

SP94-0001-R/Valley View Specific Plan Amendment and TM12-1506/West Valley View Village Lot W – As approved by the Board of Supervisors on February 25, 2014

Conditions of Approval

1. **Project Description:** This Tentative Subdivision Map is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:

Exhibit F.....Tentative Subdivision Map
Exhibit G.....Slope Map
Exhibit H.....Preliminary Grading and Drainage Plan
Exhibit ISound Wall/Berm Details
Exhibit MTable 4-Tentative Map Lot Details

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the tentative map and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- a. Tentative Map to subdivide 9.66 acres into 72 single-family residential lots and seven lettered lots; and
- b. Design Waivers to allow the following:
 1. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and
 2. Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, 33 feet for the tee courts, and 29 feet for the stub street.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of lots, open space and landscape areas, public improvements, 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 attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Mitigation Measures from the Certified Program EIR for the Valley View Specific Plan

The following are the applicable adopted Mitigation Measures from the Valley View Specific Plan EIR and additional Mitigation Measures provided within the project Addendum required as a means to reduce potential significant environmental effects to a level of insignificance:

Public Facilities and Services

2. **MM PF-1:** Require that (a) no final subdivision map, final parcel map, or building permit shall be issued for the project until water meters or equivalent water guarantees for the proposed urban development levels are obtained from EID or other water purveyors, consistent with El Dorado County General Plan Objective 5.1.2 and Policies 5.1.2.1, 5.2.1.2, 5.2.1.3, and 5.2.1.4; (b) the project shall incorporate water conservation measures specified in Mitigation Measure PF-3 below; and (c) no grading permit shall be issued for the project, or any portion thereof, unless and until the applicant has reached final agreement with EID regarding a fully vested right to water service to the portion of the project site affected by the grading permit. (Note: Condition #5 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) modified this mitigation measure by stating that "all tentative maps shall be conditioned to require a water meter award letter for all residential lots" (emphasis added).)

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

3. **MM PF-2:** In order to ensure adequate use of reclaimed water as a means of reducing its dependence on EID potable water supply, measures (a) through (d) listed in section IV.E1(d)4 of the EIR shall be completed as a condition of any future project rezoning or subdivision approval.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

4. **MM PF-3:** The applicant shall implement water conservation measures to reduce the amount of water used by the project and reduce the potential effects of extended drought conditions (MM PF-3).

Timing/Implementation: Prior to Final Subdivision Map Approval and Building Permit Issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

5. **MM PF-4:** Require that no final subdivision map, final parcel map, or building permit shall be issued for the project until EID has demonstrated (in a manner acceptable to the El Dorado County Department of Transportation) that adequate wastewater service is available to serve the development in question.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Biological Resources

6. **MM BR-9:** The applicant shall be responsible for mitigating impacts on wetlands during construction by implementing protective buffer zone construction fencing of sensitive habitat. Provide a 50-foot buffer zone as recommended in the El Dorado County General Plan EIR, measured from the edge of the jurisdictional wetland. Keep all construction vehicles and supplies out of these fenced areas.

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

7. **MM BR-15:** Human access and usage of the project site needs to be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and (e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws.

Timing/Implementation: Prior to Final Subdivision Map Approval and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Geology and Soils

8. **MM SG-3:** Minimize topographic modifications of the site to reduce sedimentation and erosion potential. Require drainage facilities to be lined as necessary to prevent erosion of the site soils. Prior to tentative map approval, require the project applicant to perform a detailed geotechnical investigation to confirm site characteristics and to identify site soils that may be subject to erosion when excavated and exposed to weathering. Require

erosion control measures implemented during and after construction to conform with National Pollution Discharge Elimination System (NPDES) storm drain standards and El Dorado County standards (including El Dorado County Department of Transportation erosion control specifications). Where possible, design collection systems to divert natural drainage away from parking facilities, roadway surfaces and buildings, and to collect water concentrated by impervious surfaces and convey it away from the site in accordance with the above-mentioned standards.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

9. **MM SG-4:** Require that cut slopes parallel or subparallel to the geologic structure be eliminated where possible or reinforced with retaining structures. Any cut or fill slopes and their appurtenant drainage facilities should be designed in accordance with Uniform Building Code Appendix Chapter 33, Sections 3312 and 3313 and in general should be no steeper than 2:1 (horizontal to vertical) unless authorized by the El Dorado County Building Department based on corroborating evaluation by the project geotechnical engineer. Slope angles should be designed to conform to the competence of the material into which they are excavated.

