 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 Department of Transportation~~ EDCTD. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
26. Prior to the filing of the Final Map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
27. 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~~ EDCTD 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. 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.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.

- c. 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.

28. An irrevocable offer of dedication, in fee, for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the Final Map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
29. The Final Map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
30. Prior to the filing of a Final Map, the applicant shall construct and/or bond to ensure the construction of all drainage facilities as described in the Preliminary Engineering Report for West Valley View Specific Plan Master Drainage Study, dated September 28, 1999.
31. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the ~~Department of Transportation~~ EDCTD. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
32. 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.
33. 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.
34. The applicant shall submit 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 ~~El Dorado County Department of Transportation~~ EDCTD. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
35. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the ~~Department of Transportation~~ EDCTD. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review

report by the RCD, the ~~Department of Transportation~~ EDCTD shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project.

The County shall issue no building permits until the ~~Department of Transportation~~ EDCTD approves the final grading and erosion control plans and the grading is completed.

36. 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 ~~Department of Transportation~~ EDCTD. The ~~Department of Transportation~~ EDCTD shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
37. Subdivision improvements shall include rough grading of 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 County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
38. 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).
39. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. 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.
40. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to ~~DOT~~ EDCTD with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
41. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.
42. This project disturbs more than one acre of land area (43,560 square feet). The Developer 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 State of California. 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 SWRCB, with a

duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

43. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
44. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4569 shall apply.

EL DORADO HILLS FIRE DEPARTMENT

45. The potable water system for the purpose for the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be 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. This condition is shall be verified and enforced prior to issuance of building permit.
46. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between locations of each hydrant shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. This condition shall be verified during review and prior to approval of Improvement Plans.
47. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103. This condition shall be verified during review and prior to approval of Improvement Plans.
48. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing. The fencing shall include three-foot gates spaced approximately 300 feet apart or as required by the Fire Department. These gates would be used by the Fire Department to access the open space during an emergency. This condition shall be verified during review and prior to approval of Improvement Plans.

49. The driveways serving Lots ~~28~~ 8 and 30-32 shall be a minimum of 12 feet in width and designed to a maximum of 20% grade as required by the Uniform Fire Code. This condition shall be verified during review and prior to approval of Improvement Plans.
50. The applicant shall revise and implement the existing Wildland Fire Safe Plan to include Lots 6 and 7. A final copy of the document shall be provided prior to approval of the Final Map.
51. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified during review and prior to approval of Improvement Plans.
52. ~~The driveway serving Lot 28 exceeds 150 feet in length and shall be conditioned to comply with the turnout and turnaround requirements of the State Fire Regulations. This condition shall be enforced during review and prior to approval of Improvement Plans and/or building permit.~~ The driveway to Parcel 8 (old parcel numbers 27, 28 & 29) exceeds 150 feet in length and shall be required to provide a turnout near the midpoint of the driveway and an additional turnaround within 50 feet of the house.
53. The EID access gate at the end of A Court shall have a low priority Knox lock installed for emergency service access. This condition shall be verified as a note during review and prior to approval of Improvement Plans.
54. All electronic gates shall comply with the El Dorado Hills Fire Department Gate Standard. Plans shall be submitted for approval prior to installation. This condition shall be verified as a note during review and prior to approval of Improvement Plans.
55. Any proposed gates in West Valley Village shall be reviewed and approved by the El Dorado Hills Fire District.

OFFICE OF COUNTY SURVEYOR

56. All survey monuments must be set prior to the representation of the Final Map to the Board of Supervisors for approval, or the developer shall a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyor's Office.
57. 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.
58. Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Department and County Surveyor's Office prior to Final Map.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

59. Prior to Final Map approval, the subdivider shall provide a will serve letter from the designated franchise refuse hauler providing waste management services, including recycling service.
60. All construction debris resulting from development of the village shall be disposed of in a manner consistent with the solid waste diversion plan practiced by El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

AIR QUALITY MANAGEMENT DISTRICT

61. All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR.

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

62. As further detailed in Attachment 3, the following are selected VVSP EIR mitigation measures applicable to the project, subject to specific timing requirements for completion and verification by the corresponding enforcement agency. The applicant shall provide written justification of conformance to these measures for verification during review and prior to Final Map approval.

