

CONDITIONS OF APPROVAL

**Planned Development PD14-0008/Tentative Subdivision Map TM14-1524/
Serrano Village J, Lot H
Planning Commission/April 12, 2018**

Project Description

1. The Tentative Subdivision Map, Planned Development, and Design Waiver are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H, H.1, and J-L and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- A. "Serrano Village J-Lot H 41 Lot Residential" dated Revised February 2018 consisting of 41 single-family detached residential lots ranging from 7,200 to 17,077 square feet in size, two landscape lots, one open space lot of approximately one acre, one private road lot, and a 12.53-acre lot for future park site.
- B. Development Plan for the proposed revised Serrano Village J-Lot H Tentative Subdivision Map with modifications to applicable residential development standards in the Zoning Ordinance as shown on the tentative map labeled "Serrano Village J, Lot H- 41 Lot Residential" dated "Revised February 2018";
- C. Design Waiver of the following modified El Dorado County Design and Improvement Standard Manual (DISM) standards:

Modification of subdivision road improvements under Standard Plan 101 including:

1. Reduction of right-of-way width from 50 feet to 36 feet, reduction;
2. Construction of 4-foot wide sidewalks along one side of the residential road;
3. Construction of modified rolled curb and gutter; and

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

Planning Services

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

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

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

3. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the residential lots included in the final map, and a copy filed with the Planning Department.
4. The Development Plan permits the following applicable development standards for the Serrano Village J Lot H Tentative Map. Changes to the adopted Planned Development Permit may be approved by Planning Services, in accordance with El Dorado County Zoning Ordinance Section 130.54.070

The Planned Development Permit shall expire concurrently with the term of the Tentative Map.

Table 1. Modified Single Unit, Residential (R1) Zone District and Miscellaneous Development Standards for Serrano Village J-Lot H

Standards	Required by Zoning Ordinance	Proposed Modifications
Maximum Building Coverage (all buildings)	NA	65%
Minimum Lot Width	60 feet	Varies per Tentative Map
Maximum Building Height	40 feet	35 feet
Front Yard Setback	20 feet	15 feet
Rear Yard Setback	15 feet	10 feet
Side Yard Setback	5 feet	3 feet, regardless of building height
AC/Pool Equipment	See Zoning Code	Attached equipment may extend into any yard by not more than 50% of width or depth
Setback for Solid Fences and Walls over 40 inches tall	See Zoning Code	Solid Fence Walls not to exceed 40" in height with in front yard
Setback for Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall	See Zoning Code	Front Yard with fence/wall 50% open or more, below 7' tall

Setback for any structure such as a permanent BBQ or spa, not over 40 inches high	See Zoning Code	Front, rear, and side: 2 feet
Setback for Pergola and Trellis	See Zoning Code	Side and Rear: 5 feet
Any structure over 30 inches high	See Zoning Code	Side and Rear: 5 feet
Minimum Setback for Swimming pool (underground)	See Zoning Code	Side and Rear: 0 feet
Setback for Portable sheds (120 square feet or less)	NA	Side and Rear: 0 feet as long as it does not extend above the adjoining fence line.
Setback for Architectural extensions of the dwelling (uninhabitable space)	See Zoning Code	May extend into any yard by not more than 50% of width or depth
Chimneys – attached to the home	3 Feet	Side: 3 feet Rear: 12 feet
Chimneys – detached from home	NA	Side and Rear: 5 feet

Department of Transportation

Project Specific

5. **Road Design Standards:** Construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) and as shown on the approved Tentative Map (entitled Serrano Village J, Lot H – 41 Lot Residential; Date: February 2018).
6. **Offer of Dedication (onsite roadways):** An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the final map.

Standard Conditions

7. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
8. **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).
9. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
10. **Drainage Maintenance:** Drainage maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the final map.
11. **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 DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
12. **Consistency with County Codes and Standards:** 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 DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), 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).*

13. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.
14. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

El Dorado Hills Fire Department

15. **Fire Flow:** The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project. (Note: The project has a current Fire Flow Letter dated April 18, 2017 that can apply to the new TM layout for 41 residential lots. Conformance with this condition shall be verified during review of the Improvement Plans.
16. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per

NFPA 25. Conformance with this condition shall be verified during review of the Improvement Plans.

17. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department. Conformance with this condition shall be verified during review of the Improvement Plans.
18. **Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regs. Conformance with this condition shall be verified during review of the Improvement Plans.
19. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness, when required by the Fire Code Official. 1. This project has only 41 residential lots. The EVA will meet requirements for secondary access and can be used for Emergency Entrance Only but shall allow the public to exit at any time.
 - b. All roadways shall be a minimum of 26 feet wide curb face to curb face and shall follow the Parking and Fire Lane Standards as approved by the Fire Department. 1. Roadways are shown as 34 feet wide throughout the project and meet this requirement.
 - c. Each dead-end road shall have a turnaround constructed at its terminus. 1. The dead-end road is only 125 feet in length and connects to the EVA access, thus no turnaround is required.
 - d. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently. 1. The EVA complies with this requirement.
 - e. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.
 - f. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the

building as measured by an approved route around the exterior of the building or facility.

- g. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.

Conformance with this condition shall be verified during review of the Improvement Plans.

- 20. **EVA Access Agreement:** The applicant shall provide a temporary EVA access as shown on the Temporary EVA Exhibit until such time as the park improvements are constructed. Development of the park improvements shall guarantee access to Serrano Parkway and provide for a recorded reciprocal access easement between the terminus of A Street to Serrano Parkway through the 12.5-acre park site. Conformance with this condition shall be verified during review of the Improvement Plans.
- 21. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if requested by the local AHJ (Authority Having Jurisdiction). Conformance with this condition shall be verified during review of the Improvement Plans.
- 22. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed 20%. Pavement/Concrete shall be required on all private roadway grades 12% or greater. For grades of 16% - 20%, a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the Improvement Plans.
- 23. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official. Conformance with this condition shall be verified during review of the Improvement Plans.
- 24. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside on through streets, and a minimum 50-foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. Conformance with this condition shall be verified during review of the Improvement Plans.
- 25. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Conformance with this condition shall be verified during review of the Improvement Plans.

26. **Fire Access During 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. A secondary means of egress shall be provided prior to any construction or the project can be phased. Conformance with this condition shall be verified during review of the Improvement Plans.
27. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. Conformance with this condition shall be verified during review of the Improvement Plans.
28. **Wildland Fire Safe Plan (WFSP):** This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Final Map. This project shall be annexed into the existing WFSP for Serrano, as a revised supplement. Conformance with this condition shall be verified during review of the Improvement Plans.
29. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified during review of the Improvement Plans.
30. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard #B-004 titled "No Parking-Fire Lane". All curbs in parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." There shall be a designated plan page that shows all Fire Lanes as required. Conformance with this condition shall be verified during review of the Improvement Plans.
31. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan. Conformance with this condition shall be verified during review of the Improvement Plans.
32. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system, the street curbs adjacent to the trail access point shall be painted red. Trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width *and* 14' minimum vegetation clearance, where required by the Fire Code Official (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency. If the project contains, or abuts to, open space that is, or will be, land-locked by homes, or other structures, the project shall be conditioned to provide emergency vehicle access (EVA) points, as required by the Fire Code Official. Gates may be installed

and locked with a low priority KNOX lock. Conformance with this condition shall be verified during review of the Improvement Plans.

Air Quality Management District

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

The District’s goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures:

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity from power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline-powered equipment.

- G. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
- H. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

County Surveyor

- 38. **Monuments:** All survey monuments must be set prior to the filing of the final map, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments or amount of bond or deposit shall be coordinated with the County Surveyors Office.
- 39. **Road Name:** The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

El Dorado Hills Community Services District

- 40. **Construction Debris:** All construction debris resulting from the development of the project should be disposed of in a manner consistent with the solid waste diversion plan practiced in El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance Code. Construction debris to be disposed by current waste collection franchise. This information shall be noted and verified on all construction plans prior to approval.