

TM-F22-00013 Exhibit F
Conditions of Approval Conformance Verification
For ALTO LLC Unit 2 Final Map

The following is the verification of conformance of the proposed ALTO LLC Unit 2 Final Map with the approved Tentative Subdivision Map (TM06-1408) and applicable conditions of approval.

Z06-0005/TM06-1408/PD06-0006 – As approved by the Board of Supervisors on May 5, 2009

Conditions of Approval

1. This Tentative Subdivision Map, Zone Change and Development Plan approval is based upon and limited to compliance with the project description, the Planning Commission exhibits marked Exhibit E, F, G, H1, H2, H3, H4 & I, dated July 24, 2008, 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:

The project includes a request for a Zone Change from Exclusive Agriculture (AE) to Estate Residential 5-acre, with a Planned Development Overlay (RE-5-PD) and a Tentative Map to create 23 single-family lots ranging in size from 78,147 square feet to 120,291 square feet (1.79 to 2.76 acres) and three open space lots totaling 25.40 acres. Access to the proposed subdivision would be from two proposed gated roadway connections, one to the south at the existing Malcolm Dixon Road extending further off-site to the south providing an additional connection to Green Valley Road and another to the west from Salmon Falls Road. The project proposes to use public water and individual septic systems. In order for the project to be eligible for public water and fire services the property would be require annexation by LAFCO into the local water and fire districts. The project proposes to use the Density Bonus provision for seven additional residential lots. No Design Waivers have been requested.

The allowable density shall comply with Table 1 below:

TABLE 1: Density Calculation			
Acreage 81.61 acres	Allowable Density within AE Zone District	Allowable Density in RE-5 Zone District	Allowable Units Using Density Bonus
	Minimum 20 acre parcels	Minimum 5- acre parcels	1.5 Density Bonus Units
Allowable Parcels	4	16	23.94

The gross and net lot area shall comply with Table 2 below:

TABLE 2: Gross and Net Lot Area		
Lot Number	Gross Area (Sq. Ft.)	Net Area (Sq. Ft.)
1	107,632	79,007
2	120,291	91,731
3	96,158	70,016
4	95,314	69,535
5	89,621	65,865
6	87,268	61,697
7	99,322	73,782
8	85,746	62,317
9	86,976	63,325
10	89,905	64,359
11	95,304	65,536
12	91,828	64,723
13	89,535	64,844
14	88,992	59,454
15	100,300	64,956
16	104,900	77,364
17	87,264	63,816
18	78,147	55,746
19	110,923	84,174
20	117,142	88,978
21	92,247	60,109
22	115,253	39,108

23	90,704	59,017
Lot A	1,002,876	1,002,876
Lot B	94,720	94,720
Lot C	8,800	8,800

The oak removal as part of construction of the on-site access road and future residential development of the site shall comply with Table 3 below:

Table 3: Oak Tree Canopy Removal Summary		
Total Oak Canopy to Be Removed (acres)	Canopy Removed for Road Improvements (acres)	Proposed Canopy Removed for Residential Development (acres)
27.36	5.87	21.46

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Staff Verification: Condition satisfied and on-going. The project and its required improvements have been designed and are being constructed in accordance with the Conditions of Approval and department/agency fully approved Improvement Plans. Progress and compliance statements have been made annually to the Planning and Building Department (formerly Community Development Department).

Conditions of Approval from the Mitigated Negative Declaration

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

2. To avoid take of active raptor nests, pre-construction surveys shall be conducted by a qualified biologist no more than 30 days prior to initiation of proposed development activities. Pre-construction surveys shall follow protocol guidelines issued by the California Department of Fish and Game (CDFG). If no active raptor nests are found to occur, necessary tree removal shall proceed. If active raptor nests are found on or immediately adjacent to the site, the following actions shall be taken in order to avoid impacts to nesting raptors:

1. Halt all construction within 150 feet of any trees containing active raptor nests; these areas shall be marked with fencing or tape in order to clearly delineate areas where construction is prohibited.
2. Construction shall not resume within 150 feet of any identified nest until the end of the typical nesting season; August 31. Construction may resume prior to the end of the nesting season, only if all raptor fledges have left the nest.
3. Construction shall not resume prior to consultation with the California Department of Fish and Game and determination that the proposed project would not result in a “take” of any rare, threatened, endangered or special status species.

Monitoring: The applicant shall provide Development Services with a letter from a qualified biologist verifying compliance, prior to issuance of a grading permit.

