

CONDITIONS OF APPROVAL

Rezone Z08-0003/Planned Development PD08-0005/Tentative Map TM08-1465 Serrano Village C-2 Planning Commission/November 12, 2015

Project Description

1. The following conditions of approval shall apply to the Planned Development, Tentative Map, and Design Waivers based upon and limited compliance with the project description and Planning Commission hearing exhibits marked Exhibits K, L, N, and O. 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 121.8 acres creating 50 residential lots ranging from .45 acre to 0.9 acres in size and four Open Space lots ranging from 0.6 acre to 34.7 acres in two phases;
- B. Development Plan for the proposed residential subdivision with modifications to the rear and side yard setbacks standards under One-Half Acre (R-20,000) Zone District.

Affected Residential Lot	Current One-Half Acre Zone-Planned Development District (R-20,000/PD) Minimum Development Standard	Proposed Modified One-Half Acre-Planned Development Zone District (R-20,000/PD) Minimum Development Standard
24 ^A	Side Yard- 10 feet Rear Yard- 30 feet	Side and Rear Yard-10 feet
25 ^C	Side Yard- 10 feet Rear Yard- 30 feet	Side Yard-30 feet (Eastern Property Line) Rear Yard -10 feet
26 ^C	Side Yard- 10 feet Rear Yard- 30 feet	Side Yard-30 feet (Eastern Property Line) Rear Yard -10 feet
27 ^A	Side Yard- 10 feet Rear Yard- 30 feet	Side and Rear Yard-10 feet
34 ^B	Rear Yard-30 feet	Rear Yard-10 feet
35 ^B	Rear Yard-30 feet	Rear Yard-10 feet

Notes: A. Corner lots (corner of A and B Streets). Front yard to be determined based on driveway access. B. Lots along A Street encumbered by Carson Creek 200-foot setback C. Lots adjacent to properties in Bass Lake Hills Specific Plan

- C. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) standards:

1. Modification of the following road improvements under DISM Standard Plan 101

B:

- A. Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court;
- B. Reduction of road width from 36 feet to 28 feet for C Court;
- C. Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets;
- D. Elimination of sidewalks on C Court;

2. Exceed standard street gradient of 12% for C Court and portions of A Street measuring up to 15 % grade; and

3. Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet;

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

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

3. Prior to Final Map, a copy of El Dorado Irrigation's Meter Award Letter or similar document shall be provided pursuant to Resolution 118-92.

4. All necessary on-site water and sewer facilities shall be appropriately sized to accommodate future anticipated development of adjacent properties, including the adopted Bass Lake Hills Specific Plan area, provided that the party constructing such facilities shall be entitled to reimbursement from all other benefitting properties pursuant to separate reimbursement agreements, the entry into which shall be a condition to the filing of a final map for any benefitting property. The improvement plans shall be subject to the review and approval of the EID prior to filing the Final Map. The location of all necessary water and sewer easements providing for utility access to adjoining properties shall be subject to the review and approval of EID and shall be shown on the Final Map.
5. This Tentative Map shall expire 36 months from the date of the map approval.
6. Minor changes in the adopted Planned Development Permit may be approved by the 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 in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 130.04 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 130.04.005(B) (3) of the County Code. The Planned Development Permit shall expire concurrently with the term of the Tentative Map.

Transportation Division

Project Specific Conditions

7. **Road Design Standards:** 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 Transportation Division 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. Serrano Village C-2 Street and Improvement Details

Road Name	DISM Plan	Road/ Sidewalk Width	ROW	Exceptions/Notes
A Street (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.); Approved Temporary turnaround at end	36ft / 4ft sidewalk on one side	46ft (includes PUE)	Type 1 (modified) rolled curb, gutter both sides. Sidewalk is measured from back of walk to back of curb. See Phasing Condition

B Street (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.); Approved Temporary turnaround at end	36ft / 4ft sidewalk on one side	46ft (includes PUE)	Type 2 (modified) vertical curb, gutter both sides when fronting open space lots. Type 1 (modified) rolled curb when fronting residential lots. Sidewalk is measured from back of walk to back of curb.
C Court (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.); Approved Temporary turnaround at end	28ft	36ft (does not include PUE)	Type 1(modified) rolled curb, gutter both sides.

* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb.

8. **Final Map:** A Final Map shall not be recorded for Lots 9 through 33 until a secondary access approved by the Fire Department has been constructed.
9. **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.
10. **Offsite Easements:** Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to filing of the final map.
11. **Road & Public Utility Easements:** The applicant shall provide a 46-foot wide non-exclusive road and public utilities easement for the on-site access roadways A Street and B Street, prior to the filing of the map. Additionally, the applicant shall provide a 36-foot wide non-exclusive road and public utilities easement for C Court prior to the filing of the final map.
12. **Driveways:** Per El Dorado County Design and Improvement Manual (DISM) driveways will be constructed for production homes where the street excavation or embankment along the frontage exceeds a depth or height or 6-Feet. Construction of driveways on lots 47, 42, 43, 44, 4, 5, 6, 8, 35, 37, 11, 12, and 19 need to be constructed with the roadway

improvements. Driveways for custom homes on the subject lots will be constructed at the time of home construction consistent with the development lot notebook, HOA Design Guidelines, and County regulations.