| Identified Impact | Mitigation Measure Reference | Timing Requirement | Enforcement Agency |
|--------------------------|-------------------------------------|-----------------------------|--|
| Land Use | LU-2 | Prior to Final Map Approval | El Dorado County Planning Services |
| Visual/ Aesthetic | V-1 | Prior to Final Map Approval | El Dorado County Planning Services |
| | V-6 | Prior to Project Occupancy | El Dorado County Planning Services |
| Transportation | T-14 | Prior to Project Occupancy | El Dorado County Department of Transportation <u>EDCTD</u> |
| | T-15 | Prior to Project Occupancy | El Dorado County Department of Transportation |

| | | | <u>EDCTD</u> |
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| Public Facilities and Services | PF-1 | Prior to Final Map Approval; Prior to Issuance of Grading Permit; Prior to Issuance of Building Permit | El Dorado County Planning Services |
| | PF-2 | Prior to Final Map Approval | El Dorado County Planning Services |
| | PF-3 | Prior to Final Map Approval | El Dorado County Planning Services |
| | PF-4 | Prior to Final Map Approval | El Dorado County Department of Transportation <u>EDCTD</u> |
| | PF-5 | Prior to Final Map Approval | El Dorado Hills Fire Department |
| | PF-6 | Prior to Final Map Approval | El Dorado Hills Fire Department |
| Biological Resources | BR-6 | Prior to Final Map Approval | El Dorado County Planning Services |
| | BR-7 | Prior to Issuance of Grading Permit | El Dorado County Planning Services |
| | BR-12 | During Project Construction | El Dorado County Planning Services |
| | BR-13 | During Project Construction | El Dorado County Planning Services |
| | BR-15 | Prior to Final Map Approval | El Dorado County Planning Services |
| Geology and Soils | SG-1 | Prior to Final Map Approval | El Dorado County Department of Transportation <u>EDCTD</u> ; El Dorado County Building Department |
| | SG-2 | Prior to Issuance of Grading Permit | El Dorado County Department of Transportation <u>EDCTD</u> ; El Dorado County Building Department |
| | SG-3 | Prior to Final Map Approval | El Dorado County Department of Transportation <u>EDCTD</u> ; El Dorado County Building Department |
| | SG-4 | Prior to Issuance of Grading | El Dorado County |

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| | | Permit | Building Department |
| | SG-7 | Prior to Final Map Approval | El Dorado County Building Department |
| | SG-8 | Prior to Final Map Approval | El Dorado County Building Department |
| | SG-10 | Prior to Final Map Approval | El Dorado County Building Department |
| Hydrology and Water Quality | H-1 | Prior to Final Map Approval | El Dorado County Department of Transportation-EDCTD |
| | H-4 | Prior to Final Map Approval | El Dorado County Department of Transportation-EDCTD |
| | H-5 | Prior to Issuance of Grading Permit | El Dorado County Department of Transportation-EDCTD |
| | H-6 | Prior to Final Map Approval | El Dorado County Department of Transportation-EDCTD |
| Air Quality | AQ-1a | During Project Construction | El Dorado County Planning Services |
| | AQ-1b | During Project Construction | El Dorado County Planning Services |
| | AQ-2 | Prior to Final Map Approval | El Dorado County Planning Services |
| | AQ-3 | Prior to Issuance of Building Permit | El Dorado County Building Department |
| Noise | N-5 | During Project Construction | El Dorado County Planning Services; El Dorado County Building Department |
| Public Health and Safety | PHS-2 | Prior to Final Map Approval | El Dorado County Planning Services; El Dorado County Environmental Health |
| | PH-4 | Prior to Final Map Approval | El Dorado County Planning Services |
| Cultural Resource | CR-6 | During Project Construction | El Dorado County Planning Services |
| | CR-7 | During Project Construction | El Dorado County Planning Services |
| Energy | E-1 | Prior to Issuance of Building Permit | El Dorado County Building Department |