Staff Verification: Condition satisfied and ongoing. These requirements and restrictions have been observed, are on-going, and have been complied with throughout all project activities. Raptor nest surveys were not applicable for Malcolm Dixon Public Road Improvements, interior grading and culvert installation pursuant to a CDFW Streambed Alteration Agreement since construction was outside the required nesting survey time period. Raptor nest studies were timely conducted by a qualified biologist prior to grading and construction work for Phase 1 and Phase 2 and no active Raptor nests were observed. Provision of a letter from a qualified biologist dated April 20, 2022 verifying compliance prior to issuance of the grading permit, and Sheets 1, 17, and 18 of the approved Improvement Plans in compliance with this COA warrants compliance with this condition.

Project Conditions of Approval

Planning Services

3. The developer shall pay the mitigation in-lieu fee or provide a replacement plan for all oak canopy removed as part of road and infrastructure improvements (Total 27.36 acres). The mitigation fee shall be paid at a 1:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors. The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee or replacement plan, prepared by a licensed arborist, prior to issuance of a grading permit or removal of any oak trees. (Reference PD06-0006)

Staff Verification: Condition satisfied and on-going. Per the condition response for the Unit 1 Final Map, payment of \$27,589.00 was made to the County on February 11, 2014 to mitigate the road and infrastructure improvements for both Unit 1 and Unit 2. The additional removal is permitted with the mitigation in-lieu fee payment of \$18,894.00

made to the County to mitigate for the resulting canopy removal that reflects the engineered fill pads in Unit 1, Lot 6 clearing in Unit 2, and pre-cut driveways in Unit 2 where shown, which totaled 2.72 acres of oak canopy removal for Unit 1 and 1.62 acres of oak canopy removal for Unit 2. Oak tree canopy removals are ongoing. In-lieu mitigation fees are paid commensurate with the oak tree canopy removals as they occur time to time and in accordance with approved plans and/or future home construction. Future canopy removals would be mitigated in the same manner and in accordance with Condition of Approval #4. Issuance of a grading permit pursuant to Subdivision Grading Agreement (SGA AGMT #21-54991) coupled with payment of in-lieu fee reflects further and on-going compliance with this condition.

4. The Final Subdivision Map shall include the following notes:
 1. A total of 1 acre or 1.5 percent of oak canopy shall be available to each lot within the subdivision for removal during individual lot development. Individual property owners shall pay the mitigation fee or provide a replacement plan. Replacement plans shall be prepared by a licensed arborist at a 1:1 ratio as required by the Oak woodland Conservation Ordinance and fee shall be based on the amount established by the Board of Supervisors, excluding lots 1 & 12. (Reference PD06-0006)
 2. Any oak canopy removal beyond 1 acre or 1.5 percent for any individual lot within the subdivision, including any removal on Lots 1 & 12, shall pay the mitigation fee or provide a replacement plan. Replacement plans shall be prepared by a licensed arborist at a 2:1 ratio as required by the Oak woodland Conservation Ordinance and fee shall be based on the amount established by the Board of Supervisors. (Reference PD06-0006)
 3. Lots 2, 3, 4, 5, 19, 20, & 21 shall be required to provide a minimum 50 foot setback with a maximum 45 foot building height.

Staff Verification: Condition satisfied and on-going. Both notes were added to the Final Maps for Alto LLC Unit 1 and Alto LLC Unit 2. A Change Order #1 was approved for the Malcolm Dixon Area of Benefit (AOB) that allowed for excavated material to be hauled to the Alto LLC Unit 1 project and to be placed as engineered fill to make three (3) building pads on Lots 13, 14, and 7 respectively. A second Change Order was approved on the Alto LLC Unit 1 project to add a pad on Lot 11 and Lot 12. Lots 13, 14, 7, and 11 required tree canopy removal in order to place the engineered fills. Finally, trees were removed on a portion of Lot 6 in Alto LLC Unit 2 and for pre-cut driveways (reference Condition of Approval #41) on Lots 17, 23, 22, and 21. All oak woodland canopy removal was performed in compliance with Condition of Approval #4. Evidence of compliance is shown on Alto LLC Unit 1 Tree Removal Plan (Condition of Approval #7), and Alto LLC Unit 2 Tree Removal Plan (Condition of Approval #1). Oak canopy provisions are Final Map Notes #5 and #6 Sheet 2 of 5. Height limitations for Lots 5, 19,

20, and 21 and 50-foot Building Setback Line shown on Sheet 5 of 5. Final Map notations with the required information reflect compliance with this condition. Oak tree canopy removals are ongoing. In-lieu mitigation fees are paid commensurate with the oak tree canopy removals as they occur time to time and in accordance with approved plans and/or future home construction. The mitigation for approval additional tree removal is satisfied by payment of \$18,894.00 as described hereinbefore. Future canopy removals would be mitigated in the same manner, and in accordance with Condition of Approval #4.

5. The applicant shall provide to Planning Services, a meter award letter or similar document from EID, prior to filing the Final Map.

Staff Verification: Condition satisfied. An EID Meter Award Letter was issued November 29, 2022 for Alto LLC Unit 2 FM (11 EDUs) by El Dorado Irrigation District, acknowledged by Owner and provided to County of El Dorado Planning and Building Department.

6. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. Planning Services shall verify that the fees have been paid at the time of filing the Final Map.

Staff Verification: Condition satisfied. Alto LLC submitted payment for the parkland dedication in-lieu fees, for Unit 1 and Unit 2, by Check No. 1554 dated July 7, 2022 in the amount of \$7,433.78 payable to the County, Receipt No. 101761 issued July 8, 2022.

7. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

Staff Verification: Condition satisfied. Alto LLC tendered its check of \$150.00 on May 12, 2022. Planning Services confirmed in writing that Alto LLC's check was forwarded to the Assessor with a request for the applicable appraisal services for Alto LLC. A second check of \$150.00 was submitted to Planning Services on June 3, 2022 for the appraisal of Unit 2; however, this check was returned to Alto LLC as the completion of full payment of the parkland in-lieu fees for both Unit 1 and Unit 2 was receipted on July 8, 2022.

8. At time of final map filing, all open space lots shall be dedicated to a Homeowner's Association or similar entity as open space with an appropriate maintenance program.

Staff Verification: Not applicable to Unit 2. The recorded Alto LLC Unit 1 Final Map reflects Lots A, B and C are granted in fee to the Homeowners Association for use as Landscape Corridors and Open Space.

9. At time of final map filing, CC&R's shall be submitted and reviewed by Planning Services.

Staff Verification: Condition satisfied. The Declaration of CC&R's have been submitted to Planning Services and is included with the Alto LLC Unit 2 Final Map application.

10. The map shall be recorded and constructed in phases consistent with the phasing plan included within the Tentative Subdivision Map, Exhibit E. All Open Space (Lots A, B & C) shall be dedicated at the time of filing of the first phase of the map.

Staff Verification: Condition satisfied and is consistent with the phasing plan. The recorded Alto LLC Unit 1 Final Map reflects Lots A, B, and C are granted in fee to the Homeowners Association for use as Landscape Corridors and Open Space with the first phase of the map. See Unit 1 FM Note 7 on Sheet 2 of 5. Dedication of all open space at the time of recordation of the Alto LLC Unit 1 Final Map warrants compliance with this condition.

11. This Tentative Subdivision Map shall expire in 36 months from date of approval unless a timely extension has been filed.

Staff Verification: Not applicable as within the County approved DA extended initial term. Prior to the Board of Supervisors approval of Development Agreement DA 13-0001 for a minimum of ten years on April 24, 2014, the TM would have expired on May 5, 2014. Under the Development Agreement, the present expiration date for this map is June 10, 2024 with a possible extension of five (5) additional years thereafter under the Development Agreement DA13-0001.

12. All fees associated with the Tentative Subdivision Map shall be paid prior to filing the Final Subdivision Map.

Staff Verification: Condition satisfied. All fees associated with the improvements and respective agreements or requested by the County to date have been paid. No outstanding fees have been identified by the County.

13. 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 Government Code.

The subdivider 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 subdivider of any claim, action, or proceeding and County shall cooperate fully in the defense.

Staff Verification: Condition satisfied. No other claims, actions or proceedings are known to have been filed and the statute of limitations within which to timely file a challenge has expired. Acknowledged by applicant.

14. Construction activities shall be limited to the hours of 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on Saturday. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards. Planning Services shall verify this requirement is placed on the Grading Plans prior to issuance of a grading permit.

Staff Verification: Condition satisfied and on-going. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning Division and Building, Department of Transportation and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2, with any discrepancies noted being corrected and addressed while improvement work is in progress.

15. Prior to issuance of a grading permit 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. The applicant shall also schedule an inspection by Planning Services if deemed necessary prior to issuance of a grading permit for verification of compliance with applicable conditions of approval.

Staff Verification: Condition satisfied and ongoing. Approval of the Improvement Plans by the Department of Transportation, coupled with approval of Improvement Plans by Planning Services, coupled with conformance with the Subdivision Grading Agreement #22-55021 for Alto LLC Unit 2 warrants compliance with this condition.

16. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

Staff Verification: Condition satisfied and on-going during construction. None have been identified or encountered to date. Developer has and is complying as applicable for Malcolm Dixon Offsite Public Road Improvements project and CDFW Streambed Alteration Agreement and Alto LLC Unit 2. Conformance with the Subdivision Grading Agreement and grading permit that is tied to the approved Improvement Plans in compliance with this condition warrants compliance with this condition.

17. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Staff Verification: Condition satisfied and on-going during construction. None have been identified or encountered to date. Developer has and is complying as applicable for Malcolm Dixon Offsite Public Road Improvements project and CDFW Streambed Alteration Agreement and Alto LLC Unit 2. Conformance with the Subdivision Grading Agreement and grading permit that is tied to the approved Improvement Plans warrants compliance with this condition and is on-going during construction.

Environmental Management - Air Quality

18. Prior to grading permit issuance, a fugitive dust plan shall be submitted to the Air Quality Management District (AQMD) for review and approval.

Staff Verification: Condition satisfied and on-going during construction. A Fugitive Dust Plan was issued by Air Quality Management District June 10, 2022 and compliance is in progress. Conformance with the Subdivision Grading Agreement and grading permit and approved Improvement Plans in compliance with this COA demonstrate compliance with this condition.

19. The applicant shall obtain and comply with all necessary permits from the Air Quality Management District prior to issuance of a grading permit.

Staff Verification: Condition satisfied and on-going during construction. A Fugitive Dust Plan has been issued by Air Quality Management District June 10, 2022 and compliance is in progress. Conformance with the Subdivision Grading Agreement and grading permit and approved Improvement Plans in compliance with this COA demonstrate compliance with this condition.

Surveyor's Office

20. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval; or the developer shall have the 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 Surveyor's Office.

Staff Verification: Condition satisfied. Alto LLC Unit 2 FM depicts monuments found and set. See Note 3 on Sheet 2 of 5 of the approved Improvement Plans. A cash deposit of \$9,500.00 of an approved estimate was made to the County Surveyor on June 29, 2022.

21. The roads serving the development shall be named by filing a completed road name petition with the County Surveyor's Office prior to filing the final map.

Staff Verification: Alto LLC Unit 2 FM depicts the additional named court, Cavalli Court. Refer to the approved road name petition and Final Map for Unit 2 that depicts the approved street names.

El Dorado Hills Fire Department

22. The potable water system for the purpose of fire protection for this project shall provide a minimum fire flow of 1,000 gallons per minute. The fire flow must have a duration of two hours with no less than 20 psi residual pressure. The District shall verify that adequate fire flow is available prior to filing the final map.

Staff Verification: Condition satisfied. El Dorado Irrigation District and the El Dorado Hills Fire Department have approved the Alto LLC Unit 2 Improvement Plans. The Salmon Falls Booster Pump Station is being constructed, and when completed, will be inspected and accepted by EID. EID has approved the detailed Improvement Plans and construction contract for the water booster pump facility with Sierra National awarded on March 2, 2022. EID approval of bonds was confirmed on May 17, 2022. On November 29, 2022 EID issued its Water Meter Award letter for Alto LLC Unit 2 for 11 EDUs. The fully approved bonded Improvement Plans, EID Approved Improvement Plans and Specifications for the Salmon Falls Booster Pump Station warrants compliance with this condition.

23. The project shall annex into the El Dorado Irrigation District (EID) and pay all fees associated with the annexation.

Staff Verification: Condition satisfied. Annexation into El Dorado Irrigation District (EID) and the El Dorado Hills County Water District (EDH Fire), LAFCO Project No. 2009-10 approved by El Dorado LAFCO Resolution #L-2010-11 on May 26, 2010.

Payment of El Dorado Irrigation District Annexation Inclusion Fee paid July 21, 2010. See submitted El Dorado LAFCO Certification of Completion dated August 1, 2012.

24. The developer shall install Mueller Dry Barrel fire hydrants consistent with El Dorado Irrigation District specifications for fire protection. The spacing between fire hydrants shall not exceed 500 feet. The exact location of each fire hydrant shall be determined by the El Dorado Hills Fire Department prior to filing the final map.

Staff Verification: Condition satisfied. The El Dorado Hills Fire Department has approved the Alto LLC Unit 2 Improvement Plans and the Subdivision Grading Agreement has been bonded.

25. All access roadways and fire hydrants shall be installed prior to issuance of any building permit, as specified by the El Dorado Hills Fire Department Standard 103.

Staff Verification: Condition acknowledged and ongoing, however not due yet as no request has been made for issuance of a building permit for Alto LLC Unit 2. The El Dorado Hills Fire Department has approved the Improvement Plans which warrants compliance with this condition as to internal subdivision roadways. Once the project is complete and accepted by the County, all of the Fire Department improvements will have been installed thus warranting compliance with the condition.

26. Driveways shall be designed to a maximum of 20% grade. Any driveway exceeding this requirement shall require the installation of fire sprinklers per NRPA 13D.

Staff Verification: Ongoing. Acknowledged as a condition of future development buildout; however, no driveways have been designed nor constructed. Fire Department approval of individual grading and building permits associated with driveway installation would warrant compliance with this condition.

27. The applicant shall provide a Wildland Fire Safe Plan that is approved by the Fire Department Prior to filing the Final Map.

Staff Verification: Condition satisfied. An approved Wildland Fire Safe Plan coupled with the approved Fire Safe Exhibit as approved by El Dorado Hills Fire Department dated July 2018 has been received by Planning Services.

28. No traffic calming devices shall be installed that utilize a raised bump section of roadway as determined by the Fire Department.

Staff Verification: Condition acknowledged but not applicable as no installation of traffic calming devices are planned to be installed. The El Dorado Hills Fire Department has

approved the subdivision Improvement Plans which reflects compliance with this condition.

29. All lots within the subdivision that are one acre or greater shall provide a minimum 30 foot building setback, as required by the California Fire Safe Regulations.

Staff Verification: Condition acknowledged. Building setbacks are defined in the approved Wildland Fire Safe Plan as follows: 30' Front, 30' Rear, and 15' Sides.

30. Any driveway exceeding 150 feet in length shall provide a turn around that meets or exceeds 2007 California Fire Code.

Staff Verification: Ongoing. Acknowledged as a condition of future development buildout; however, no driveways have been designed nor constructed. Fire Department approval of individual grading and building permits associated with driveway installation would warrant compliance with this condition.

31. Minimum widths for all driveways shall be 12 feet with a vertical clearance of 15 feet. All medium to heavy vegetation within 10 feet of either side of driveways shall be thinned or removed, as determined by the Fire Department.

Staff Verification: Ongoing. Acknowledged as a condition of future development buildout; however, no driveways have been designed nor constructed. Fire Department approval of individual grading and building permits associated with driveway installation would warrant compliance with this condition.

32. The proposed 40-foot easement dedicated to the Fire Department shall create a four way intersection at B Drive and C Court. The roadway shall be 20 feet wide with a 15 foot vertical clearance and improved to an all weather surface per the 2007 California Fire Code. The roadway shall continue to the eastern property line and line up with an adjoining roadway from the Arroyo Vista Subdivision. The Department shall review and approve all plans prior to issuance of a grading permit.

Staff Verification: Condition satisfied. The subject easement is depicted on the Alto LLC Unit 2 Final Map as shown on Sheet 4 of 5. Fire Department approval of individual grading and building permits associated with driveway installation would warrant compliance with this condition.

Department of Transportation

PROJECT SPECIFIC CONDITIONS

33. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be substantially completed to the approval of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map:

Table 1			
ROAD NAME		ROAD WIDTH	EXCEPTIONS/NOTES
AREA OF BENEFIT Off-Site Malcolm Dixon Road Widening From STA:10+00 to STA:28+20	Std Plan 101B County Maintained System	24ft (50ft R/W) EP to EP	Two 12 foot wide lanes and 3 foot wide shoulder per Exhibit X. 2"AC overlay over existing section. No vertical profile change. 3"AC/8"AB section for pavement extension or as recommended in Soils report.
AREA OF BENEFIT Off-Site Malcolm Dixon Road Reconstruction From STA:28+20 to STA: 40+51	Std Plan 101B County Maintained System	24ft (50ft R/W) Including slope easements. EP to EP	Two 12 foot wide lanes, AC dike and 3 foot wide shoulder per Exhibit X. Omit shoulders at (e) Box Culvert location. 3"AC/8"AB or as recommended in Soils report. For design speed see Exhibit X.
AREA OF BENEFIT New Connection Reconstruction portion From STA: 20+20 to STA: 21+70.	Std Plan 101B County Maintained System	24ft (50ft R/W) Including slope easements. EP to EP	Two 12 foot wide lanes, AC dike and 2 foot wide shoulder per Exhibit X. 3"AC/8"AB section or as recommended in Soils report. For design speed see Exhibit X.
AREA OF BENEFIT Off-Site New Connection From STA:10+00 to STA:15+44	Std Plan 101B County Maintained System	36ft (60ft R/W) Including slope easements. FC to FC	36 foot travel way, curb, gutter and 6 foot wide shoulder per Exhibit X. 3"AC/8"AB section or as recommended in Soils report. For design speed see Exhibit X. 36 feet will accommodate two 11-foot travel lanes and a 10-foot striped turn pocket if necessary and 2-foot gutter pans on each side.
Onsite 'A' & 'B' Drive to intersection of A & B Drives,	Std Plan 101C Maintenance Entity	24ft(50ft R/W) EP to EP	Two 12 foot wide lanes and 2 foot wide shoulder per Exhibit X. 3"AC/8"AB section or as recommended in Soils report. 25 MPH Design Speed.
Onsite 'B' Drive North of A & B Intersection,	Std Plan 101C	36ft(50ft R/W)	Two 18 foot wide lanes and 2 foot wide shoulder per Exhibit X.

'C' Court	Maintenance Entity		3"AC/8"AB section or as recommended in Soils report. 25 MPH Design Speed
On-Site Emergency Vehicle Access (EVA).	Std Plan 101C N/A	20ft (40ft easement)	20 foot travel way with 1' shoulder per Exhibit X. All weather surface, 6" class 2 AB or equal. 20 MPH Design Speed. No construction, deposit of funds only.
Off-Site Chartraw Road Widening From STA: 21+70 (New Connection) to ALTO LLC southern boundary line.	Std Plan 101C Condition #45	24ft (50ft R/W) Including slope easements. EP to EP	Two 12 foot wide lane and 2 foot wide shoulder per Exhibit X. 3"AC/8"AB section or as recommended in Soils report. Road width is measured EP to EP. 25 MPH Design Speed.

Staff Verification:

Items #1 - #4: Approval of the Malcom Dixon Road Multi Project Area of Benefit bonded Road Improvement Agreement reflects compliance with the COA. Malcolm Dixon Road Improvements currently under construction.

Items #5 and #6: Approval of the Alto LLC Unit 2 (Phase 2) bonded and approved Improvement Plans reflect compliance with this COA.

Item #7: The drainage crossing was constructed under Alto LLC Unit 1 to satisfy the CDFW 1600 Permit and COE 404 Permit. Coincides with remaining funds being made available per COA #37 satisfies this condition. A deposit in the amount of \$52,841.25 will be made and submitted to the DOT. Note F of the signed Owner's Statement provides the grant of easement. DOT is to provide instructions as to the establishment for the appropriate account so funds can be deposited.

Item #8: Previous construction and widening of the Chartraw Road, aka Via Veritas inspected and approved by the El Dorado County Department of Transportation satisfies this COA.

34. Upon the applicant's request, the County will form and implement, at the applicant's expense, a public improvement financing district for funding or reimbursement of the costs of off-site public improvements to be constructed as identified in the Exhibit X entitled Malcolm Dixon Area Traffic Circulation Plan. The applicant shall prepare and submit for County's approval and adoption a proposed Area of Benefit and supporting Engineers Estimate and Report for the purpose of financing and reimbursement of required off-site land acquisitions, widening and (re-) construction of public improvements as may be appropriate. The proposed Area of Benefit shall include but not

be limited to parcels APN: 110-020-12, 126-100-18, 19, 23, & 24. The Area of Benefit Engineer's Report shall be prepared and submitted and the proposed public financing district formed prior to the filing of the Final Map. For development projects within the proposed public financing district Area of Benefit, County shall require consent by the land owner to the public financing district and participation in the funding or reimbursement and/or construction of the off-site public improvements for Malcolm Dixon Area Traffic Circulation Plan on a pro rata share of residential lots or equivalent share basis as a condition of approval. For development projects which may derive benefit from the public improvements to be constructed as part of the Malcolm Dixon Area Traffic Circulation Plan, County shall require participation in the funding and reimbursement and/or construction of the off-site public improvements for Malcolm Dixon Area Traffic Circulation Plan on a pro rata share of residential lots or equivalent share basis as a condition of project approval.

Staff Verification: This condition is satisfied by the fully executed and recorded Malcolm Dixon AOB Private Funding Agreement ("PFA") which was determined by the El Dorado County Community Development to be "substantial conformance" in lieu of public financing district. See September 25, 2017 letter from Roger Trout, El Dorado County Planning Director approving PFA and compliance issues with the mutual conditions of approval on the MD AOB respective subdivision maps.

35. The applicant shall obtain an encroachment permit from DOT and shall construct the encroachment of the off-site access roadway onto Green Valley Road to the provisions of County Standard Plan 103E or as specified in the approved traffic study for this project.

Staff Verification: Condition satisfied. Previous construction of TM-14-1515 Wilson Estates obtained the encroachment permit and the work was completed and accepted by the County.

36. The applicant shall provide at least two connections with an existing, improved public street, not to include the Emergency Access road, for the project. The accesses shall adhere to the provisions described in Table 1. In the alternative, the second connection with an existing, improved public street may be provided by way of the Salmon Falls connector road in accordance with County approved design standards as shown on the Malcolm Dixon Area Traffic Circulation Plan. The improvements shall be substantially completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Staff Verification: Condition satisfied and under construction. The fully executed and bonded Road Improvement Agreement along with the fully approved, executed and bonded Subdivision Grading Agreements for both Alto LLC Unit 1 and Unit 2 and La Canada Phases 1A, 1B, and 1C satisfy compliance of this condition. In addition, the AOB property owners have entered into Reciprocal Road Easements Granting Agreement

recorded at Official Records 2019-0040285-00 dated September 25, 2019 providing for 50' reciprocal road and utility easement access as cited on Alto LLC Unit 1 Final Map Sheet 3 of 5.

