

## **Conditions of Approval**

### **Planning Services:**

1. The Development Plan, Tentative Subdivision Map, and Design Waivers, are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F through H1-3, M, O through S, U, and W, and the conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project consists of the following:

- A. Development Plan for the proposed subdivision with modifications to One-family Residential (R1), One-acre Residential (R1A), Single Family-Three acre (R3A), Estate Residential-Five acre (RE-5), Recreational Facilities (RF), and Open Space (OS) Zone District development standards including minimum lot size/parcel area, minimum parcel width, maximum building coverage, setbacks, and building height consistent with Exhibits G1-2;

The Village Park will be approved as part of the development plan and will be subject to approval by the El Dorado Hills CSD (Exhibit M).

- B. Tentative Subdivision Map of the 280.27 acre property consisting of:
  - 1) Large-Lot Tentative Subdivision Map (Phase 0) creating 33 large lots for financing and phasing purposes, ranging in size from approximately 0.27 acres to 62.25 acres. Lot 1, the Dixon Residence, will be created with the Large-Lot Final Map (Exhibit H1);
  - 2) Small-Lot Tentative Subdivision Map for Phase 1 of the project creating a total of 411 single family residential lots ranging in size from approximately 4,725 square feet to 5 acres on 193.15 acres of the project site; one public park lot on approximately 9.22 acres; one clubhouse lot on approximately 0.87 acres; eight open space lots totaling approximately 47.91 acres; 10 landscape lots totaling approximately 6.36 acres; six road lots totaling approximately 28.14 acres; and one sewer lift station lot on approximately 0.27 acres. (Exhibits H1-3).

3. Design waivers from the El Dorado County Design and Improvement Standards Manual road improvement standards are requested from Standard Plan 101B, or as indicated, to allow the following:
  - 1) Reduced right-of-way (ROW) and roadway width for 'A' Drive and 'B' Circle to a 50 foot ROW with a 36 foot width from curb face to curb face, with reduced width of 26 feet curb face to curb face on 'B' Circle near the intersection of 'A' Drive and 'B' Circle only.
  - 2) Reduced roadway width for 'C' Drive to 24 feet from curb face to curb face in the vicinity of the Green Springs Creek crossing.
  - 3) Reduced ROW and roadway width for 'D' Drive through 'N' Drive and 'P' Drive through 'Y' Drive to a 40 foot ROW with a 30 foot width from curb face to curb face.
  - 4) Reduced roadway width for dead-end roads in excess of 500 feet to 30 feet from curb face to curb face.
  - 5) Modification of Standard Plan 103A-1 to:
    - a. allow driveway to be within 25 feet from a radius return;
    - b. reduce minimum driveway widths from 16 feet to 10 feet wide for secondary single car garages where a larger driveway for the same property is also proposed; and
    - c. eliminate 4 foot taper to back of curb.
  - 6) Reduced sidewalk width to 5 feet (4.5 feet from back of curb to back of walk).
  - 7) Reduced gutter pan width for both vertical and rolled curb and gutter to 10 inches and 8 inches, respectively.
  - 8) Sidewalks on one side of roads, as delineated on Exhibit G1 (Phase 1 Development Plan).
  - 9) Reverse horizontal curves without a 100 foot tangent.
  - 10) Reduced ROW and roadway width for hammerhead and Wye turnarounds.
  - 11) Maximum centerline grade for 'A' Drive to be 12 percent.
  - 12) Reduced intersection spacing to less than 300 feet between the intersections of 'B' Drive/'A' Drive and 'B' Circle/'E' Drive.

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.

2. **Mitigation Monitoring and Reporting Program:** The mitigation measures certified in the Dixon Ranch EIR and adopted in Resolution \_\_\_\_\_ are required as conditions of approval to reduce potential significant environmental effects. The

Mitigation Measures shall be completed as identified in the adopted Mitigation Monitoring and Reporting Program (MMRP) (Exhibit F) prior to each Small-Lot final map.

3. **Oak Tree Replacement:** The required Oak Tree Removal Mitigation Plan shall demonstrate replacement of oak trees in the same ratio as the species being removed.
4. **Existing Wells:** The existing Dixon Residence (Lot 1) shall continue to utilize its existing well and septic system. The two other existing wells shall not be used and shall be abandoned, following proper County procedures, prior to recordation of the Small-Lot final map(s) that contain either or both of the two wells. No groundwater shall be used for pond maintenance, construction watering, or irrigation for common open space, landscaping, or for park areas within the project site.
5. **Green Springs Ranch EVA:** The Developer shall construct an emergency vehicle access (“EVA”), together with a water line if required by the El Dorado Irrigation District, at the southern boundary of the property at the location as shown on the tentative map and labeled as EVA Alt #1 on the “Emergency Vehicle Access Alternatives for Green Springs Ranch” (Exhibit W). If the Developer determines that EVA Alt #1 is not the preferred alignment for an EVA, the Developer may construct an EVA and/or water line as approximately depicted as EVA Alt #2 in Exhibit W. Construction of EVA Alt #2 may result in an increase in oak canopy removal exceeding the allowable canopy removal in Phase 1 of the Project. In that event, Developer shall reduce the number of lots in Phase 1, as necessary, and defer the development of such lots to Phase 2 of the Project. Prior to such construction of either alternative, Developer shall provide evidence to the County of sufficient access rights for the construction and use of the alignment as an EVA and utility easement if applicable.
6. **Design Guidelines:** The Dixon Ranch Design Guidelines dated August 2015 shall be incorporated into and become a part of the covenants, conditions and restrictions (CC&R’s), which shall be recorded on the property prior to the sale of any lot to the home buying public. The CC&R’s shall provide for the creation of a design review committee, together with a procedure for the review and approval of proposed construction within the project, which shall be responsible for the enforcement of the Design Guidelines (Exhibit U).
7. **Lighting:** Street lights shall be shown on the Final Improvement Plans and be located at a minimum at major intersections, mid-block pedestrian crossings, along roads where needed to establish adequate sight distance and to ensure public safety. Safety and security lighting shall also be shown at park sites, entry gates, the clubhouse area, parking and play areas, and walkways where appropriate. All street lights and outdoor lighting shall conform to Section 130.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Should installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction

of the Planning Division. A lighting and landscaping district shall be formed to provide for the maintenance of those lights.

8. **CSD Annexation:** The subdivision area shall be annexed to the El Dorado Hills CSD prior to recordation of the recordation of the first Small-Lot final map.
9. **Parkland Dedication:** Prior to approval of the first Small-Lot final map, the applicant shall provide a letter from the El Dorado Hills Community Services District verifying that Quimby Act requirements as to the parkland dedication have been satisfied. (The Large-Lot Phasing map does not require implementation of this condition.)
10. **Village Park:** Development of the Village Park (Lot A), shown in Exhibit M, will require subsequent approval of its final design by the El Dorado Hills CSD prior to issuance of the first grading permit for the park site.
11. **Open Space Maintenance:** A funding mechanism shall be in place for the maintenance of all open space and common areas, and their related improvements and facilities, prior to recordation of the first Small-Lot final map. An open space management plan shall be approved by the Planning Director prior to recordation of the first Small-Lot final map. The open space management plan shall include a comprehensive funding plan for all open space within the Phase 1 development.
12. **Age-Restricted Designation:** The subdivision CC&Rs shall require that the portion of the development designated to be an age-restricted, senior citizen housing development comply with the meaning of California Civil Code Section 51.3. Section 51.3 provides that qualifying residents for senior communities are those who are 55 years of age or older.
13. **CC&Rs:** The CC&Rs shall contain a provision that states that any condition that is implemented through the CC&Rs cannot be changed without formal approval by El Dorado County and any affected agency.
14. **Mitigation Monitoring/Improvement Plans:** A Mitigation Monitoring Report shall be submitted with the Improvement Plans addressing the applicable mitigation measures of the Dixon Ranch Residential Project Environmental Impact Report. The applicable mitigation measures shall be included on the improvement plans, shown on the final map, contained in the CC&R's, or otherwise completed prior to recordation of each final map.
15. **Meter Award Letter:** A water and sewer meter award letter or similar document shall be provided by the water and sewer purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.
16. **Zone Boundaries:** Zone boundaries shall be finalized prior to recordation of each Small-Lot final map.