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division/Development Services Division

10. **MM SG-5:** Require that trenches greater than five feet in depth be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform with local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or dewatering as necessary.

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Hydrology and Water Quality

11. **MM H-5:** Require the applicant to (a) obtain a general construction activity stormwater permit under NPDES regulations, (b) obtain a County General Grading Permit, (c) include a County-approved erosion and sediment control plan in the project drainage

plans, and (d) prepare a Storm Water Pollution Prevention Plan as part of the NPDES permit. Clear all drainage culverts and downstream receiving channels from accumulated sediment after each project construction phase is completed. These measures would reduce project construction-related erosion and sedimentation impacts, but not necessarily to a *less-than significant level*. The effect of project construction-related erosion and sedimentation would therefore remain a ***significant, unavoidable impact***.

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Air Quality

12. **MM AQ-3:** In addition to the general restriction on open-hearth fireplaces included in the main text of the EIR under *Mitigation Measure AQ-2*, the following restriction should be adopted as a development standard for the *MF* and *CR* land use districts: Only natural gas fueled fireplaces are permitted.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Air Quality Management District/Development Services Division

Noise

13. **MM N-1:** Noise attenuation such as earth berms or combination earth berm /wall shall be installed at the time of development of project residential structures within the affected Latrobe Road frontage area (i.e., within the projected 60 dBA Ldn contour) and shall be designed according to the recommendations of an acoustical engineer, subject to the approval of the County. Special noise abatement measures and specifications in the architectural design of single and multi-family residential structures shall also be implemented within the affected frontage area. Single- and multi-family housing shall incorporate noise abatement measures as necessary to achieve an interior noise level of 45 dBA Ldn or less. Multi-family housing, which is subject to the requirement of Title 24, Part 2, of the State Building Code, shall be reviewed and an Acoustical Report submitted to the County prior to issuance of a building permit.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

14. **MM N-5:** For all construction within the specific plan area, implement the following measures pertaining to construction scheduling, public notification, and equipment maintenance and use:

- (a) *Construction Scheduling.* Limit noise generating construction activities near sensitive land uses to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. Prohibit construction on Sundays.
- (b) *Construction Equipment.* Properly muffle and maintain all construction equipment powered by internal combustion engines.
- (c) *Idling Prohibitions.* Prohibit unnecessary idling of internal combustion engines near sensitive receptors.
- (d) *Equipment Location.* Locate all stationary noise-generating construction equipment, such as air compressors and portable power generators, as far as practical from noise sensitive land uses.
- (e) *Quiet Equipment Selection.* Select quiet construction equipment whenever possible.
- (f) *Noise Disturbance Coordinator.* Designate a project Noise Disturbance Coordinator (such as a County staff person or a superintendent already working at the construction site) responsible for responding to local complaints regarding construction noise. Include the name and the phone number of the disturbance coordinator on the construction schedule notification mailed to nearby residents. Post a related sign at the main entry points to the portion(s) of the project under construction.

Timing/Implementation: Prior to Grading and Building Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Cultural Resources

15. **MM CR-6:** The applicant shall implement the following:
- (a) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
 - (b) If human remains are inadvertently discovered, cease work immediately and notify the county coroner, in accordance with California law.
 - (c) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: Prior to Grading and Building Permit issuance and During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

16. **MM CR-7:** Further consultation with the local Native American community is required in order to determine areas of potential traditional cultural importance. The applicant shall implement the following:
- (a) Maintain the initial contacts established with the Shingle Springs Band of Miwok and the El Dorado Indian Council during the archaeological inventory phase as part of ongoing operations.

- (b) In consultation with local Native Americans, research the available project-specific ethnographic data pertaining to local Nisenan and Miwok groups within the project vicinity.
- (c) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
- (d) If human remains are inadvertently discovered, cease work immediately and notify the county coroner.
- (e) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Energy

17. **MM E-1:** Require the project to comply with Title 24 Energy Efficiency Standards.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

18. **MM E-2:** Reduce automobile trips by facilitating and encouraging use of local public transit opportunities and other alternative modes of transportation. Implement the following measures:

- Develop a bikeway and pedestrian trail system along major roadways to connect residences to the Village Center and existing commercial centers and park-and-ride lot north of the site.
- Require the installation of secure bicycle parking facilities at project schools, commercial areas and parks.
- Wire each housing unit to allow use of emerging electronic communication technology. Implement feasible travel demand management (TDM) measures for project of this type. This would include a ride matching program (i.e., an information service for residents interested in carpooling) and a public education program to inform residents of ridesharing and transit opportunities.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Development Services Division (Planning)

19. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.
20. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.
21. **Hold Harmless Agreement:** 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.