13. **Turnaround:** The applicant shall provide a temporary turnaround at the end of A Street for Phase 1 and B Street for Phase 2. 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.

Standard Conditions

14. **TIM Fees:** Prior to issuance of building permits for the lots created by the project, the building permit applicant shall pay the traffic impact mitigation fees in effect at the time the building permit application is deemed complete.
15. **Signing and Striping:** The project improvement plans shall include all necessary signing and striping as required by the Transportation Division. Signing and striping shall conform to the latest version of the California Manual on Uniform Traffic Control Devices (MUTCD) (Sub. Ord. 120.16.020.D Signs, Rural Subdivisions).
16. **Curb Returns:** All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County. Curb returns and pedestrian ramps will be constructed along with the roadway improvements and will comply with American Disability Act (ADA) requirements.
17. **Entrance Gates:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. All Gates shall be designed and constructed with turnarounds acceptable to the County and Fire Department.
18. **Road Turnarounds:** The applicant shall provide a turnaround to the provisions of County Design Standard 114 as modified by any Design Waivers approved with the project, or as otherwise required by local fire district.
19. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads. 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 of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
20. **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).

21. **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.

22. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, 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).

23. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standard Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

24. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadways, grading, drainage and other support infrastructure as required by the County Subdivision Division Ordinance, prior to filing of the final map.

For improvements not completed at the time of recordation of the final map, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmens surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements that have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms.

The developer's Engineer of Record shall prepare a "Certificate of Partial Completion" as attachment to the SIA, which sets forth the total cost of the project, percent complete, and the estimated remaining cost of the work to complete the project. Verification of the Certificate of Partial Completion shall be determined by the County.

25. **Off-site Improvement (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 Transportation Division 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.

- 26. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and on the final map.
- 27. **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.
- 28. **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.
- 29. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the County 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.
- 30. **RCD Coordination:** The timing of construction and method of re-vegetation 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.
- 31. **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 El Dorado County 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.

32. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
33. **Drainage Study / NPDES Compliance:** The project proposes to render more than 5,000 square feet of area impervious to surface runoff. This qualifies the project as a “Regulated Project” under section E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project shall incorporate Site Design Measures, Source Control Measures, Low Impact Development (LID) Design Standards, and Hydromodification Management practices consistent with the Order into the project design, and construct such measures with the project. If the Order is amended or replaced by action of the SWRCB, the applicant shall comply with the Order in place at the time of issuance of construction permits.

The applicant shall provide a drainage report with the project grading plans and project improvement plans, consistent with the Drainage Manual and the Order. The Drainage Report shall address 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:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- Adequate hydromodification management measures are implemented with the project in accordance with the Order.

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. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Transportation Division prior to occupancy.

34. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village C2 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.

35. **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. (DISM Pg 15, Sec 2.C.1.c.)
36. **NPDES Construction Permit:** The project proposes to disturb more than 1 acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ (CGP), including any and all amendments or revised orders issued by the SWRCB.

The applicant shall demonstrate compliance with the CGP (or equivalent permit issued by the SWRCB) prior to issuance of construction permits by County.

37. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.(Circ Elem. Policy TC-Xa.3)

El Dorado Hills Fire Department

38. This department shall allow construction to occur up to and including Lots 9 and 33 with an approved turnaround at the end of the road at Lots 10 and 32. If the road is not built at the full allowable length, a turnaround shall be required at the end of the dead-end road. Street A shall not be extended any further than Lots 9 and 33 until a secondary means of egress is established. No Final Map shall be recorded until this condition has been satisfied.
39. The applicant shall prepare and implement a Wild Fire Safe Plan subject to approval by the Fire Department according to the California Fire Safe Regulation prior to filing the Final Map. This shall address the homes that back up the open wildland for this project.
40. This applicant shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department. Said improvement shall be subject to approval by EID and the Fire Department prior to filing the final map.

41. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the fire department and Fire Safe Regulations, prior to filing the Final Map.
42. 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.
43. This development shall be prohibited from installing any type of traffic calming devices that utilizes a raised bump of a lower dip section of roadway.
44. All homes that are adjacent to a natural open space shall have non-combustible fencing.

Air Quality Management District

45. Project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.
46. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.
47. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.
48. The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.
49. The applicant shall submit a list to the District stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a Building Permit or Grading Permit:

The District’s goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air resources Board and to minimize public exposure to toxic or hazardous air pollutants and

air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures.

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity for power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline-powered equipment.
- G. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
- H. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: providing temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

County Surveyor

- 50. All survey monuments must be set prior to the filing of the final map, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments or amount of bond or deposit to be coordinated with and approved by the County Surveyor's Office.
- 51. The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

El Dorado Hills Community Services District

- 52. The CSD requires a mandatory waste management services for each new residence. Each residence should be able to store a minimum of three waste and recycle material containers to be placed in areas not visible from the street. These services would be provided by the current waste collection provider. Prior to issuance of building permit, the applicant shall provide written evidence of acquisition of waste management services.

53. All construction debris resulting from the development of the project should be disposed of in a manner consistent with the solid waste diversion plan practiced in 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 Code. Construction debris are to be disposed of by the current waste collection franchise. This information shall be noted and verified on all construction plans prior to approval.