37. The applicant shall set funds aside for construction of the Emergency Vehicle Access as shown on the TM and described in Table 1. The amount of funds shall be determined by an Engineer's Estimate subject to review and approval by DOT. Once approved, the funds shall be placed into a restricted interest bearing account for a period not to exceed 5 years from the filing of the Final Map. The funds will be available to the Arroyo Vista CSD if and when the CSD installs an emergency access acceptable to the El Dorado County DOT and El Dorado Hills Fire Department on lands within their jurisdiction that will line up with the EVA easement proposed by the ALTO LLC TM06-1408. If the Arroyo Vista CSD fails to install an emergency access on their lands within the 5-year time frame, the funds including interest will be returned to the applicant or its assigns as provided in written notice by the applicant to the County. The EVA easement will be granted to the El Dorado Hills County Water District (Fire Department) prior to the filing of the Final Map.

Staff Verification: A deposit check in the amount of \$52,841.25 has been made and submitted to the DOT. Note F of the signed Owner's Statement provides the grant of easement. DOT is to provide instructions as to the establishment for the appropriate account so funds can be deposited.

38. The applicant shall provide a 50-foot-wide road and public utility easement for all on-site roadways Road A, B and Court C, with the appropriate slope easements, prior to the filing of the final map.

Staff Verification: The signed Owner's Statement warrant compliance with this COA. It should be noted the AOB property owners have entered into Reciprocal Road Easements Granting Agreement recorded at Official Records 2019-0040285-00 dated September 25, 2019, providing for 50' reciprocal road and utility easement access off-site-cited on Alto LLC Unit 1 Final Map Sheet 3 of 5.

39. The applicant shall provide a 40-foot-wide road and public utility easement for the Emergency Access Road with the appropriate slope easements, prior to the filing of the final map.

Staff Verification: Note F of the signed Owner's Statement provides the grant of easement.

40. All lots that front on two roads shall take access on the minor roadway, and a non-vehicular access easement shall be established on the major roadway on the final map, specifically Lots 7, 12, 13, 14 and 18.

Staff Verification: Condition satisfied and depicted on the Alto LLC Unit 2 Final Map Sheet 3 of 5 by hash marks along parcel boundaries as appropriate. Vehicular Access Restrictions (VARs) are shown on the Alto LLC Unit 2 Final Map in compliance with this condition.

41. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. The January 2008 preliminary grading plan indicates and therefore Lots 17, 21-23 shall have driveways rough graded. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.

Staff Verification: Approved Improvement Plan satisfies compliance with this condition. Graded driveways have been depicted on the plans.

STANDARD DOT CONDITIONS

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

Staff Verification: Condition satisfied. As reflected on the plans and specifications, Improvement Plans have been approved by the County and satisfy this condition.

43. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT 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 map.

Staff Verification: Condition satisfied and in progress. Alto LLC (and the MD AOB property owners) have entered into and bonded the Malcolm Dixon Area of Benefit AGMT 19-54910 Offsite Road Improvement Agreement Malcolm Dixon TM05-1401-E, TM06-1408, TM06-1421-E, and TM08-1463 (2019) for off-site improvements to the Malcolm Dixon Road public road. In addition, the fully approved, executed and bonded Subdivision Grading Agreements for both Alto LLC Unit 1 and Unit 2, and La Canada Phases 1A, 1B, and 1C satisfy compliance of this condition.

44. **Performance Bond:** The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the

final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen 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. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Staff Verification: Condition satisfied. Required improvements are being constructed and have been fully bonded posted with the appropriate agency/department. No building permits have been issued and, other than acknowledged as a condition to be later satisfied, are not applicable to approval of the Alto LLC Unit 2 Final Map.

45. **Maintenance Entity:** The proposed project must 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. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: Condition satisfied. Submitted HOA Articles of Incorporation for Lago Vista Community Association and other formation documents of By-Laws, CC&Rs, and budget reflect satisfaction and compliance with this condition.

46. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

Staff Verification: Condition satisfied. Departmental approval and bonded Improvement Plans for Alto LLC Unit 2 reflect compliance with this condition.

47. **Easements:** The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

Staff Verification: Condition satisfied. Approval of submitted Alto LLC Unit 2 Final Map reflects satisfaction and compliance with the condition.

48. **CC&R's:** The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to edge of

pavement which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

Staff Verification: Condition satisfied. The Declaration of CC&Rs for Lago Vista Estates (aka Alto LLC) satisfies and reflects compliance with this condition. See submitted tab 9 for full document and § 4.11, Vehicles and Parking at Pages 12, 13 for parking restrictions.

49. 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).

Staff Verification: Condition satisfied. The Declaration of CC&Rs for Lago Vista Estates (aka Alto LLC) satisfy and reflect compliance with this condition. See submitted tab 9 for full document and § 7.2 [(e) and (v)], Owners Responsibilities at Pages 30, 31 for maintenance of fences, party walls, and retaining walls responsibilities.

50. **Construction Hours:** Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Staff Verification: Condition satisfied and ongoing. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and compliance with the Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval.

51. **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.

Staff Verification: Condition satisfied and ongoing. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and

compliance with the Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval.

52. **Grading Permit / Plan:** The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of 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 and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

Staff Verification: Condition satisfied and ongoing. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and compliance with the Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval.

53. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation 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.

Staff Verification: Condition satisfied and ongoing. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and compliance with the Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval.

54. **RCD Coordination:** The timing of construction and method of revegetation 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 Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Staff Verification: Condition satisfied and ongoing. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and compliance with the Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval. Also see RCD Letter of Initial Consultation and Review dated November 9, 2021.

55. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. 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.

Staff Verification: Condition satisfied. See submitted Youngdahl Consulting Group letter dated January 31, 2007 report of Geotechnical Engineering Study (GES) for Alto property and updated GES Study Updates dated July 2018 for Chartraw Road, Salmon Falls Tank Site (aka Salmon Falls Booster Pump Station site). Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and compliance with the Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval.

56. **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 Department of Transportation.

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

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- 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 demonstrate that there are no downstream impacts.
- 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. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Staff Verification: Condition satisfied. CTA Engineering submitted its Drainage Report (March 2022) in conformance with this condition. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and compliance with the bonded Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval.

57. **Drainage, Cross-Lot:** Cross lot drainage shall be avoided. When cross lot drainage does occur, 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. 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 final map.

Staff Verification: Condition satisfied. CTA Engineering submitted its Drainage Report (March 2022) in conformance with this condition. Alto LLC Unit 2 Improvement Plans have been fully approved by County of El Dorado Planning and Building, Department of Transportation departments and El Dorado Irrigation Districts. Alto LLC has and is complying grading plan restrictions under the Malcolm Dixon Road Improvement Agreement and Subdivision Grading Agreement for Alto LLC Unit 2. Approval of and compliance with the bonded Improvement Plans and Subdivision Grading Agreement satisfies compliance with this condition of approval.

58. **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.

Staff Verification: Condition satisfied. SWPPP (WDID No. 5S09C386540) reflects compliance with and satisfaction of this condition. See submitted and approved Improvement Plans for Alto LLC Unit 2.

59. **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 or parcel map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

Staff Verification: Condition satisfied. Acquisition of required right of way completed by way of purchase-grant deed or irrevocable offer of dedication as necessary for Malcolm Dixon Area of Benefit AGMT 19-54910 Offsite Road Improvement Agreement Malcolm

Dixon TM05-1401-E, TM06-1408, TM06-1421-E, and TM08-1463 (2019) which is fully bonded.

60. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a “Parcel Map Guarantee” which shall be submitted to the County Surveyor’s Office with the first map check for the parcel map.

Staff Verification: Condition satisfied. The AOB property owners have entered into Reciprocal Road Easements Granting Agreement recorded at Official Records 2019-0040285-00 dated September 25, 2019, providing for 50’ reciprocal road and utility easement access off-site-cited on Alto LLC Unit FM Sheet 3 Of 5. The Reciprocal Road Easements Granting Agreement provides 2 points of access from the Alto LLC Unit 1 (and Unit 2) properties across adjacent properties to Malcolm Dixon Road and Salmon Falls Road. Both are County maintained public roads. The Alto LLC Unit 2 FM has been submitted to the County Surveyor for review and approval. Construction and inspection/acceptance of all proposed off-site and on-site Improvements coupled with the road maintenance agreements reflect compliance with this condition.

61. **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.

Staff Verification: Condition acknowledged but not yet due. Construction and inspection/acceptance of all proposed off- site and on-site improvements coupled with the road maintenance agreements reflect compliance with this condition.

62. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Staff Verification: Condition acknowledged but not yet due. Alto LLC Unit 2 FM does not include building permits which trigger applicable traffic mitigation fees.

LAFCO

63. The applicant shall process a request for annexation into the El Dorado irrigation District for public water, prior to filing the final map.

Staff Verification: Condition satisfied. Annexation into El Dorado Irrigation District (EID) and the El Dorado Hills County Water District (EDH Fire), LAFCO Project No. 2009-10 approved by LAFCO Resolution #L-2010-11 on May 26, 2010. Payment of El

Dorado Irrigation District Annexation Inclusion Fee paid July 21, 2010. Refer to submitted Certificate of Completion (Tab 23 with application binder).

64. The applicant shall process a request for annexation into the El Dorado Hills Fire Department for fire protection services, prior to filing the final map.

Staff Verification: Condition satisfied. Annexation into El Dorado Irrigation District (EID) and the El Dorado Hills County Water District (EDH Fire), LAFCO Project No. 2009-10 approved by LAFCO Resolution #L-2010-11 on May 26, 2010. Payment of El Dorado Irrigation District Annexation Inclusion Fee paid July 21, 2010. Refer to submitted Certificate of Completion (Tab 23 with application binder).

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