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

22. **Notice of Determination Filing Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. No final map shall be recorded or grading permits issued until said fees are paid.
23. **Liens for Assessment or Bonds:** Prior to filing the 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).
24. **Blasting Activities:** If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
25. **Removal of Notice of Restriction:** A Notice of Restriction was placed on the Lots V, W, and X with the recording of the Phase O large lot map for West Valley Village, which states the following:

On lot V, development shall be limited to non-residential only, with a square footage limitation of 60,000 square feet. Similarly, on Lots W and X, development shall be limited to non-residential only, with a square footage limitation 60,000 square feet for Lot W and 60,000 square feet for Lot X, or a combination of 120,000 square feet between

the two Lots. Any development beyond those limitations which is consistent with the Valley View Specific Plan, which includes residential, multi-family, commercial, office and mixed use, shall require an additional or supplemental traffic study meeting the requirements of the Valley View Specific Plan's EIR Mitigation Measure T-16 as adopted by the Board of Supervisors.

The Notice of Restriction shall be removed for Lot W with the approval of this Tentative Map.

Transportation Division – Conditions from TM99-1359

26. **Silva Valley Parkway Interchange Funding (26):** The applicant shall fund the Silva Valley Parkway interchange in the manner set forth below.

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

- 1) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane¹ improvements located adjacent to the School site to a connection with the existing White Rock Road, together with the construction of the bridge abutments for the new Parkway overpass². The applicant shall provide the funding for the construction of the north and south bridge abutments. The roadway improvements are the obligation of a third party

and should be constructed, or under construction, prior to the funding obligation contained herein. However, if such roadway improvements are not substantially completed, as determined by the Department of Transportation, the applicant shall secure the funding for the roadway improvements, subject to reimbursement³. In addition, the project includes the construction of auxiliary lanes eastbound⁴ from the El Dorado Hills Boulevard interchange on-ramp to the planned Silva Valley Parkway Interchange off ramp, west bound from the Silva Valley interchange west bound on ramp to the El Dorado Hills interchange westbound off ramp, and east bound from the Silva Valley Parkway Interchange on ramp to the Bass Lake truck climbing lanes. No improvement to the existing bridge crossing at White Rock Road shall be required for this improvement.

- 2) Improvements including all four on and off ramps from US Highway 50 both in the eastbound and westbound directions, including traffic signals as warranted at the interchange.

The County shall appropriate the entire balance of the Silva Valley Parkway Interchange set-aside account fund, for payment of the cost of the improvements at such time as a contract is awarded for the construction of such improvements less any prior reimbursements to County, Serrano Associates, LLC, or other third parties for Silva Valley Interchange related facilities constructed by these parties prior to the award of the construction contract under this condition of approval. The applicant shall fund the difference in cost for the construction of the improvement and the amount that has been collected in the set-aside account at such time as the County is prepared to put the project contract out to bid. The applicant's contribution of funding improvements once made shall be creditable/reimbursable against the Silva Valley Parkway Interchange set-aside amount in the following manner: (1) the applicant shall be entitled to a credit/reimbursement of the 30 percent of the prevailing RIF Fee which would otherwise be paid by the applicant into the Silva Valley Parkway Interchange set-aside fund; (2) reimbursement from revenues into the Silva Valley Parkway Interchange set-aside fund from other sources until such time as the applicant has been fully reimbursed for the construction costs, subject to additional set-aside that might be necessary to construct the final phased improvement; and (3) any other applicable fee. The preceding points shall be incorporated into a credit/reimbursement agreement between the applicant and the County, consistent with Board of Supervisors' adopted reimbursement policies. The agreement shall be entered into prior to the recording of the first final map.

27. **Impact Fees (29):** It is anticipated as part of the current General Plan update process that a comprehensive update of the County's various impact fee programs will be completed. This update may substantially alter the existing impact fee programs. The developer shall be responsible to pay fees associated with all impact fee programs in effect at the time building permits are issued.
28. **Drainage Facilities (31):** Prior to the filing of a final map, the applicant shall construct and/or bond to ensure the construction of all drainage facilities as described in the

Preliminary Engineering Report for West Valley View Specific Plan Master Drainage Study, dated September 28, 1999.

- 29. **Drainage Easements (35):** The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
- 30. **Bike Trail (61):** A Class I bicycle and pedestrian trail shall be constructed along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills Community Services District standards. If bike paths are included in the RIF program, the applicant shall be eligible for reimbursement or credits.

