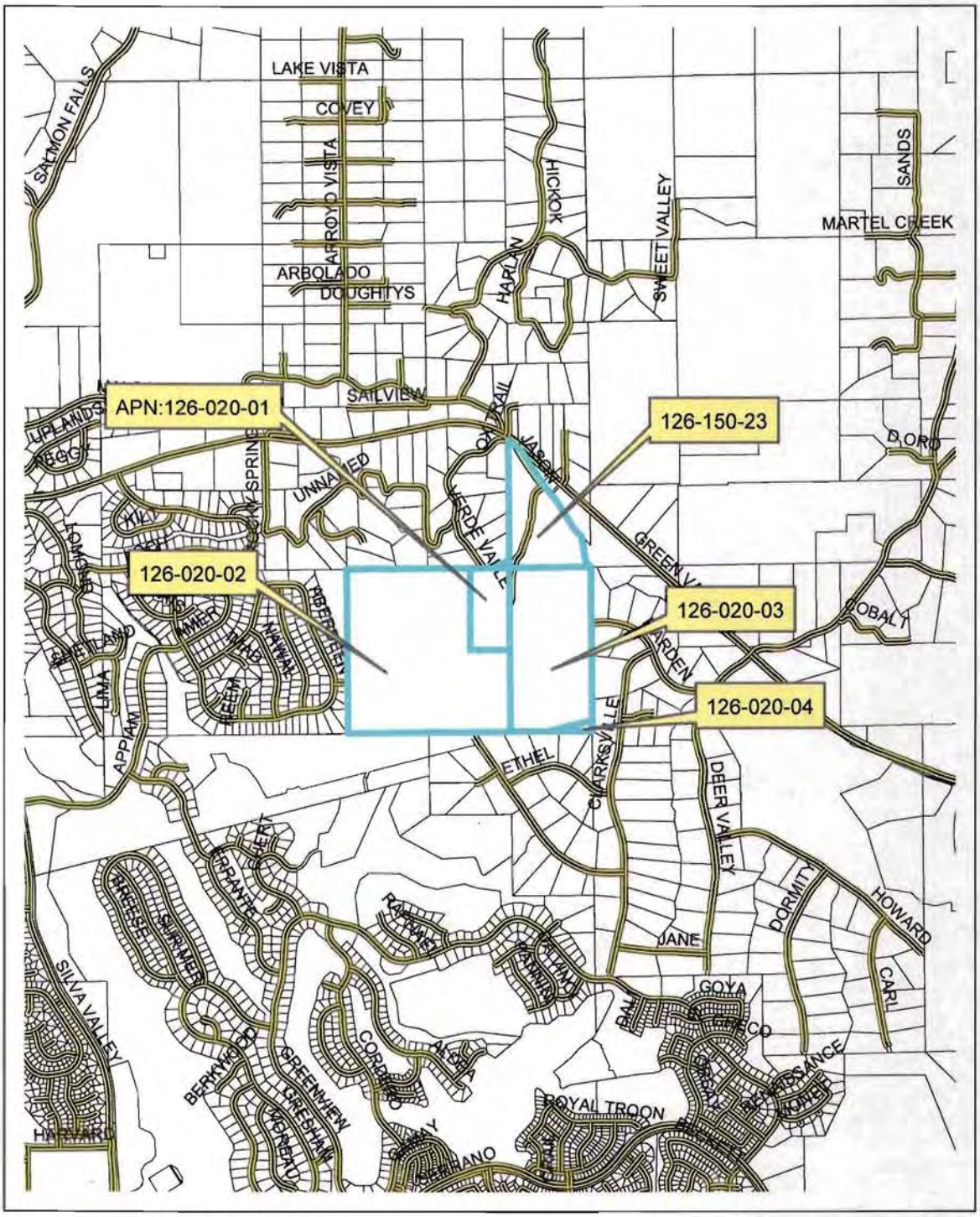


File No. TM11-1505
A11-0006
Z11-0008
PD11-0006

Location Map

EXHIBIT A

POR. SECS. 14 & 24, T.10N., R.8E., M.D.M.

126:02

EXHIBIT B-1

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

Rev. Sept. 30, 2006

Assessor's Map Bk.126, Pg. 02
County of El Dorado, CA

POR. NE 1/4 SEC. 24, T.10N., R.8E., M.D.M.

126:15

EXHIBIT B-2

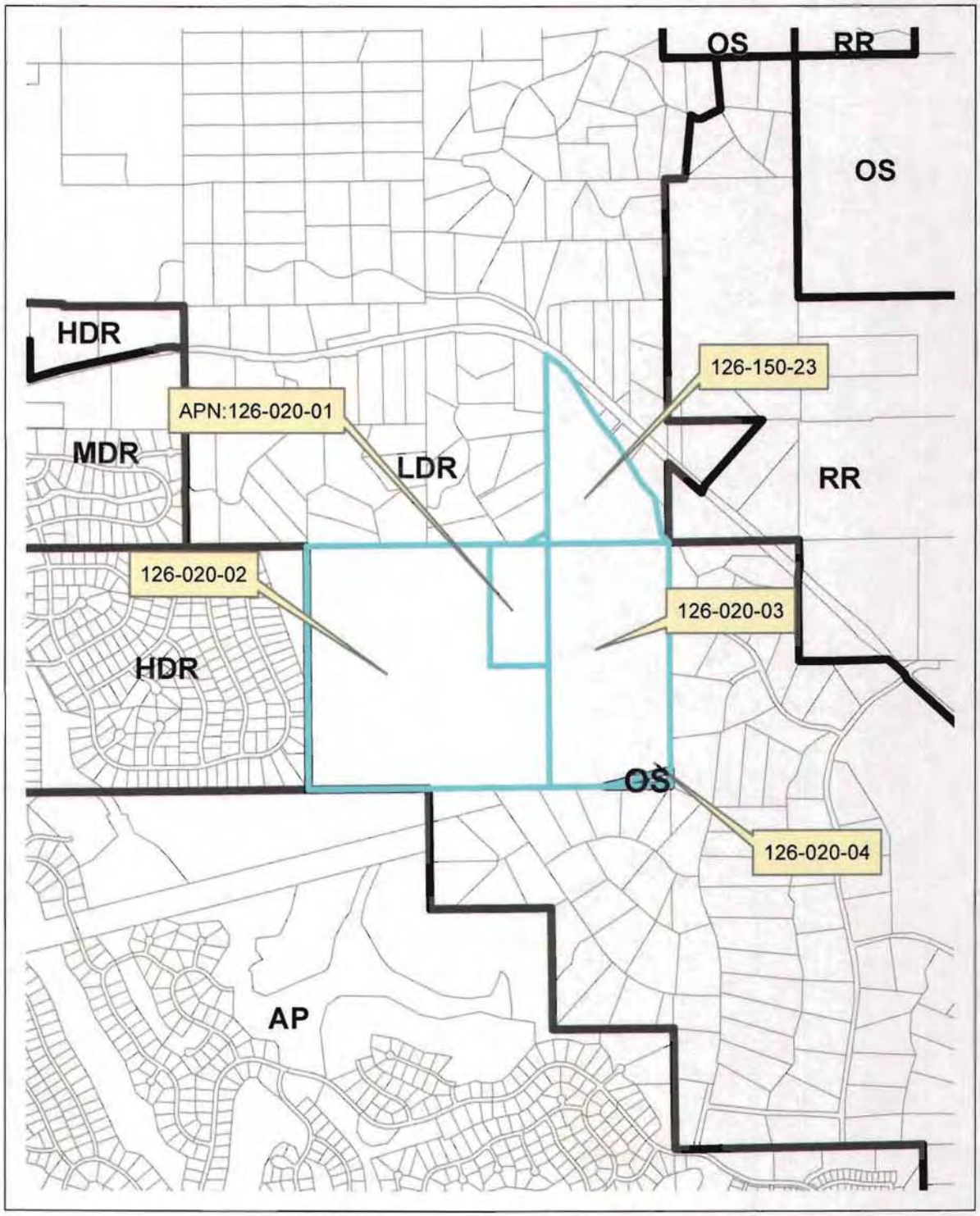
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and representations are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Dec 31, 2006

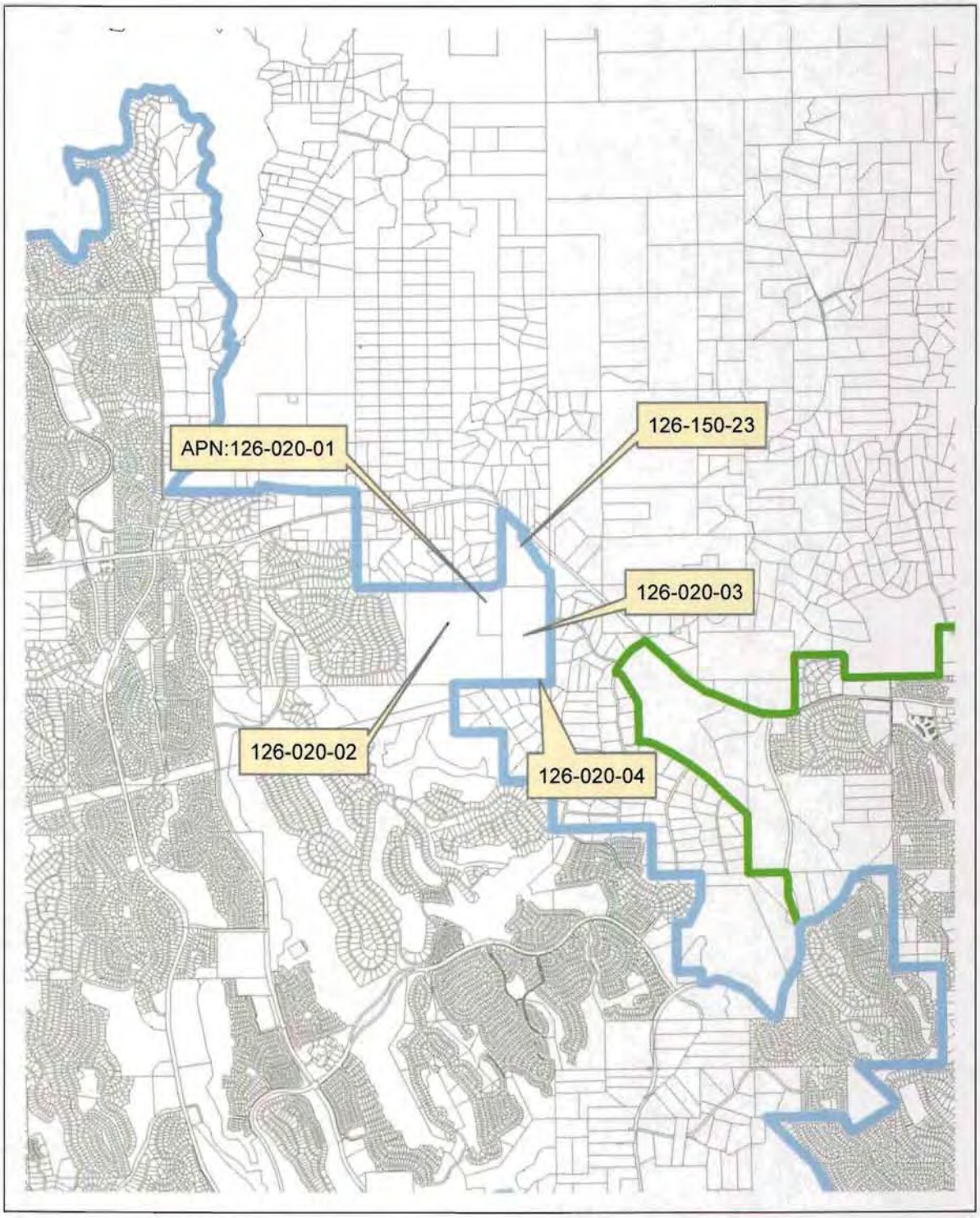
Assessor's Map Bk. 126, Pg. 15
County of El Dorado, CA



File No. A11-0006
Z11-0008
PD11-0006
TM11-1505
General Plan Map

0 550 1,100 2,200 3,300 4,400 Feet

EXHIBIT C

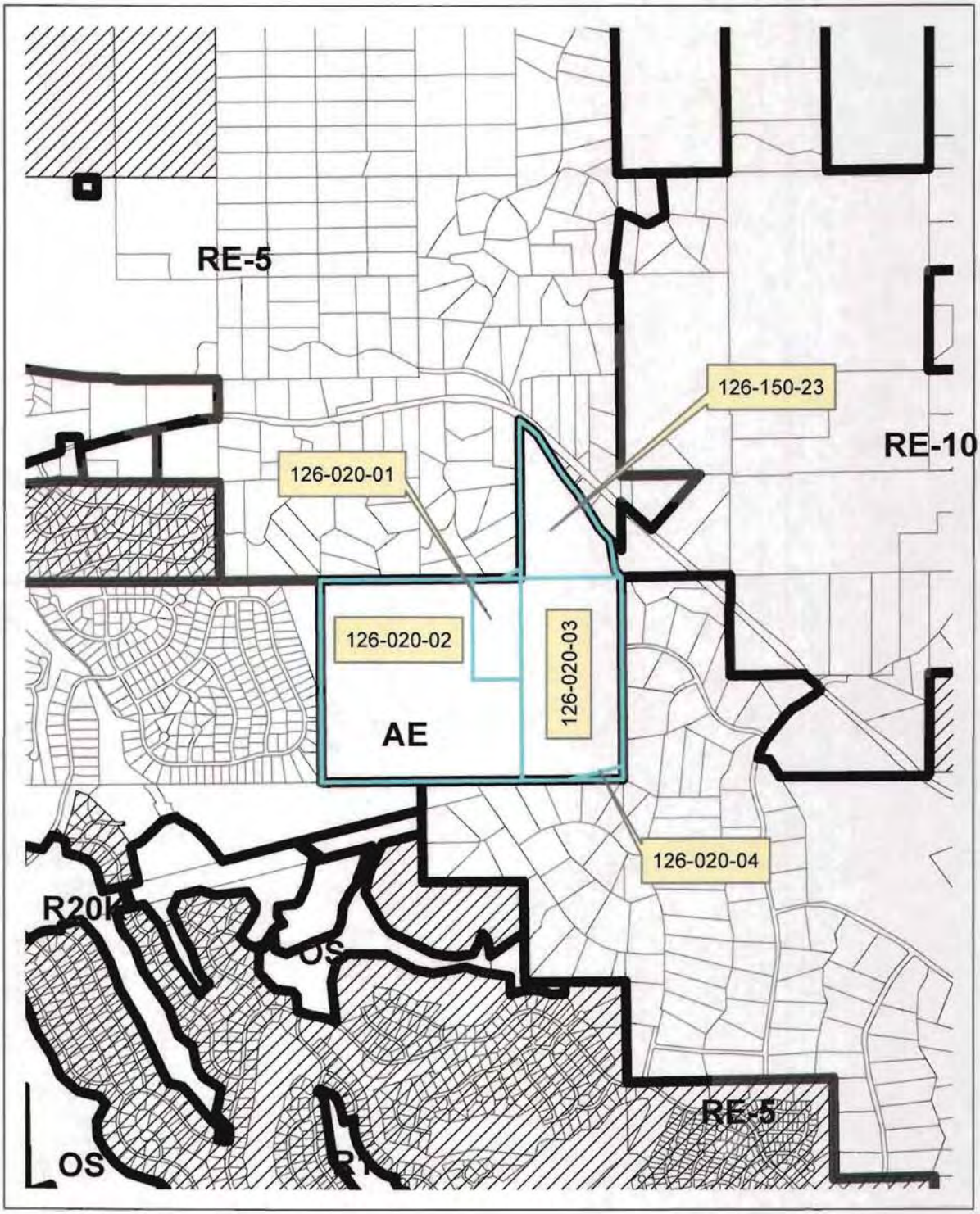


File No. TM11-1505
A11-0006
Z11-0008
PD11-0006

EDH/CP Community Regions
EDH CP

Community Region Map

EXHIBIT D



File No. TM11-1505
A11-0006
Z11-0008
PD11-0006

Planned Dev (-PD)

Zoning Map

EXHIBIT E

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
A. LAND USE AND PLANNING POLICY						
There are no significant impacts to land use and planning policy.						
B. POPULATION AND HOUSING						
There are no significant impacts to population and housing.						
C. TRANSPORTATION AND CIRCULATION						
TRANS-1: Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road, would operate at LOS F during the AM peak hour with the proposed project under the Existing (2013) Plus Proposed Project scenario. This is a significant impact.	TRANS-1: The project applicant shall be responsible for either: (1) paying appropriate TIM fees for the improvements as identified by the County; or (2) modifying lane configuration on the southbound approach to result in one left-turn lane, one through lane, and one right-turn lane as identified in the County's CIP Project #73151. These improvements are subject to review and approval by the Community Development Agency, Transportation Division.	Completion of improvements	Prior to issuance of occupancy permits	Community Development Agency, Transportation Division		
TRANS-2: Intersection #12, El Dorado Hills Boulevard/Francisco Drive, would operate at LOS F during the AM and PM peak hours without the project, and the project contributes more than 10 peak hour trips to the intersection during both peak hours under the Existing (2013) Plus Proposed Project scenario. This is a significant impact.	TRANS-2: The project applicant shall pay TIM fees for the project consistent with the County's CIP program. Improvements to this intersection include the addition of an eastbound channelized right-turn lane on Francisco Drive and southbound receiving lane on El Dorado Hills Boulevard as identified in the County's CIP Project #71358 (Francisco Drive Right Turn Pocket). Completion is scheduled within the County's 10-year CIP.	Receipt of fees	Prior to issuance of occupancy permits	Community Development Agency, Transportation Division		
TRANS-3: Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road operates at LOS F during the AM peak hour without the project, and the project contributes more than 10 peak hour trips to the intersection during the AM peak hour and results in LOS F during the PM peak hour under the Existing Plus Approved Projects (2018) Plus Proposed Project scenario. This is a significant impact.	TRANS-3: In addition to Mitigation Measure TRANS-1, the project applicant shall pay TIM fees for the project consistent with the County's CIP program. Additional improvements to this intersection include changing the northbound and southbound signal phasing from split-phased to concurrent protected left turns. This work is included in the County's CIP Project #73151 (Green Valley Road Traffic Signal Interconnect), and completion is scheduled within the County's 10-year CIP.	Receipt of fees	Prior to issuance of occupancy permits	Community Development Agency, Transportation Division		
TRANS-4: Intersection #4, Green Valley Road/Loch Way operates at LOS F during the PM peak hour with the project under the Existing Plus Approved Projects (2018) Plus Proposed Project scenario. This is a significant impact.	TRANS-4: The project applicant shall be responsible for the addition of a two-way left-turn lane along Green Valley Road in the immediate vicinity of the intersection with Loch Way. This improvement would provide a left-turn lane for westbound traffic on Green Valley Road to turn left onto Loch Way and would allow for vehicles making a northbound left-turn movement from Loch Way onto Green Valley Road to clear eastbound traffic and wait for a gap in westbound traffic to merge onto westbound Green Valley Road.	Completion of improvement	Prior to issuance of occupancy permits	Community Development Agency, Transportation Division		

EXHIBIT F

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
TRANS-5: Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road, operates at LOS F during the AM and PM peak hours without the project, and the project contributes more than 10 peak hour trips to the intersection during both peak hours under the Cumulative (2025) Plus Proposed Project scenario. This is a significant impact.	TRANS-5: In addition to implementation of Mitigation Measures TRANS-1 and TRANS-3, the project applicant shall pay TIM fees towards the installation of an additional through lane in each direction along Green Valley Road if this improvement is included in the 10-year County CIP. Payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact. If the additional through lanes are not included in the 10-year CIP prior to this impact being triggered (issuance of the first building permit), the applicant shall construct the improvements and may be eligible for reimbursement of costs in excess of the project's fair share, subject to a reimbursement agreement with the County.	Payment of TIM fees or construction of improvement	Prior to issuance of an occupancy permit	Community Development Agency, Transportation Division		
TRANS-6: Intersection #4, Green Valley Road/Loch Way, would operate at LOS F during the PM peak hour with the project under the Cumulative (2025) Plus Proposed Project scenario. This is a significant impact.	TRANS-6: Implement Mitigation Measure TRANS-4.	Completion of improvement	Prior to issuance of an occupancy permit	Community Development Agency, Transportation Division		
TRANS-7: Intersection #7, Green Valley Road/Deer Valley Road, operates at LOS E during the PM peak hour without the project, and the project contributes more than 10 peak hour trips to the intersection during the PM peak hour under the Cumulative (2025) Plus Proposed Project scenario. This is a potentially significant impact.	TRANS-7: In order to ensure proper timing for the installation of the traffic signal control, the applicant shall be responsible to perform traffic signal warrants and LOS analysis at this intersection with each final map in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application). If traffic signal warrants are met, or LOS E reached at the intersection at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map. If traffic signal warrants are not met or LOS E is not reached upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. Payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact. If the traffic signal control at this intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact. Traffic signal controls constructed by the project applicant may be eligible for reimbursement of costs in excess of the project's fair share, subject to a reimbursement agreement with the County.	Submittal of traffic signal warrants and LOS analysis; payment of TIM fees or completion of improvement	Prior to approval of each final map	Community Development Agency, Transportation Division		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
TRANS-8: Intersection #24, Silva Valley Parkway/Appian Way, operates at LOS F during the PM peak hour without the project, and the project contributes more than 10 peak hour trips to the intersection during the PM peak hour and results in LOS F during the AM peak hour under the Cumulative (2025) Plus Proposed Project scenario. This is a significant impact.	TRANS-8: In order to ensure proper timing for the installation of the traffic signal control, the applicant shall be responsible to perform traffic signal warrants and LOS analysis at this intersection with each final map in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application). If traffic signal warrants are met, or LOS F reached at the intersection at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map. If traffic signal warrants are not met or LOS F is not reached upon application for the last final map within the project, the project shall pay its TIM fees toward the installation of a traffic signal control at this intersection. Payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact. If the traffic signal control at this intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact. Traffic signal controls constructed by the project may be eligible for reimbursement of costs in excess of the project's fair share, subject to a reimbursement agreement with the County.	Submittal of traffic signal warrants and LOS analysis; payment of TIM fees or completion of improvement	Prior to approval of each final map	Community Development Agency, Transportation Division		
TRANS-9: Implementation of the proposed project would add additional queue lengths to various intersections. This would result in a significant impact.	TRANS-9: The applicant shall construct intersection improvements as described below: • **Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road** o **WBL:** If this improvement is not constructed with TRANS-5 prior to issuance of the project's first building permit, the westbound left-turn pocket at this intersection from Green Valley Road to El Dorado Hills Boulevard shall be extended to 250 feet (from 105 feet) to accommodate future traffic projections. This extension would require widening Green Valley Road between El Dorado Hills Boulevard and Silva Valley Parkway. The documented queuing currently is utilizing the entire storage space between intersections, but is not exceeding it.	Completion of improvement	Prior to issuance of building permits	Community Development Agency, Transportation Division		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
TRANS-9 *Continued*	This queuing would exceed the storage capacity with future traffic, as well as with the addition of the proposed project. To the extent the cost of this improvement exceeds the project's proportionate fair share, the applicant may be eligible for reimbursement.					
	o **WBT/R:** If this improvement is not constructed with TRANS-5 prior to issuance of the project's first building permit, to accommodate the westbound through queue, an additional westbound through lane shall be provided on Green Valley Road between El Dorado Hills Boulevard and Silva Valley Parkway that is long enough to accommodate the anticipated queuing and other operational considerations. To the extent the cost of this improvement exceeds the project's proportionate fair share, the applicant may be eligible for reimbursement.					
	o **NBT/R:** The northbound through queue extends beyond the next intersection to the south, Timberline Ridge Drive. To prevent blocking of traffic entering and exiting Timberline Ridge Drive, "Keep Clear" markings shall be added to northbound El Dorado Hills Boulevard lanes in front of the Timberline Ridge Drive intersection. There is approximately 960 feet beyond Timberline Ridge Drive until the next intersection to the south that would accommodate the queue.					
	• **Intersection #12, El Dorado Hills Boulevard/Francisco Drive** o **SBT:** The southbound through queue extends beyond the next intersection to the north, Telegraph Hill Road. To prevent blocking of traffic entering and exiting Telegraph Hill Road, "Keep Clear" markings shall be added to southbound El Dorado Hills Boulevard lanes in front of the Telegraph Hill Road intersection. There is approximately 440 feet beyond Telegraph Hill Road until the next intersection to the north that would accommodate the queue.					

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
D. AIR QUALITY						
AIR-1: Construction activities could result in increased airborne asbestos.	AIR-1: The project applicant shall comply with El Dorado County AQMD Rule 223-2 Fugitive Dust – Asbestos Hazard Mitigation. The project sponsor shall prepare an Asbestos Dust Mitigation Plan Application, including an outline of the areas of disturbance that are located in the area designated "more likely to contain asbestos or fault line", which shall be submitted to and approved by the El Dorado County AQMD prior to the start of project construction.	Submittal of documentation	Prior to beginning of project construction	El Dorado County Development Services Department-Planning Services		
AIR-2: Construction of the proposed project would generate air pollutant emissions that could violate air quality standards.	AIR-2: Consistent with guidance from the El Dorado County AQMD, the following actions shall be required in relevant construction contracts and specifications for the project: • Conduct watering as necessary for visible emissions not to exceed more than 25 feet beyond the active cut areas or beyond the property line in any direction (Rule 223-2.4.A). • For all disturbed surface areas (except completed grading areas), apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area. • Water all unpaved roads used for any vehicular traffic at least once per every two hours of active operations and restrict vehicle speed to 15 mph (Rule 223-2.4 B). • Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and width of at least 20 feet or pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device.	Notes on construction plans; site inspection	During construction period	El Dorado County Development Services Department-Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
AIR-2 *Continued*	• The project's prime contractor shall provide the El Dorado County APCD an approved plan demonstrating that heavy-duty (i.e., greater than 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve, at a minimum a fleet-averaged 15 percent NO_x reduction compared to the most recent ARB fleet average. Successful implementation of this measure requires the prime contractor to submit a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory list shall be updated and submitted monthly throughout the duration of when the construction activity occurs. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure, Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the ARB Regulation for In-Use Off-Road Diesel Fueled Fleets.					
AIR-3: Operation of the proposed project would generate air pollutant emissions that would exceed the El Dorado AQMD criteria and could contribute substantially to a violation of air quality standards.	AIR-3: The project shall incorporate the following design elements into the project: • The project shall only permit natural gas fireplaces. • Design of the project shall improve the pedestrian network both on the project site and through connections adjacent to the project. • Design of the project shall not restrict resident access to public transit.	Submittal of development plans	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
AIR-3 *Continued*	• Garages included as part of the project shall be electric vehicle charging compatible through inclusion of a dedicated electrical outlet. • The project shall install Energy Star or ground source heat pumps. • The project sponsor shall consult the El Dorado County AQMD on the installation of ozone destruction catalysts on air conditioning systems. • The project sponsor shall provide the option of roof-mounted photovoltaic energy systems on new homes.					
AIR-4: Operation of the proposed project would result in a significant cumulative net increase in criteria pollutant emissions.	AIR-4: Implement Mitigation Measure AIR-3. As shown in Table IV.D-8, even with mitigation, the project would continue to exceed the maximum daily emission threshold. This impact would be significant and unavoidable.	Submittal of development plans	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		
E. GREENHOUSE GAS EMISSIONS						
GHG-1: Construction and operation of the proposed project – in combination with emissions from other past, present, and reasonably probable future projects – would result in GHG emissions that would have a significant physical adverse impact and would significantly and cumulatively contribute to global climate change. The project's incremental impacts from GHG emissions are also cumulatively considerable.	GHG-1: The following measures shall be incorporated into project design to reduce project GHG emissions: • Implement Mitigation Measures AIR-2 and AIR-3. • Building construction shall exceed the energy efficiency standards of Title 24 through application of the 2013 California Green Building Standards Code mandatory measures adopted by the County. • All homes shall be equipped with exterior outlets on structures to facilitate the use of electric powered landscape equipment. • All new homes shall be equipped with high efficiency lighting. • The project applicant shall develop a water conservation strategy to reduce indoor and outdoor water use by approximately 20 percent over standard building construction practices. o The project applicant shall implement the 2013 Plumbing Code to reduce indoor and outdoor water use by installing low-flow bathroom faucets, kitchen faucets, toilets and showers, and project landscaping that utilizes water-efficient plants and irrigation systems. • The project applicant shall ensure the recycling and composting services available from El Dorado County Disposal are provided to the residents of the project site.	Submittal of development plans	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
GHG-1 *Continued*	• The project shall provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site. • The project shall incorporate all 2013 California Green Building Standard Code Residential Voluntary Tier 1 Measures (Residential Voluntary Measures included in Appendix A4, Division A4.6, Tier 1), except the following: o Section A4.106.8 regarding installation of Level 2 EV charging stations in garages and/or parking lots; o Section A4.106.4 regarding permeable paving utilized for parking, walking or patio surfaces; o Section A4.403.2 regarding reduction in cement use; and o Section A4.405.3 regarding post-consumer and pre-consumer recycled content value (RCV) materials use in the project.					
GHG-2: The proposed project would conflict with plans adopted for the purpose of reducing GHG emissions.	GHG-2: Implement Mitigation Measure GHG-1. Even with the implementation of comprehensive measures to reduce GHG emissions, the project would still have a significant and unavoidable impact.	Submittal of development plans	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		
F. NOISE						
NOI-1: Project construction activities could result in noise levels in excess of the County's noise performance standards for construction activities as measured at adjacent residential land uses.	NOI-1: The applicant and/or project contractor shall implement the following measures: • All construction equipment must have appropriate sound muffling devices, which shall be properly maintained and used at all times such equipment is in operation. • The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • The construction contractor shall locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during the construction period. • All noise producing construction activities, including warming-up or servicing equipment and any preparation for construction, shall be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays.	Notes on construction plans; site inspection	Prior to and during construction	El Dorado County Development Services Department - Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
NOI-2: Implementation of the project could result in traffic noise levels experienced at proposed on-site sensitive land uses in excess of normally acceptable standards for new residential development on Lots 2, 3, and 4.	NOI-2: If residential structures are proposed within 294 feet as measured from the Centerline of Green Valley Road, prior to issuance of a grading permit for Lots 2, 3, or 4, the project applicant shall prepare a site specific noise analysis demonstrating that measures have been incorporated into the lot site plan that reduce traffic noise to below the County's normally acceptable standard of 60 dBA L_{dn}. Measures to reduce impacts could include the following to achieve the County's noise standard: • The developer shall construct a berm, or soundwall, or berm/soundwall combination. This berm/soundwall shall extend 100 feet southward from the Lot Z property line along the proposed Lot 2 western property line. This berm/soundwall shall also extend along the eastern property line of the proposed Lot 3 all the way to the project entrance. In addition, for any provision of direct access to Lot 2 or Lot 3 from Green Valley Road, the berm/soundwall shall include a wrap-around design along the entrance drive to this lot in such a manner as to completely block the line-of-sight from the roadway to the outdoor use areas of Lot 2 or Lot 3. The required height of the soundwall/berm shall be determined based on the placement of the residential structure. • The developer shall also construct a berm, or soundwall, or berm/soundwall along the entire length of the eastern property line of the proposed Lot 4 (facing Green Valley Road). The berm/soundwall shall wrap-around the northwestern property line of Lot 4, along the project's northern entrance roadway, for an additional 100 feet. The required height of the soundwall/berm shall be determined based on the placement of the residential structure.	Notes on construction plans; site inspection; submittal of documentation	Prior to and during construction	El Dorado County Development Services Department - Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
G. BIOLOGICAL RESOURCES						
BIO-1: The proposed project may result in the destruction or abandonment of nests or burrows occupied by special-status, species of special concern, or non-special-status bird species that are protected under the Migratory Bird Treaty Act and Fish and Game Code.	BIO-1a: A qualified biologist shall conduct site surveys and a review of the CNDDB occurrences of eagle nests, prior to tree pruning, tree removal, transplantation, ground disturbing activities, or construction activities on the site to locate active nests containing either viable eggs or young birds. Preconstruction surveys are not required for tree removal, tree pruning, or construction activities outside the nesting period. If construction would occur during the nesting season (February 1 to August 31), preconstruction surveys shall be conducted no more than 14 days prior to the start of pruning, construction, or ground disturbing activities. Preconstruction surveys shall be repeated at ~~14~~3-day intervals until construction has been initiated in the area after which surveys can be stopped. Locations of active nests containing viable eggs or young birds shall be described and protective measures implemented until the nests no longer contain eggs or young birds. Protective measures shall include establishment of clearly delineated exclusion zones (i.e., demarcated by uniquely identifiable fencing, such as orange construction fencing or equivalent) around each nest site as determined by a qualified wildlife biologist, taking into account the species of birds nesting on-site and their tolerance for disturbance. In general, exclusion zones shall be a minimum of 300 feet from the drip line of the nest tree or nest for raptors and 50 feet for passerines and other species. The active nest sites within an exclusion zone shall be monitored on a weekly basis throughout the nesting season to identify signs of disturbance or to determine if each nest no longer contains eggs or young birds. The radius of an exclusion zone may be increased by the project biologist if project activities are determined to be adversely affecting the nesting birds. Exclusion zones may be reduced by the project biologist only in consultation with CDFW. The protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. For any project-related activities involving the removal of trees during the nesting season, a report shall be submitted to the County of El Dorado and CDFW once per year documenting the observations and actions implemented to comply with this mitigation measure.	Submittal of documentation; site inspection	Prior to tree removal	El Dorado County Development Services Department - Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
BIO-1 *Continued*	BIO-1b: A qualified biologist shall conduct a survey for burrowing owl (*Athene cunicularia*) no less than 3 days prior to initiating ground-disturbing activities. The survey shall be conducted utilizing the recommended methods in the *Staff Report on Burrowing Owl Mitigation, March 7, 2012*, by the State of California, Natural Resources Agency, Department of Fish and Wildlife. The entire project area shall be surveyed, as well as adjoining areas within 150 meters of the project boundaries. For adjoining areas where access is not available, the survey can be conducted utilizing a spotting scope or other methods. If owls are detected on the site, avoidance and minimization measures shall be implemented in coordination with CDFW. If owls are not detected, a final survey shall be conducted within 24 hours prior to ground-disturbing activities to ensure that owls have not moved into the project area.					
BIO-2: Implementation of the proposed project would require the removal of oak ~~trees~~ woodlands that are protected under County guidelines and General Plan Policy 7.4.4.4 and which would be a significant impact.	BIO-2: The project applicant shall implement the following two-part measure: • BIO-2a: The project applicant shall comply with County oak tree mitigation requirements to the satisfaction of the Development Services Division, ~~and per~~ in compliance with the requirements of Option A ~~of~~ under Policy 7.4.4.4. As a condition of approval, ~~P~~prior to providing any permits for the project, the project applicant shall prepare and submit an Oak Tree Removal Mitigation Plan to the satisfaction of and approval by the County. ~~Per~~ Pursuant to the Arborist Report for Phase 1 of the project, mitigation for oak tree removal will ~~generally~~ consist of planting up to 4.48 acres of oak ~~trees~~ canopy area at a 1:1 ratio ~~per~~ for the acres actually removed, up to the allowable 10 percent canopy ~~reduction~~ removal area. The Mitigation Plan shall identify the locations for all on-site and off-site planting areas as well as all conditions associated with the planting. At a minimum, all tree planting for this mitigation measure will comply with the County's target density of 200 trees per acre and other guidelines set forth under Option A, as well as the project tree planting specifications summarized in the Dixon Ranch Oak Site Assessment Report and further detailed in the Oak Tree Removal Mitigation Plan. The Mitigation Plan shall also identify measures to protect oak trees adjacent to the construction areas that will not be removed.	Submittal of documentation; site inspection	Prior to and during tree removal	El Dorado County Development Services Department - Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
BIO-2 *Continued*	• BIO-2b: ~~The project applicant shall provide a tentative map and development plan for Phase 2 of the project. Phase 2 of the project will undergo additional CEQA review (as necessary) and must adhere to all provisions and mitigations outlined in the Option B Oak Tree Removal Mitigation Plan.~~ Phase 2 development shall be subject to the requirements of Option A under Policy 7.4.4.4. If in the future, Option B becomes available, the project will undergo additional CEQA review as necessary, and must adhere to all provisions and mitigations outlined in the Option B adopted policy amendments, associated CEQA clearance document, and Oak Tree Removal Mitigation Plan. Option B mitigations and measures may include the following: prepar~~e~~ation of an Oak Tree Removal Mitigation Plan, to the satisfaction of and approval by the County; payment of a mitigation fee to the County~~,~~ for offsite permanent preservation and/or dedication ~~per~~ towards an easement of oak woodlands; inclusion and permanent protection of additional oak woodlands as part of the project to offset ~~tree~~ woodland removals~~,~~; or other feasible measures identified by and to the satisfaction of and approval of the County. Because it is not known at this time what the updated General Plan will require, at a minimum, the Oak Tree Removal Mitigation Plan shall require oak woodland of comparable quality is conserved, created, or restored at a ratio of two acres of oak woodland canopy area conserved for every one acre of oak canopy area removed (2:1).					

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
H. CULTURAL RESOURCES						
CULT-1: Ground disturbing activities associated with site preparation and the construction of the proposed project could result in the destruction of historic and prehistoric artifacts on the project site.	CULT-1: Protective fencing shall be placed around the Dixon Ranch Stone Corral, Bedrock Mortars, and Dry Laid Rock Walls during construction of the proposed project. Protection and preservation of these features should be considered for incorporation into the site plan. If ground disturbance will occur within 20 meters of the bedrock mortars, an archaeological monitor should be present, to ensure protection of these resources. If these features need to be removed for construction of the project, the following activities are recommended: • Undertake photo-documentation and prepare scaled drawings of the corral and dry-laid rock walls, and bedrock mortar. • Consult with tribal leaders to consider the possible removal of the bedrock mortars to a location where they can be preserved and interpreted, such as the Shingle Springs Rancheria, 5281 Honpie Rd, Placerville, CA 95667.	Site inspection; submittal of documentation	Prior to and during ground disturbing activities	El Dorado County Development Services Department - Planning Services		
CULT-2: Ground-disturbing construction associated with the project may result in impacts to unidentified historical archaeological deposits that may qualify as historical or archaeological resources under CEQA.	CULT-2: A qualified archaeologist shall monitor ground-disturbing project activities at the project site and along the off-site sewer alignment. Archaeological monitors must be empowered to halt construction activities at the location of the discovery to review possible archaeological materials and to protect the resource while the finds are being evaluated. Monitoring shall continue until, in the archaeologist's judgment, archaeological deposits are not likely to be encountered. If archaeological deposits are discovered during project activities, all work within 100 feet of the discovery shall be redirected until the archaeological monitor assesses the situation, consults with agencies as appropriate, and provides recommendations for the treatment of the discovery. Adverse effects to archaeological deposits should be avoided by project activities. If such deposits cannot be avoided, they shall be evaluated for their California Register of Historical Resources eligibility. If the deposits are not eligible, a determination shall be made as to whether it qualifies as a "unique archaeological resource" under CEQA. If the deposits are neither a historical nor unique archaeological resource, avoidance is not necessary. Adverse effects to significant sites that cannot be avoided, or sites that cannot be preserved, must be mitigated.	Site inspection; submittal of documentation	Prior to and during ground disturbing activities	El Dorado County Development Services Department - Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
CULT-2 *Continued*	Mitigation can include, but is not necessarily limited to, excavation of the deposit in accordance with a data recovery plan (see CEQA Guidelines Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the monitoring, the archaeologist should prepare a report that describes the results of the monitoring, including any measures that may have been implemented for mitigation of impacts to significant archaeological deposits identified during monitoring. The report should be submitted to the El Dorado County Planning Division and the Northwest Information Center.					
CULT-3: Project ground-disturbing activities may disturb human remains, including those interred outside of formal cemeteries, and may result in impacts to cultural resources under CEQA.	CULT-3: If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5 and *CEQA Guidelines* Section 15064.5(e). The project applicant shall inform its contractor(s) of the appropriate protocols in the event that human remains are unearthed by including the following directive in contract documents: *If human remains are encountered during project activities, work within 100 feet of the discovery shall be redirected and the El Dorado County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.* The County shall verify that the language has been included in the contract documents before issuing a grading permit.	Notes on construction plans; site inspection; submittal of documentation	Prior to and during ground disturbing activities	El Dorado County Development Services Department - Planning Services/El Dorado County Coroner		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
CULT-3 *Continued*	Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the El Dorado County Planning Services Division and the North Central Information Center.					
CULT-4: Ground disturbing activities associated with project implementation may destroy unique paleontological resources.	CULT-4: The project applicant shall include the following directive on the grading plans: *If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 100 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks.* The County shall verify that the language has been included in the grading plans before issuing a grading permit. Adverse effects to such deposits shall be avoided by project activities. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, project activities shall avoid disturbing the deposits, or the adverse effects of disturbance shall be mitigated. Mitigation may include monitoring, recording the fossil locations, data recovery and analysis, a final report, and accessioning the fossil materials and technical report to a paleontological repository.	Notes on construction plans; site inspection; submittal of documentation	Prior to and during ground disturbing activities	El Dorado County Development Services Department - Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
CULT-4 *Continued*	Upon completion of the paleontological assessment, a report shall be prepared documenting the methods, results, and recommendations of the assessment. The report shall be submitted to the El Dorado County Planning Services Division and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.					
I. GEOLOGY, SOILS, AND SEISMICITY						
GEO-1: In the absence of proper design, project occupants may potentially be subject to geotechnical hazards including landslide, lateral spreading, subsidence, or collapse.	GEO-1a: Prior to the issuance of any site-specific grading or building permits, a design-level geotechnical plan review shall be prepared by a licensed professional, in compliance with County guidelines, and submitted to the County for review and approval. The plan review shall include a finding that the proposed development incorporates all recommendations of the preliminary geotechnical investigation for the project and fully complies with the CBC as well as federal, state, and County requirements. All recommendations, design criteria, and specifications set forth in the preliminary geotechnical investigation and design-level geotechnical plan review shall be implemented. GEO-1b: As a condition of approval for grading permits, a qualified and licensed professional, or his/her representative, shall be required to be present as a construction monitor during clearing and grading of the project site to observe the stripping of deleterious material, over-excavation of existing fills, and to provide consultation as required to the grading contractor(s) in the event that previously undiscovered geotechnical issues are discovered during clearing and grading operations.	Submittal of documentation; site visit	Prior to issuance of grading or building permits/during clearing and grading of project site	El Dorado County Development Services Department - Planning Services		
J. HYDROLOGY AND WATER QUALITY						
HYD-1: The construction period and operation period of the project could result in degradation of water quality in Green Spring Creek and downstream receiving waters by reducing the quality of stormwater runoff and increasing erosion/sedimentation.	HYD-1: Implementation of the following two-part mitigation measure would reduce construction- and operation-period impacts to water quality to a less-than-significant level: HYD-1a: Consistent with the requirements of the statewide Construction General Permit, the project applicant shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the project construction period. The SWPPP shall be designed to address the following objectives:	Submittal of documentation; site visit	Prior to issuance of grading permits	El Dorado County Department of Transportation		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
HYD-1 *Continued*	(1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a Qualified SWPPP Developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level, as well as the County's West Slope Erosion and Sediment Control Requirements for active construction and site stabilization. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site BMPs Manual, as well as the County's Erosion and Sediment Control requirements. The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate, depending on the project Risk Level, sampling of site effluent and receiving waters. A Qualified SWPPP Practitioner (QSP) shall perform or supervise all inspection, maintenance, repair, and sampling activities. Although the QSP may delegate any or all of these activities to a trained employee, the QSP shall ensure that all tasks are adequately completed. In addition to the SWPPP requirement, the project shall fully comply with El Dorado County's ~~SWMP~~ Storm Water Ordinance (Ordinance No. 5022), Grading, Erosion and Sediment Control Ordinance (Chapter 15.14), and Design and Improvement Standards Manual, Drainage Manual.					

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
HYD-1 *Continued*	HYD-1b: The project sponsor shall fully comply with the requirements of the most current Phase II General Permit, as implemented by the El Dorado County ~~through the SWMP~~ West Slope Storm Water Program, Storm Water Ordinance (Ordinance No. 5022), Grading, Erosion and Sediment Control Ordinance (Chapter 15.14), Design and Improvement Standards Manual, Drainage Manual, and General Plan Goal 7.3. Responsibilities include, but are not limited to, designing BMPs into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff associated with development of the project site. The BMPs shall include Site Design/Low Impact Development (LID) measures, such as minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, retaining, evapotranspiring, and/or biotreating stormwater runoff close to its source, to the maximum extent practicable. ~~It should~~ Hydromodification Management will also be ~~noted that because~~ included in the project design.~~site is characterized by shallow bedrock and low permeability soils, some LID measures, such as those that rely on infiltration, are not likely to be feasible at the project site.~~ Funding for the maintenance of all BMPs for the life of the proposed project shall be ~~specified~~ the responsibility of the Home Owner's Association (HOA) (as the County will not assume maintenance responsibilities for BMPs within private developments). The project sponsor shall establish a stormwater system operation and maintenance plan that specifies a regular inspection schedule of stormwater treatment facilities in accordance with the Phase II General Permit. The plan shall be submitted to the County for review and approval. Maintenance Monitoring, Inspection and Reporting documents required by the plan or the SWRCB shall be submitted to County or SWRCB on demand. ~~The plan and subsequent reports documenting the inspections and remedial actions shall be submitted to the County for review and approval.~~					

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
K. HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1: Demolition of existing structures on the project site could release lead, asbestos, and/or other hazardous materials, presenting a risk to human health and the environment.	HAZ-1: A hazardous building materials survey shall be conducted by a qualified and licensed professional for all structures proposed for demolition under the project. All loose and peeling lead-based paint and asbestos-containing material (ACM) shall be abated by certified contractor(s) in accordance with local, State, and federal requirements. All other hazardous materials shall be removed from buildings prior to demolition in accordance with DOSH regulations. If required, the completion of the abatement activities shall be documented by a qualified environmental professional(s) and submitted to the County for review with applications for issuance of construction and demolition permits.	Submittal of documentation; site inspection	Prior to issuance of a demolition permit	El Dorado County Environmental Management Department-Hazardous Materials Division		
L. UTILITIES						
UTL-1: A degree of uncertainty is inherent in EID's ability to meet long-term cumulative water supplies, which could result in the need to construct new or expand existing water facilities, the construction of which could cause significant environmental effects, and/or could require new or expanded entitlements for water supplies.	UTL-1: Prior to approval of any final subdivision map for the proposed project, the applicant shall secure a "will serve" letter or equivalent written verification from EID demonstrating the availability of sufficient water supply for the project.	Submittal of documentation	Prior to approval of final subdivision map	El Dorado County Development Services Department - Planning Services		
UTL-2: Existing water infrastructure does not provide adequate pressure or capacity to serve the proposed project.	UTIL-2: The applicant shall construct a looped water line extension connecting to the 12-inch water line located in Green Valley Road (near the future intersection of Silver Springs Parkway) and/or also to the 10-inch water line located at the intersection of Clarksville Road and Greenview Drive. Additionally, the project will be required to connect to the 8-inch water line located near the western project boundary. It is likely that at least one pressure reducing station will be required in order to accommodate this connection. The Facility Plan Report (FPR), which shall be prepared by the applicant, shall analyze the future storage in this region based on potential future developments and the timing of the project. At the current time, additional storage is not required in the Bass Lake Tank service area to meet current demand and fire flow requirements.	Submittal of documentation; site inspection	Prior to issuance of a building permit	El Dorado County Development Services Department - Planning Services		
UTL-3: There is currently inadequate wastewater infrastructure to serve the proposed project.	UTL-3: The project applicant, in consultation with EID and El Dorado County, shall undertake the following actions to the satisfaction of the EID and El Dorado County: • Prior to any construction activities within the SMUD corridor, the existing swale on site shall be marked and identified by a wetland biologist, and all construction activities shall occur outside of the marked area.	Site inspection; Submittal of documentation	Prior to construction activity	El Dorado County Development Services Department - Planning Services		

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
UTL-3 *Continued*	• Prior to any construction activities, botanical surveys conducted by a qualified botanist at the appropriate blooming period shall occur within the off-site sewer SMUD corridor. These surveys shall include big-scaled balsamroot, Brandegee's clarkia, Bisbee Peak rush rose, and dwarf downingia. Should these or other special-status plant species be found on the project site, a mitigation plan shall be prepared and implemented to the satisfaction of the El Dorado County Development Services Division and the California Department of Fish and Wildlife. • Wastewater Expansion: All three alternatives include the following: (1) on-site sewer lift station, force main and gravity lines; (2) connecting to the existing gravity sewer line in Lima Way; (3) improvements to split the sewer flows near the intersection of Lima Way and Aberdeen Way; and (4) use of the existing sewer system in Highland Views to the existing Highland Hills Lift Station (HHLS). o **Offsite Alternative 1 (Preferred Alternative).** Under this alternative, when the existing capacity of HHLS has been reached, it would be necessary to improve the existing facility in order to serve the project. In addition to HHLS improvements, a new force main would be constructed. The proposed force main alignment would start at HHLS and run through the Highland Hills subdivision within existing streets to Silva Valley Parkway. It would then continue south along Silva Valley Parkway until reaching the SMUD corridor, where it would head west along the Stone Gate subdivision boundary, ultimately making a connection to an existing 15-inch gravity line. The existing capacity of the gravity lines running through the streets of Highland View can adequately serve the project after the flows are split. Currently, there is capacity for an additional 200 equivalent dwelling units (EDUs) within the existing sewer line along the EID sewer access road downstream to HHLS. Once this capacity is reached, approximately 1,600 lateral feet of existing gravity sewer line within the access road would be upsized to accommodate proposed flows.					

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
UTL-3 *Continued*	○ **Offsite Alternative 2.** Under this alternative, when capacity is reached at HHLS, a new lift station would be constructed on APN 126-360-18. This site currently houses an existing water pump. In order to accommodate the new sewer lift station, site improvements would be made. In addition, gravity sewer improvements would be made in Aberdeen Lane in the vicinity of the new station to route the flows to the new lift station. From there, a new force main would be constructed down the sewer access road and along Appian Way to Silva Valley Parkway. Once at the SMUD corridor, the force main would then head west along the Stone Gate subdivision boundary, ultimately making a connection to the existing 15-inch gravity line. ○ **Offsite Alternative 3.** Under this alternative, when capacity at HHLS is reached, a new lift station would be constructed on APN 126-390-22. A new force main would also be constructed. Two potential force main alignments have been identified: ▪ Alternative A would run to Loch Way, through Highland Hills subdivision within the existing streets to Silva Valley Parkway. It would then continue south along Silva Valley Parkway until reaching the SMUD corridor, where it would then head west along the Stone Gate subdivision boundary, ultimately making a connection to an existing 15-inch gravity line. ▪ Alternative B would run back up the existing sewer access road, along Appian Way to Silva Valley Parkway, until reaching the SMUD corridor, where it would then head west along the Stone Gate subdivision boundary, ultimately connecting to an existing 15-inch gravity line.					
M. PUBLIC SERVICES						
There are no significant impacts to public services.						
N. VISUAL RESOURCES						
There are no significant impacts to visual resources.						

Table 1: Dixon Ranch Residential Project Mitigation Monitoring and Reporting Program

Identified Impacts	Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
					Date	Initial
IMPROVEMENT MEASURES						
	Improvement Measure 1: Prior to the start of grading activities the following protective measures for VELB will be implemented: 1. Construction fencing will be placed at least 20 feet from the elderberry shrubs in order to prevent direct impacts to the elderberry shrubs from encroachment by construction equipment and personnel, and to prevent indirect impacts to the elderberry shrubs due to dust. 2. Signs will be placed every 50 feet along the protective fencing which state, "This area is habitat for the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment." The signs will be clearly visible from a distance of 20 feet, and must be maintained for the duration of construction. 3. Worker awareness training will be conducted by a qualified biologist prior to initiation of construction activities in the vicinity of the elderberry shrubs. The training will instruct construction crews regarding the status of the beetle, the need to protect the elderberry plant, and the possible penalties for not complying with the requirements.	site inspection	Prior to and during grading activities	El Dorado County Development Services Department - Planning Services		

Source: LSA Associates, Inc., 2015.

LAND USE EXHIBIT

DIXON RANCH - PHASE 1

Exhibit G-1

COUNTY OF EL DORADO | APRIL, 2014 | STATE OF CALIFORNIA

LEGEND

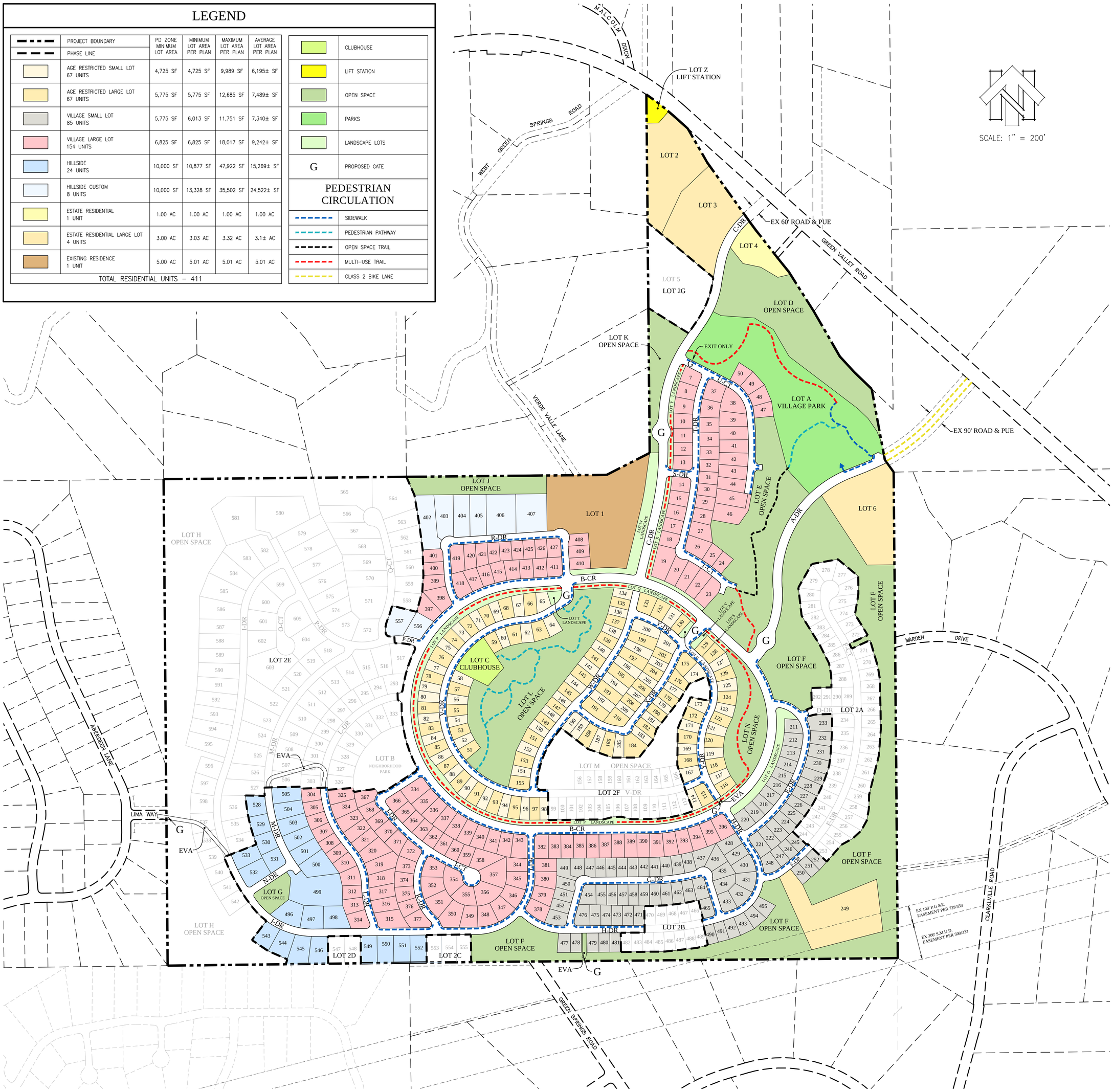
		PD ZONE MINIMUM LOT AREA	MINIMUM LOT AREA PER PLAN	MAXIMUM LOT AREA PER PLAN	AVERAGE LOT AREA PER PLAN
	PROJECT BOUNDARY				
	PHASE LINE				
	AGE RESTRICTED SMALL LOT 67 UNITS	4,725 SF	4,725 SF	9,989 SF	6,195± SF
	AGE RESTRICTED LARGE LOT 67 UNITS	5,775 SF	5,775 SF	12,685 SF	7,489± SF
	VILLAGE SMALL LOT 85 UNITS	5,775 SF	6,013 SF	11,751 SF	7,340± SF
	VILLAGE LARGE LOT 154 UNITS	6,825 SF	6,825 SF	18,017 SF	9,242± SF
	HILLSIDE 24 UNITS	10,000 SF	10,877 SF	47,922 SF	15,269± SF
	HILLSIDE CUSTOM 8 UNITS	10,000 SF	13,328 SF	35,502 SF	24,522± SF
	ESTATE RESIDENTIAL 1 UNIT	1.00 AC	1.00 AC	1.00 AC	1.00 AC
	ESTATE RESIDENTIAL LARGE LOT 4 UNITS	3.00 AC	3.03 AC	3.32 AC	3.1± AC
	EXISTING RESIDENCE 1 UNIT	5.00 AC	5.01 AC	5.01 AC	5.01 AC
TOTAL RESIDENTIAL UNITS – 411					

	CLUBHOUSE
	LIFT STATION
	OPEN SPACE
	PARKS
	LANDSCAPE LOTS
G	PROPOSED GATE

PEDESTRIAN CIRCULATION

	SIDEWALK
	PEDESTRIAN PATHWAY
	OPEN SPACE TRAIL
	MULTI–USE TRAIL
	CLASS 2 BIKE LANE

SCALE: 1" = 200'



cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net

PHASE I DEVELOPMENT PLAN STANDARDS

The development plan shall conform to the El Dorado County Zoning Ordinance and development standards, with the following exceptions:

1. R1-PD, (Lots 7-98, 114-155, 167-233, 245-248, 250-252, 304-325, 334-401, 408-465, 471-481, and 490-495; and Clubhouse Lot C):

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 square feet (sf)	4,725 sf
Max. Building Coverage	35%	None
Min. Lot Width	60 feet	45 feet**
Min. Front Yard Setback	20 feet	15 feet*
Min. Side Yard Setback	5 feet	5 feet***
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	12.5 feet
Max. Bldg Height	40 feet	40 feet

* Measured to face of building or side-load garage. (20feet Min. to front load garage)

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

*** The sideyard shall not be increased one foot for each additional foot of building height in excess of twenty five-feet (25feet)

2. R1-PD, (Lots 402-407, 496-505, 528-533, 543-546, and 549-552):

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None
Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg Height	40 feet	45 feet

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

3. R1-PD, (Lots 556-557:

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None
Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg. Height	40 feet	50 feet

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

4. R1A-PD:
   a. Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

   b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lot 4.

5. R3A-PD:
   a. Minimum parcel width of 150 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

   b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lots 2 and 3.

6. RE5-PD:
   Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

7. RF-PD:
   a. No minimum parcel width shall apply.

   b. 50 foot minimum setback shall not apply along property lines contiguous to open space lots to the north and south.

8. OS-PD:
   No minimum parcel area shall apply.

Public Utility Easments (PUE's):
12.5 foot PUE's shall be provided adjacent to all roads.

TENTATIVE MAP
DIXON RANCH - PHASE 1

COUNTY OF EL DORADO — STATE OF CALIFORNIA

OVERALL LAYOUT

APRIL, 2014 SHEET 1 OF 3

Exhibit H-1

OWNERS OF RECORD

FAY LOUIE LIVING TRUST ET AL.
4056 DECOTO ROAD
FREMONT, CA 94555

ROBERT AND AMANDA PENA
AND KIMBERLY S. DIXON
3200 VERDE VALLE LANE
EL DORADO HILLS, CA 95762

APPLICANT

DIXON RANCH PARTNERS LLC
707 COMMONS DR. #103
SACRAMENTO, CA 95825

ENGINEER

cta Engineering & Surveying
Civil Engineering ▪ Land Surveying ▪ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ▪ F (916) 638-2479 ▪ www.ctaes.net

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5' FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTION 24, T.10 N., R.8 E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 126-020-01
A.P.N. 126-020-02
A.P.N. 126-020-03
A.P.N. 126-020-04
A.P.N. 126-150-23

PRESENT & PROPOSED ZONING

SEE ZONING MAP AS PART OF THIS APPLICATION

TOTAL AREA

280.27 ACRES

PHASE 1 AREA

193.15 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS – 410	95.37 AC
EXISTING RESIDENCE – 1	5.01 AC

LETTERED LOTS

† PARK – LOT A	9.22 AC
CLUBHOUSE – LOT C	0.87 AC
† OPEN SPACE – LOTS D–G, J–L, & N	47.91 AC
† LANDSCAPE LOTS – O–Q & S–Y	6.36 AC
ROADWAY – LOTS R, R1–R5	28.14 AC
LIFT STATION – LOT Z	0.27 AC
LARGE LOTS (PHASE 2) – LOTS 2A–2G	87.12 AC
† OPEN SPACE SUB–TOTAL	63.49 AC
ANTICIPATED AREA OF LOT A PARKING LOT & ACCESS ROADS	0.65 AC
TOTAL OPEN SPACE	62.84 AC

MINIMUM RESIDENTIAL LOT AREA

4,725 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT
(FIRE DEPARTMENT)

DATE OF PREPARATION

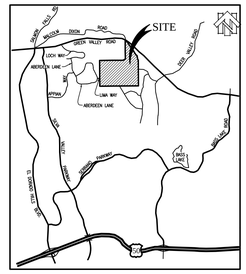
APRIL, 2014

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DIXON RANCH" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY EL DORADO COUNTY

BRIAN M. ALLEN P.E. 60764 DATE

SCALE: 1" = 200'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. SEE FIRE SAFE PLAN FOR REQUIRED FUEL TREATMENT ZONES. EASEMENTS TO BE PROVIDED WHERE REQUIRED.
2. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.

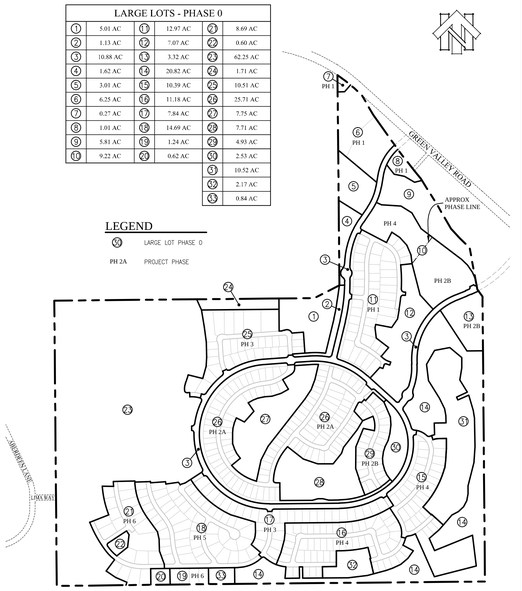
LEGEND

- FIRE HYDRANT
- PROJECT BOUNDARY
- PHASE LINE

KEY NOTES:

1. (E) PG&E EASEMENT FOR SINGLE LINE OF POLES TO BE ABANDONED AND/OR RELOCATED
2. (E) 90' ROAD & PUBLIC UTILITY EASEMENT
3. (E) 60' NON-EXCLUSIVE ROAD & UTILITY EASEMENT
4. (E) 56' RIGHT-OF-WAY
5. (E) 30' DRAINAGE & PUBLIC UTILITY EASEMENT
6. (E) 56' ROAD & PUBLIC UTILITY EASEMENT
7. (E) 50' RIGHT-OF-WAY
8. (E) 80' RIGHT-OF-WAY

LARGE LOTS - PHASE 0					
1	5.01 AC	11	12.97 AC	21	8.69 AC
2	1.13 AC	12	7.07 AC	22	0.60 AC
3	10.88 AC	13	3.32 AC	23	62.25 AC
4	1.62 AC	14	20.82 AC	24	1.71 AC
5	3.01 AC	15	10.39 AC	25	10.51 AC
6	6.25 AC	16	11.18 AC	26	25.71 AC
7	0.27 AC	17	7.84 AC	27	7.75 AC
8	1.01 AC	18	14.69 AC	28	7.71 AC
9	5.81 AC	19	1.24 AC	29	4.93 AC
10	9.22 AC	20	0.62 AC	30	2.53 AC
				31	10.52 AC
				32	2.17 AC
				33	0.84 AC



LARGE LOT / PHASING PLAN
SCALE: 1" = 500'

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, PARK AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

PLANNING COMMISSION: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

TENTATIVE MAP

Exhibit H-2

DIXON RANCH - PHASE 1

COUNTY OF EL DORADO

LOT & PLAN DETAIL - AREA 1

APRIL, 2014

SHEET 2 OF 3

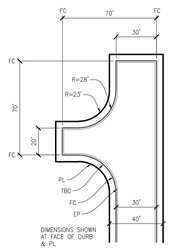
STATE OF CALIFORNIA

LEGEND

- PHASE LINE
- 25' NON-BUILDING SETBACK / 50' NON-BUILDING SETBACK — JURISDICTIONAL WATERS SEE REPORT PREPARED BY GIBSON & SKORDAL FOR ADDITIONAL INFORMATION
- (II) — ROAD SECTION DESIGNATION SEE DETAILS THIS SHEET
- (G) — PROPOSED GATE

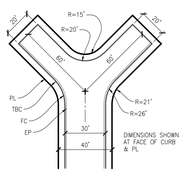
KEY NOTES:

1. (E) OVERHEAD LINE TO BE REMOVED AND/OR RELOCATED
2. PROPOSED DRAINAGE EASEMENT
3. PROPOSED SEWER EASEMENT
4. PROPOSED PUBLIC UTILITY EASEMENT
5. (E) 20' SETBACK, SLOPE, DRAINAGE AND PUBLIC UTILITY EASEMENT
6. PROPOSED SEWER & WATER EASEMENT
7. PROPOSED ACCESS EASEMENT
8. PROPOSED WATER EASEMENT



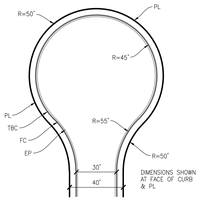
ALT HAMERHEAD TURNAROUND DETAIL

SCALE: 1" = 40'



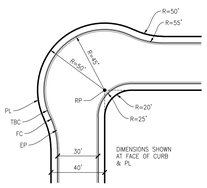
60' "Y" TURNAROUND DETAIL

SCALE: 1" = 40'



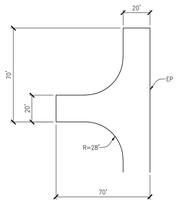
TYPICAL CUL-DE-SAC

SCALE: 1" = 40'



TYPICAL KNUCKLE

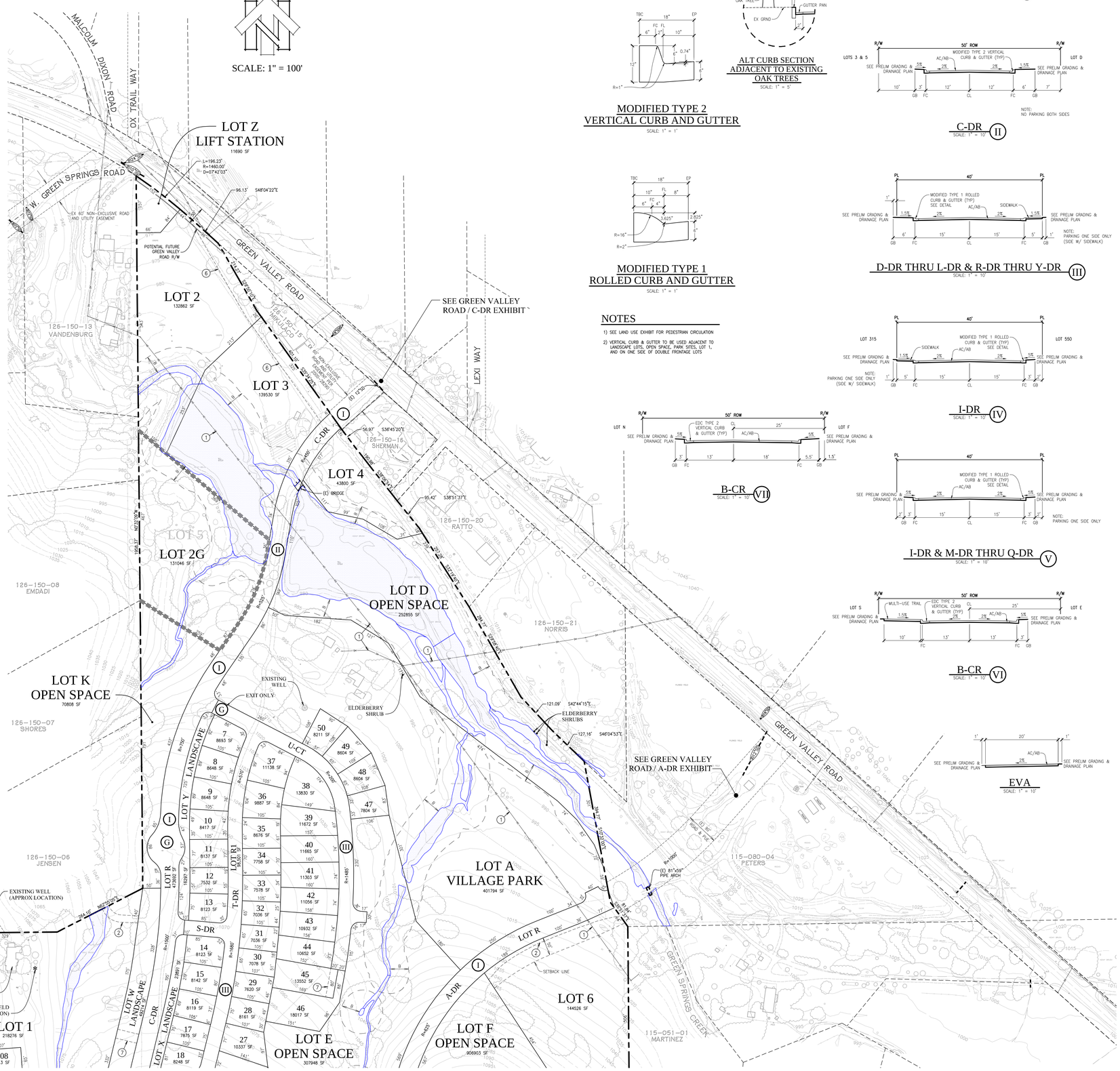
SCALE: 1" = 40'

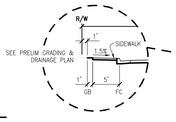


TEMPORARY TURNAROUND

SCALE: 1" = 40'

SCALE: 1" = 100'



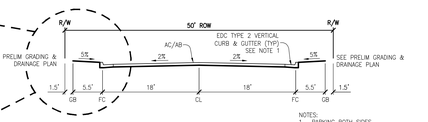


ALT SIDEWALK SECTION

SEE LAND USE EXHIBIT FOR LOCATION

ALT CURB SECTION ADJACENT TO EXISTING OAK TREES

SCALE: 1" = 5'



NOTES:
1. PARKING BOTH SIDES
2. EDC TYPE 1 ROLLED CURB & GUTTER TO BE USED ALONG RESIDENTIAL FRONTAGES ON B-CR ONLY

A-DR THRU C-DR (I)

SCALE: 1" = 10'

MODIFIED TYPE 2 VERTICAL CURB AND GUTTER

SCALE: 1" = 1'

NOTE:
NO PARKING BOTH SIDES

C-DR (II)

SCALE: 1" = 10'

MODIFIED TYPE 1 ROLLED CURB AND GUTTER

SCALE: 1" = 1'

NOTE:
PARKING ONE SIDE ONLY (SIDE W/ SIDEWALK)

D-DR THRU L-DR & R-DR THRU Y-DR (III)

SCALE: 1" = 10'

NOTES

1) SEE LAND USE EXHIBIT FOR PEDESTRIAN CIRCULATION

2) VERTICAL CURB & GUTTER TO BE USED ADJACENT TO LANDSCAPE LOTS, OPEN SPACE, PARK SITES, LOT 1, AND ON ONE SIDE OF DOUBLE FRONTAGE LOTS

NOTE:
PARKING ONE SIDE ONLY (SIDE W/ SIDEWALK)

I-DR (IV)

SCALE: 1" = 10'

B-CR (VII)

SCALE: 1" = 10'

NOTE:
PARKING ONE SIDE ONLY

I-DR & M-DR THRU Q-DR (V)

SCALE: 1" = 10'

B-CR (VI)

SCALE: 1" = 10'

EVA

SCALE: 1" = 10'

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TENTATIVE MAP
DIXON RANCH - PHASE 1

COUNTY OF EL DORADO — LOT & PLAN DETAIL - AREA 2 — STATE OF CALIFORNIA

APRIL, 2014 — SHEET 3 OF 3

Exhibit H-3

SCALE: 1" = 100'

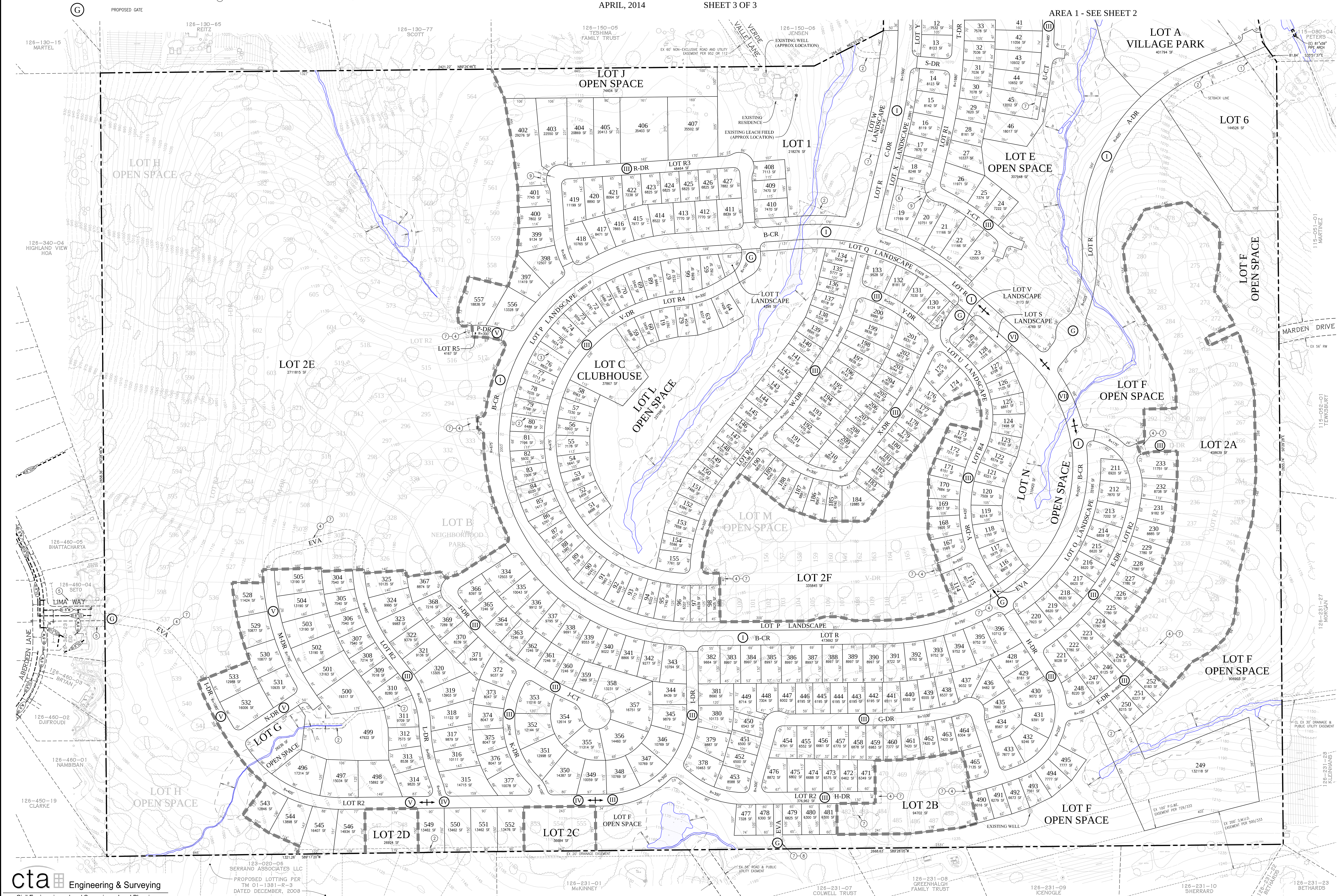
LEGEND

- PHASE LINE
- 25' NON-BUILDING SETBACK / 50' NON-BUILDING SETBACK — JURISDICTIONAL WATERS SEE REPORT PREPARED BY GIBSON & SKORDAL FOR ADDITIONAL INFORMATION
- (II) ROAD SECTION DESIGNATION SEE DETAIL ON TM SHEET 2 OF 3
- (G) PROPOSED GATE

KEY NOTES:

1. (E) OVERHEAD LINE TO BE REMOVED AND/OR RELOCATED
2. PROPOSED DRAINAGE EASEMENT
3. PROPOSED SEWER EASEMENT
4. PROPOSED PUBLIC UTILITY EASEMENT
5. (E) 20' SETBACK, SLOPE, DRAINAGE AND PUBLIC UTILITY EASEMENT
6. PROPOSED SEWER & WATER EASEMENT
7. PROPOSED ACCESS EASEMENT
8. PROPOSED WATER EASEMENT
9. INCREASED BUILDING SETBACK TO MEET MINIMUM FRONTAGE REQUIREMENTS

AREA 1 - SEE SHEET 2



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CONCEPTUAL LAND USE EXHIBIT

DIXON RANCH - PHASE 2

Exhibit I

COUNTY OF EL DORADO | NOVEMBER, 2015 | STATE OF CALIFORNIA

LEGEND

PROJECT BOUNDARY	
PHASE LINE	
AGE RESTRICTED SMALL LOT 13 UNITS	
AGE RESTRICTED LARGE LOT 13 UNITS	
VILLAGE SMALL LOT 64 UNITS	
VILLAGE LARGE LOT 19 UNITS	
HILLSIDE 30 UNITS	
HILLSIDE CUSTOM 50 UNITS	
ESTATE RESIDENTIAL 4 UNITS	
ESTATE RESIDENTIAL LARGE LOT 1 UNIT	

TOTAL RESIDENTIAL UNITS – 194

	OPEN SPACE
	PARKS
G	PROPOSED GATE

PEDESTRIAN CIRCULATION

	SIDEWALK
	PEDESTRIAN PATHWAY

SCALE: 1" = 200'

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