17. **Final Map Recordation:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
18. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).
19. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.
20. **Hold Harmless:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

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

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

**Transportation Division (EDCTD):**

21. **Road Design Standards:** The applicant shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) as shown on Table 1 and approved Design Waivers. The improvements shall be completed to the satisfaction of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (Table 1 serves to outline the requirements).

<b>Table 1</b>					
<b>ROAD NAME</b>	<b>DESIGN STANDARD PLAN</b>	<b>ROAD WIDTH*</b>	<b>RIGHT OF WAY</b>	<b>DESIGN SPEED</b>	<b>EXCEPTIONS/ NOTES</b>
A-DR and C-DR (from Green Valley Rd to B-CR)	Modified Std Plan 101B	36 ft	50 ft	35 mph	Tentative Map Section I and Green Valley Road Exhibit (August

					2011), six foot pedestrian path on one side from the Village Park to Green Valley Road. **
C-DR (through wetland crossing)	Modified Std Plan 101B	24 ft	50 ft	35 mph	Tentative Map Section II (parking not allowed) <b>Modified Type 2 Vertical Curb &amp; Gutter</b>
B-CR (E-DR to X-DR)	Modified Std Plan 101B	36 ft	50 ft	25 mph	Tentative Map Section I
B-CR (A-DR to X-DR)	Modified Std Plan 101B	26 ft	50 ft	25 mph	Tentative Map Section VI. Multi-Use Trail on one side.
B-CR (A-DR to E-DR)	Modified Std Plan 101B	31 ft	50 ft	25 mph	Tentative Map Section VII.
D-DR, E-DR, F-DR G-DR, H-DR, I-DR J-DR, J-CT, K-DR L-DR, M-DR, N-DR P-DR, R-DR, S-DR T-DR, T-CT, U-CT V-DR, W-DR, X-DR	Modified Std Plan 101B	30 ft	40 ft	25 mph	Tentative Map Sections III, IV and V ***  Modified Type 1 rolled curb and gutter

\* 1) Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

\*\* 2) Pedestrian path shall be compacted and stabilized decomposed granite, or portland cement concrete.

\*\*\* 3) Modified Type 1 Rolled Curb and Gutter to be used next to residential lots. Modified Type 2 Vertical Curb and Gutter to be used adjacent to parks and open space.

4) Curb & Gutter details may be modified to protect existing oak trees.

22. **Access at "A" Drive:** Access at "A" Drive, including turn pocket improvements to Green Valley Road shall be constructed with the first Small-Lot final map. A traffic signal shall be installed at the Green Valley Road / "A" Drive intersection.

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each final map at the Green Valley Road / "A" Drive Intersection in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met 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 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. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards this improvement.

If the traffic signal control at this intersection is constructed by the County or others prior to triggering warrants by the project, payment of TIM fees is considered to be the project's proportionate fair share towards this improvement."

23. **Offer of Dedication, Interior Roads:** Developer shall irrevocably offer to dedicate in fee, as noted in Table 1, right of way and public utility easements as determined by EDCTD, and for all other onsite roadways, prior to the filing of the applicable Small-Lot final map. Slope easements shall be included as necessary. The offers for interior roads will be rejected by the County, and the roads will be maintained by the Homeowner's Association. Offers for public utilities will be accepted on behalf of those Utility Companies providing service.
24. **Offer of Dedication, Green Valley Road:** The applicant shall irrevocably offer to dedicate, in fee, the necessary rights of way to measure 50 feet from the center line south for the on-site portion of Green Valley Road along the entire frontage as shown on the tentative map along lot 2, prior to filing the applicable Small-Lot final map. This offer will be accepted by the County.
25. **Off-Site Improvements:** All necessary off-site roadway improvements are identified in the project mitigation measures (MM). Where timing of mitigation is specified in the Development Agreement, the terms of the Development Agreement shall take precedence over these Conditions of Approval.

In order to ensure timely implementation of off-site roadway improvements, the project shall prepare a Design Traffic Study for each Small-Lot final map. The Design Traffic Studies shall identify implementation timing for each mitigation measure identified in the EIR, which is required by the level of development in each Small-Lot final map.

The improvement plans for each Small-Lot final map shall contain within the plans, or by separate plan set, the off-site roadway improvements identified in the Design Traffic Study, and such improvements shall be completed in accordance with a Subdivision

Improvement Agreement or Road Improvement Agreement between the applicant and County. Alternatively, if the mitigating off-site roadway improvements are included in the County's CIP, and construction of such improvements are scheduled to commence within the 10-year CIP, the project shall pay its Traffic Impact Mitigation Fees in place at the time a building permit is issued.

The project may be eligible for reimbursement for any off-site improvements where such improvements are funded by the County's Traffic Impact Mitigation (TIM) Fee. Reimbursement, or the terms of reimbursement, is subject to the County's TIM Fee Reimbursement Policy, and to specific approval by the Board of Supervisors unless otherwise specified in the Development Agreement.

26. **Encroachment Permit Green Valley Road and "A" Drive:** The applicant shall obtain an encroachment permit from EDCTD and construct the roadway encroachment from "A" Drive onto Green Valley Rd to the provisions of County Standard Plan **103E**. This work shall be consistent with the *Green Valley Road / A-Drive Exhibit* included in the project description, and in accordance with the latest version of *A Policy on Geometric Design of Highways and Streets*, published by the American Association of State Highway and Transportation Officials (AASHTO).
27. **Encroachment Permit Green Valley Road and "C" Drive:** The applicant shall obtain an encroachment permit from EDCTD and shall construct the roadway encroachment from "C" Drive onto Green Valley Rd to the provision of County Standard Plan **103E**. This work shall be consistent with the *Green Valley Road / C-Drive Exhibit* included in the project description, and in accordance with the latest version of *A Policy on Geometric Design of Highways and Streets*, published by the American Association of State Highway and Transportation Officials (AASHTO).
28. **Class II Bike Lane:** Pursuant to the Bicycle Transportation Plan, a Class II Bike Lane is planned along both sides of Green Valley Road. The project shall construct a Class II Bike Lane within the limits of work required for "A" Drive and "C" Drive access improvements to Green Valley Road.
29. **Access to Lots 2 and 3:** Access to Lot 2 and Lot 3 shall be provided for from "C" Drive. An access easement across Lot 3 to the benefit of Lot 2 shall be recorded with the appropriate Small-Lot final map.
30. **Off-site Easements:** The applicant shall provide all necessary recorded easements for drainage, slopes and road improvements crossing the property line prior to approval of the improvement plans.
31. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the EDCTD for all roadway, frontage, and intersection improvements within the County right of way. The developer shall complete the improvements to the satisfaction of EDCTD or provide security to guarantee



performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the applicable Small-Lot final map.

### **EDCTD STANDARD CONDITIONS**

32. **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.
33. **Signing and Striping:** The project improvement plans shall include all necessary signing and striping as required by the EDCTD. Signing and striping shall conform to the latest version of the California Manual on Uniform Traffic Control Devices (MUTCD).
34. **Curb Returns:** All public streets where pedestrian facilities are provided shall be provided with pedestrian ramps conforming to the latest accessibility standards. Caltrans Standard Plan or Revised Standard Plan A88A is recommended.
35. **Road Turnarounds:** The applicant shall provide turnarounds as shown on the Tentative Map or as otherwise required by local fire district.
36. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the proposed 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. The EDCTD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the first Small-Lot final map.
37. **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).
38. **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 EDCTD and pay all applicable fees prior to filing of the applicable Small-Lot 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).

39. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the County for all roadway, grading,

drainage, and other support infrastructure as required by the County Subdivision Ordinance, prior to filing of the applicable Small-Lot final map.

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

The developer's Engineer of Record shall prepare a "Certificate of Partial Completion" as an 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.

40. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and on the Small-Lot final maps.
41. **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.
42. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the EDCTD. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the EDCTD shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project during construction. Grading plans shall incorporate appropriate erosion control measures during construction 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 during construction to control siltation, and the potential discharge of pollutants into drainages.
43. **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 30 each year, 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 EDCTD. The EDCTD shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15 each year.
44. **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.

45. **Drainage Study / NPDES Compliance:** The applicant shall provide a Drainage Report with the project grading plans and project improvement plans, consistent with the Drainage Manual. The Drainage Report shall address storm water runoff increase, and impacts to downstream facilities and properties. The Drainage Report must demonstrate the subject property has adequate existing and proposed storm drainage facilities.

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 Report 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.

46. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the applicable Small-Lot final map.

47. **Off-site Improvements (Security):** Prior to the filing of an applicable Small-Lot final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full cost of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

48. **Off-site Improvements (Acquisition):** As specified in the conditions of approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such property where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the applicable Small Lot final map, acquire by negotiation or commence proceedings to acquire an interest in the property which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of the applicable Small Lot final map, the applicant shall submit the following to the EDCTD, Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable

security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent 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.

49. **NPDES Construction Permit:** The project proposes to disturb more than one acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board (SWRCB) 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 grading permits by the County.

50. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the applicant will provide a CD to the EDCTD with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

#### **Air Quality Management District (AQMD)**

51. **Construction Emissions:** See Mitigation Measure AIR-2. The full text of the Air Resources Board (ARB) regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at [1-866-634-3735](tel:1-866-634-3735). ARB is responsible for enforcement of this regulation.
52. **Land Clearing:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (AQMD Rule 300 Open Burning).

53. **Paving:** Project construction will involve roadway development and must adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials.
54. **Coatings:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
55. **District Permit(s):** Prior to construction/installation of any new point source emission units or non-permitted emission units (e.g., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (AQMD Rule 501.3.A)

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

56. **Annexation:** Prior to approval of the first Small-Lot final map, the applicant shall be required to annex into the El Dorado Hills County Water District (El Dorado Hills Fire Department) and pay associated fees with annexation/parcel creation.
57. **Fire Flow Requirements:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
58. **Hydrant Placement:** This project shall install Mueller Dry Barrel fire hydrants, or any other type of hydrant which conforms 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 shall be determined by the Fire Department; however, the following specific locations shall have a hydrant added:
  - A. Corner of B Circle and C Drive
  - B. Corner of B Circle and A Drive
  - C. On A Drive at entrance to the Lot A Village Park
59. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
60. **Hydrant Installation:** In order to provide this project with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems for

the applicable phase shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.

61. **Wildland Fire Safe Plan:** The Wildland Fire Safe Plan approved according to State Fire Safe Regulations on July 22, 2013 (Exhibit P) shall be implemented and maintained. This shall address development of those homes that back up to the surrounding open wildland areas to include, but not be limited to the requirement for non-combustible type fencing.
62. **Wildland Fire Safe Plan Amendment:** The wildland fire safe plan for the project shall be amended to include the narrowing of 'B' Circle to 26 feet and 31 feet of curb face to curb face from 'E' Drive to 'X' Drive, as depicted on the Tentative Map Dixon Ranch – Phase 1 (Exhibit H2). Conformance with this condition shall be verified prior to approval of improvement plans for the affected segment of 'B' Circle.
63. **Traffic Calming Devices:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
64. **Gate Requirements:** The total number of vehicle access control gates or systems through which emergency equipment must pass to reach any address within the project shall not exceed one, in compliance with El Dorado Hills Fire Department Gate Standard B-002.
65. **On-street Parking:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 36 shall be in effect for the following roads within each section (X), as delineated on Exhibits (H2-3), as follows:
  - A. Parking on A-Drive, B Circle (I), and C-Drive (I): Parking on both sides
  - B. Parking on B Circle (VI & VII) and C-Drive (II): No parking on both sides
  - C. Parking on D-Drive thru L-Drive and R-Drive thru Y-Drive (III): Parking on one side only on the side OPPOSITE the sidewalk
  - D. Parking on I-Drive (IV): Parking on one side only on the side OPPOSITE the sidewalk
  - E. Parking on I-Drive and M-Drive thru Q-Drive (V): Parking on one side only
  - F. All EVA's shall have no parking.

Changes may be made to these restrictions subject to approval of the Fire Department and El Dorado County Transportation.

66. **Red Curbing:** All streets with parking restrictions will be signed or marked with red curbs as described in the El Dorado County Regional Fire Protection Standard B-0004 titled "No Parking-Fire Lane."
67. **Secondary Egress:** A secondary means of egress shall be provided prior to issuance of the first residential building permit or the project can be phased. Dead end roads may not exceed 800 feet or 24 parcels; whichever comes first.

68. **Emergency Vehicle Access:** The applicant shall provide the Lima Way, Green Springs Road and Marden Lane emergency vehicle access connections as follows:
- A. Only the clubhouse, Lots 7-98, 114-155, and 167-210, as identified on Exhibits H-1, 2, and 3, shall be allowed prior to construction of the 20 foot wide and all-weather surfaced (capable of supporting 75,000 lbs.) EVA connecting to Lima Way (with electronic gate as described in the Wildland Fire Safe Plan);
  - B. The full EVA connecting to Green Springs Road, (20 foot wide and all-weather surfaced, capable of supporting 75,000 lbs.), with electronic gate as described in the Wildland Fire Safe Plan, shall be constructed with a phase that does not include a residential lot identified in section A above. Determination of the appropriate phase to include this work shall be at the sole discretion of the El Dorado Hills Fire Department, based on actual phasing of project construction. Off-site improvements may be required so that this stubbed EVA fully connects to the existing East Green Springs Road; and
  - C. The Marden Lane EVA connection shall be constructed in the future as part of the Phase 2 tentative map and development plan approval.
69. Any parcels greater than one acre shall conform to Title 14 SRA Fire Safe Regulations requirements for a minimum setback of 30 feet from all property lines for buildings and accessory buildings, except as noted on the development plan (Exhibit G1).
70. Prior to June 1 each year, vegetation clearance shall be required around the EVA connections to Lima Way and near Green Springs Road in compliance with the Wildland Fire Safe Plan.
71. When designing the access points to the project's open space trail system, consideration shall be given to allow for emergency vehicle access, specifically for a smaller vehicle such as an ambulance. Gates or removable bollards may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red.

**Sacramento Municipal Utility District (SMUD)**

72. The on-site portion of the SMUD transmission line easement shall be labeled "Restricted Building and Use Area", prior to recordation of any applicable Small-Lot final map.
73. Prior to the start of any construction, the applicant shall submit to SMUD all grading, landscape, or any other plans that demonstrate changes to the areas within the transmission line easement, subject to review and written approval of SMUD. This condition shall be made a part of the Covenant, Codes and Restrictions (CC&Rs).

### **Surveyor's Office**

74. All survey monuments must be set prior to the filing of any final map or the applicant shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or the amount of bond or deposit shall be coordinated with the County Surveyor's Office prior to the filing of the any final map with the County.
  
75. The roads serving the development shall be named by submitting a completed Road Name Petition to the County Surveyors Office prior to filing any Small-Lot final map with the County. Proof of any signage required by the Surveyor's Office must also be provided prior to filing any final map with the County. All associated fees will be the responsibility of the applicant.