Transportation Division - Project Specific Conditions

- 31. **Road Improvements:** The applicant shall construct the roads in Lot W in conformance with the Design and Improvements Standards Manual (DISM) and as shown in Table 1:

Table12: Roadway Details

Road	Right-of – Way Width	Road Width	Drive Aisle Width	Notes
Main B Street	37 feet	29 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on both sides of the ROW. ROW width based on modified DISM Standard Plan 101B.
T Courts	33 feet	29 feet	(2) 12-foot aisle	Includes curb, gutter pans and sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.
Primary Access	69 feet	61 feet	(2) 12-foot aisle	Includes curb and gutter, barrier curb, and sidewalk on both sides of ROW. ROW width based on modified DISM Standard Plan 101B.
Secondary Gated Egress	35 feet	30.5 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.
B Street-end	29 feet	29 feet	(2) 12-foot aisle	Includes curb and gutter pans within the ROW. ROW width based on modified DISM Standard Plan 101B.

32. **Primary Gate:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department.
33. **Secondary Egress Gate:** The secondary egress gate shall be at least two feet wider than the width of the traffic lane(s) serving that gate. The gate shall be designed to allow egress in the event of an emergency or at the desire of the fire department.
34. **Encroachment for Primary Access Gate:** The applicant shall construct the encroachment from the primary access gate onto Blackstone Parkway to the provisions of DISM Std 103C.
35. **Encroachment for Secondary Access Gate:** The applicant shall construct the encroachment from the secondary egress gate onto Blackstone Parkway to the provisions of DISM Std 110.
36. **Bike Trail:** The applicant shall construct a class 1 bicycle and pedestrian trail along the fronting portion of Latrobe Road adjacent to the project site. This shall be in conformance with Condition of Approval #61 of West Valley Village Tentative Map TM99-1359.
37. **Turnaround:** The applicant shall provide a turn around on the roadways to the provisions of County Hillside Standard Plan Exhibit C, #4 of 5, or an approved equivalent by local fire district.
38. **Drainage – Overland Release Path:** The applicant shall provide a clear drainage overland release path with appropriate easements and building setbacks to the provisions of the County of El Dorado Drainage Manual.
39. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

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

- a) The site can be adequately drained;
- b) The development of the site will not cause problems to nearby properties, particularly downstream sites;

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

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California.

- 40. **Off-site Easements:** Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

Transportation Division - Standard Conditions

- 41. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
- 42. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Transportation Division review of the Improvement Plans and prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
- 43. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.
- 44. **Curb Returns:** All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
- 45. **Maintenance Entity:** The proposed project shall form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. Transportation shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
- 46. **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 County of El Dorado inspector prior to being used.

47. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division, and pay all applicable fees prior to filing of the final map.
48. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of Transportation or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.
49. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within the County of El Dorado, shall require an additional grading permit for that offsite grading.
50. **Grading Permit / Plan:** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
51. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

52. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
53. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
54. **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 v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
55. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
56. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
57. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by Transportation. This project is located within the area

covered by the County of El Dorado's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of the County of El Dorado's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. Transportation shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

58. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Transportation Division Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

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

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

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

El Dorado Hills Fire Department

60. **Secondary Egress:** The applicant shall provide a secondary means of egress prior to any construction or a phasing plan may be approved by the Department, prior to issuance of a building permit.
61. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
62. **Fire Hydrant Locations:** This development shall install Mueller Dry Barrel fire hydrants. This 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.
63. **Fire 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.
64. **Parking Restrictions:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Parking restrictions shall be as follows:
 - a. Typical Section 29' Lot R: No parking allowed. Street curbs shall be marked red.
 - b. Typical Section 33' Lot R: Parking allowed on side of street opposite sidewalk only. Street curb shall be marked red adjacent to sidewalk.
 - c. Typical Section 35' Lot R: No parking allowed. Street curbs shall be marked red.
 - d. Typical Section 37' Lot R: Parking allowed on one side of street (developer may choose which side may be designated as allowable for parking). Street curb shall be marked red on one side of the street.

In lieu of marking the curb red, the streets may be signed every 25 feet "No Parking Fire Lane"
65. **Traffic Calming Devices Prohibited:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
66. **Combustible Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant

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

67. **Gate Standards:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
68. **Wildland Fire Safe Plan:** This development shall develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations. This shall address the homes that back up to the open wildland areas that surround this project.
69. **Non-Combustible Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

El Dorado County Surveyor

70. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
71. **Road Naming:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map.

County of El Dorado Air Quality Management District

72. **Fugitive Dust and Air Quality:** All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR.