

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

**Final Subdivision Map TM-F25-0005 – East Ridge Village, Unit 4
Board of Supervisors/April 21, 2026**

The following are the conditions of approval for the East Ridge Village Tentative Subdivision Map TM14-1521 as approved by the Planning Commission on June 11, 2015.

Conditions of Approval

Project Description

1. The Tentative Subdivision Map and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits E through X (with modification to Exhibit N detailing the revised setbacks on Lots 675 and 682) 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 consists of the following:

- A. Tentative Subdivision Map of the 734-acre property consisting of:
 - 1) Large-Lot Tentative Subdivision Map (Phase 0) creating 66 large lots for financing and phasing purposes, ranging in size from 0.06 acre to 58 acres;
 - 2) Small-Lot Tentative Subdivision Map creating a total of 759 lots consisting of 701 residential lots, 41 landscape lots, 12 roadway lots, two recreational park lots, one sewer lift station lot, one water tank lot, and one pump station lot;
- B. Design waivers of the following Design and Improvement Standards Manual (DISM) standards:
 - 1) Modify Hillside Design Std. minimum shoulder width from 3 feet (on downhill side only) to 1-foot beyond sidewalk where sidewalks are present or 2 feet beyond exposed pavement or curb/AC dike surfaces when sidewalks are not present;
 - 2) Modify Standard Plan 103A-1: Allow driveway to be within 25 feet from a radius return, reduce minimum driveway width from 16 to 10 feet for single car garages only, omit 4-foot taper to back of curb;
 - 3) Exceed 3 to 1 lot depth-width ratio for residential lots including Lots 36-43 and 688-691;

- 4) Reduce Required Roadway Width for Dead End Roads from 36 feet wide to a Minimum Pavement Width of 24 feet;
- 5) Allow for Reverse Horizontal Curves without a 100-foot Tangent, except on Valley View Parkway;
- 6) Allow for Valley View Parkway to exceed 10% gradient and be designed at 12% Maximum Gradient; and
- 7) Allow use of reduced vertical curve standards for vertical curve design, consistent with American Association of State Highway and Transportation Officials “A Policy on Geometric Design of Highways and Streets” (AASHTO) when AASHTO allows for less restrictive design standards.

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.

Staff Verification: Condition satisfied and ongoing. The final map does not propose any modifications that would change the project description as stated above. 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 (IPs). Further confirmation of consistency with this condition would occur during building and/or grading permit review. Therefore, the project is consistent with this condition.

Planning Services

2. **Human Remains:** 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 Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

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 Section 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 ongoing. East Ridge Village Unit 4 IPs include the necessary notes on sheets 2 of 28. Fully approved IPs reflect compliance with this condition. Further confirmation of consistency with this condition occurred during previous grading and/or would occur during building permit review. Therefore, the project is consistent with this condition.

3. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.

Staff Verification: Condition Satisfied. The Tentative Subdivision Map, TM14-1521, was approved by the Planning Commission on June 11, 2015, and set to expire July 11, 2018; however, a time extension was timely filed and approved by the Planning Commission on July 13, 2017, resulting in a new expiration date of June 11, 2024. An additional time extension was approved within the Executed Development Agreement DA22-0001 approved by the Board of Supervisors on July 25, 2023, resulting in a new expiration date of July 11, 2034. Therefore, the project is consistent with this condition.

4. **Development Services Division Fees:** Prior to final map approval, the applicant shall pay all Development Services Division fees associated with this application.

Staff Verification: Condition satisfied. Fees have been paid in full for this application. Therefore, the project is consistent with this condition.

5. **Meter Award Letter:** A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.

Staff Verification: Condition satisfied. The El Dorado Irrigation District (EID) issued a Meter Award Letter on February 27, 2026. The letter grants a total of fifty-four (54) Equivalent Dwelling Units (EDUs) of water and wastewater. In addition, the applicant has provided payment receipts and copies of the Service Applications from EID. Therefore, the project is consistent with this condition.

6. **Liens and 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).

Staff Verification: Condition satisfied and ongoing. The developer has supplied an executed Subdivision Improvement Agreement and related bonds to the County. There are no outstanding liens or bonds due. As confirmed in a letter from the County Treasurer – Tax Collector’s Office dated February 11, 2026, there are no liens against the land

included within the boundaries of the parcel map. Therefore, the project is consistent with this condition.

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

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, office, and employees from any claim, action, or proceeding against El Dorado County or its agents, officer, 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.

Staff Verification: Condition satisfied and ongoing. The developer has acknowledged this condition, and there has been no legal action regarding the subject Subdivision Map. Therefore, the project is consistent with this condition.

8. **Valley View Specific Plan (VVSP) Mitigation Monitoring Reporting Program (MMRP)**

Table 1 below details the mitigation measures from the MMRP, which are applicable to the project.

Table 1. VVSP EIR Mitigation Measures Applicable to East Ridge Tentative Subdivision Map				
Identified Impacted Resource	Mitigation Measure Designation/ Condition of Approval	Timing	Enforcement Agency	Note
Impact PF 3: Drought Contingency and Water Conservation Planning	PF-3	Prior to Issuance of Building Permit	Planning Services Division	-----
Impact BR-3: Loss of Oak Woodland/Oak Savannah Habitats.	BR-3	Prior to approval Grading Permit	Planning Services Division	The project shall implement all applicable measures of the Oak Tree Protection, Re-vegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan (prepared by Ralph Osterling Consultants Inc. dated December 17, 2014) Prior to issuance of grading permit, a pre-construction survey shall be submitted evaluating potential presence of raptor and songbird nests, and bat roosts.
Impact BR-4: Reduction of the	BR-4	During Project Construction	Planning Services Division	The project shall implement all applicable measures of the Oak Tree

Habitat Quality of Oak Woodland During Construction.				Protection, Re-vegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan.
Impact BR-7: Reduction of Habitat Quality of Riparian Areas During Construction.	BR-7	During Project Construction	Planning Services Division	This mitigation measure has been satisfied with the issuance of a grading permit for the construction of the major crossings and approval and implementation of the U.S. Army Corp of Engineers Wetland Permit. However, for future construction if a 1600 California Department of Fish and Wildlife (CDFW) permit is necessary and application with the CDFW will be submitted for impacts to any riparian impacts.
Impact BR-12: Impacts on Bats	BR-12	Prior to approval Grading Permit	Planning Services Division	This mitigation measure shall be added as a note to the construction drawings and/or a biologist shall be hired prior to do a pre-construction survey to address this mitigation measure.
Impact SG-3: Grading Impacts	SG-3	Prior to Final Map	Transportation Division and Building Division	This mitigation measure has been partially satisfied with the completion of the geotechnical report that has been submitted with the TM packet. The remainder of the mitigation measure deals with NPDES and SWPP requirements, which shall be applied to the project.
Impact SG-4: Hazards from Cut-and-Fill Slopes.	SG-4	Prior to approval Grading Permit	Transportation Division	This mitigation measure will be applied during design and the construction phase.
Impact SG-5: Hazards Due to Trench Wall Instability	SG-5	Prior to approval Grading Permit	Transportation Division	This mitigation measure will be applied during design and the construction phase.
Impact SG-10: Exposure to Asbestos Dust	SG-10	Prior to approval Grading Permit	Transportation Division	This mitigation measure shall be applied to the project and verified according to the identified timing.
Impact H-1: Increased Flows in Tributary 4 of Carson Creek	H-1	Prior to Final Map	Transportation Division	Project drainage shall be verified for consistency with the Carson Creek Regional Drainage Study.
Impact H-2: Increased Flows in Plunkett Creek	Apply H-1	Prior to Final Map	Transportation Division	This mitigation measure shall be applied to the project and verified according to the identified timing. The submitted Drainage Study is consistent with the Carson Creek Regional Drainage Study. On-site detention is provided in the Plunkett Creek shed.
Impact H-5: Construction-Related Soil Erosion and Sedimentation.	H-5	Prior to approval Grading Permit	Transportation Division	The project shall implement SWPP and NPDES, as conditioned.
Impact AQ-1: Air Quality Impacts from Construction.	AQ-1a, 1b, 1c, 1d	Prior to approval Grading Permit	Transportation Division	The project shall implement measures in the East Ridge Air Quality and Greenhouse Gas Analysis (GHG) prepared by PMC (July 2014).
Impact N-2: Land Use/Noise Conflicts along Interior Roadway Frontages.	N-2	Prior to Issuance of Building Permit	Building Division	An Acoustical Analysis (prepared by Bollard Acoustical Consultants dated April 17, 2015) has been submitted for the project. All referenced applicable noise mitigation measures shall be applied.

Impact N-5: Construction Noise	N-5	Prior to Issuance of Building Permit	Planning Services Division	An Acoustical Analysis (prepared by Bollard Acoustical Consultants dated April 17, 2015) has been submitted for the project. All referenced applicable noise mitigation measures shall be applied.
Impact CR-1: Impacts on Prehistoric Sites (CA-ELD-80/H, CA- Eld-785/H, Ca-Eld- 788, V1, V2, V4, V5, V10, V14, V15, V16, V19, V20, V22, V23, V24, V27, V38, V42, V43	CR-1	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) for East Ridge analyzed the identified resources. Conditions 1-8 from the study shall be implemented during site construction.
Impact CR-5: Impacts on Ranching Habitation Sites (CA-Eld-786-H, CA- Eld-787-H, V3, V8, V13, V16, V28	CR-5	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) as part of project application. Conditions 1-8 from the study shall be implemented during site construction.
Impact CR-6: Impacts on Buried/Undiscovered Heritage Resources.	CR-6	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) as part of project application. Conditions 1-8 from the study shall be implemented during site construction.
Impact CR-7: Impacts on Buried/Undiscovered Traditional Cultural Properties.	CR-7	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) as part of project application. Conditions 1-8 from the study shall be implemented during site construction.
Impact E-1: Long- Term Project Energy Use Impact.	E-1	Prior to Issuance of Building Permit	Building Division	Compliance with Title 24 shall be verified prior to issuance of building permits.
Impact E-2: Transportation- Related Energy Consumption	E-2	Prior to Issuance of Building Permit	Building Division	This mitigation measure will occur at the time of building permit issuance. However, the Tentative Map has bikeways and pedestrian circulation plan and bus turnouts provided in the project.

Staff Verification: Condition satisfied and ongoing. As part of the application file submittal, the developer has included a compliance verification document that lists each mitigation measure as required. This document verifies compliance with each mitigation measure. The project has implemented applicable mitigation measures attached to prior grading activities. Further mitigation efforts apply at the time of grading and/or building permit submittal and would be confirmed for consistency prior to building permit issuance. Therefore, the project is consistent with this condition at this time.

Transportation Department – Project Specific Conditions

9. **Road Design Standards:** The Developer shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) and the Valley View Specific Plan, modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 2 are minimums).

Table 2. East Ridge Tentative Subdivision Map Road Improvements				
ROAD NAME	WIDTH*	R/W	DESIGN SPEED	EXCEPTIONS/ NOTES
Valley View Parkway (Public Street)	24 ft each direction with raised median	70ft	40 mph	Tentative Map Section I Raised median width varies 6ft – 14ft. No median at turn pockets. 6ft sidewalk (inclusive of top of curb) on one side. Type II vertical curb. (DISM Pg 17, Sec 2.E. C,G & S)
“A” (Valley View to “I” St) “N” Street (“A” St to “Q” St) “Q” Street	40 ft	50 ft	25 mph	Tentative Map Section II 4ft minimum sidewalk both sides. Type I rolled curb.** Private Streets.
“I”, “K”, “V” Streets	40 ft	50 ft	25 mph	Tentative Map Section II 4ft minimum sidewalk one side. Type I rolled curb.** Private Streets.
“A” St (Valley View to “L” St) “B” Street, “B” Court “C” Street “C” Court “D” Street, “D” Court “E” Street “G” Court “H” Court “I” Court “K” Court (“V” St to “D” Court) “L” Street, “L” Court “M” St (Valley View to “G” Ct) “M” St (“O” Cir to “Q” St) “N” St (“Q” St to “M” St) “O” Circle, “O” Court “Q” Court “R” Street “S” Street “Z” Street	30 ft	40 ft	25 mph	Tentative Map Section III. No sidewalks. Type E (mountable) Hot Mixed Asphalt (HMA) Dike on lot access frontage. Type A (vertical) HMA Dike on open space lots and non-access frontage. Private Streets.
“A” Court	30 ft	40 ft	25 mph	Tentative Map Section IV.

"M" St ("G" Ct to "O" Cir) "K" Court ("D" Ct to CDS) "E" Court "F" Street "F" Court "G" Street "H" Street "J" Court "M" Court "N" Court "T" Street, "T" Court "U" Street, "U" Circle "X" Street "Y" Street				Cross-sloped to roadside ditch. Private Streets.
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Staff Verification: Condition satisfied. Fully approved IPs reflect compliance with this condition. Department of Transportation's (DOT) approval of the Improvement Plans (IPs) warrant compliance with this condition. Therefore, the project is consistent with this condition.

10. Off-Site Roadway Improvements: The following off-site Traffic Control improvements shall be constructed and included in the project improvement plans.

- a) Valley View Parkway northbound approach to White Rock Road; re-stripe the existing left turn pocket on Valley View Parkway, to extend from the existing raised median, north to the White Rock Road crosswalk / limit line. Centerline striping shall conform to Detail 22, Caltrans Standard Plan A20A. Channelizing line shall conform to Detail 38, Caltrans Standard Plan A20D. Placement of two (2) Type III (L) Arrows conforming to Caltrans Standard Plan A24B, or if so determined by the Transportation Division, two (2) Type IV (L) arrows conforming to Caltrans Standard Plan A24A.
- b) The Developer shall place signing, striping and pavement markings to create an all-way stop-controlled intersection at Valley View Parkway and Blackstone Parkway. Pavement markings shall include limit lines and/or crosswalks, "Stop" and "Stop Ahead" markings.

Final configuration of Traffic Control Improvements will be determined at the Improvement Plan Stage, subject to review and approval by the Transportation Division.

Staff Verification: Condition satisfied. Off-site roadway improvements are included in the DOT approved, February 6, 2024, Valley View Parkway Sewer & Water Infrastructure Improvement Plans on sheet 81 of 94. DOT's approval of the IPs warrant compliance with this condition. Therefore, the project is consistent with this condition.

11. **Offer of Dedication, Interior Roads:** Interior Roads are private and are to be maintained by a Homeowner’s Association. The County will reject any offer of dedication.

Staff Verification: The Final Map offers lot R as private streets for the benefit and general use of the residential lots and shall be granted in fee to the Homeowners Association (HOA) created for this subdivision. Roadways will be owned and privately maintained by the East Ridge Master Association HOA was formed concurrently with the recordation of the East Ridge Unit 1 Final Map (TM-F25-0002). Covenants, Conditions, and Restrictions (CC&Rs) that encompass East Ridge Village Unit 4 have been prepared to implement this requirement. Therefore, the project is consistent with this condition.

12. **Offer of Dedication, Valley View Parkway:** The Developer shall offer to dedicate, in fee, the rights of way for Valley View Parkway shown as “Lot R” on the tentative map, with the final map. Said offer shall include all appurtenant slopes, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer will be accepted by the County, provided that a County Service Area Zone of Benefit has been created and funded to provide for maintenance of Valley View Parkway.

Staff Verification: 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 IPs. On December 2, 2025, the Board of Supervisors approved an amendment to Community Facilities District (CEF) 23-1 (East Ridge) to fund maintenance of Valley View Parkway. The revision required a special tax and vote to approve the funding. This funding mechanism serves the same purpose as the condition of approval specified Zone of Benefit and is preferred due to regulatory changes since the conditions of approval were originally drafted. Valley View Parkway will be accepted by the County upon approval of the CFD revision and completion of improvements for public uses. Therefore, the project is consistent with this condition.

13. **Encroachment Permit:** The Developer shall obtain an encroachment permit from TD for the connection of Valley View Parkway Extension to the existing Valley View Parkway, and the Off-Site Traffic Control Improvements. The improvements shall be completed to the satisfaction of TD or the Developer shall obtain an approved improvement agreement with security, prior to the filing of the map.

Staff Verification: Condition satisfied. This condition has been satisfied by the execution of the Road Improvement Agreement. In addition, work was completed under the fully approved Valley View Parkway Sewer and Water Infrastructure IPs. Therefore, the project is consistent with this condition.

Transportation Division Standard Conditions

14. **TIM Fees:** The Developer shall pay the traffic impact mitigation fees at issuance of building permit.

Staff Verification: Condition Satisfied and ongoing. The developer has acknowledged this condition and TIM fees will be paid prior to building permit issuance. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition satisfied. Recordation of Parcel Map Book 52, Page 85 shows necessary easements have been recorded in connection with the Unit 4 Final Map (TM-F25-0005) and DOT's approval of the IPs warrant compliance with this condition. Therefore, the project is consistent with this condition.

16. **Driveway Cuts:** 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. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at all driveway encroachments. 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: Condition satisfied. Unit 4 has been mass pad graded authorized by Subdivision Grading Agreement (SGA) #24-55067 to address the driveway access of every lot in the subdivision. Therefore, the Project is consistent with this condition.

17. **Secondary Access:** Where required by the local Fire Agencies, a secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure with the exception of model homes.

Staff Verification: Condition satisfied. Secondary access has been provided by the approval of Unit 4 IPs. Approval of the Unit 4 IPs warrant compliance with this condition. Therefore, the project is consistent with this condition.

18. **Turnaround:** If required by the local fire district, the Developer shall provide a turn-around at the end of each phased, partially constructed roadway to the provisions of El Dorado County Design and Improvements Manual (DISM) Standard Plan 114 or approved alternatives allowed by local fire district. The improvements shall be completed to the satisfaction of the Transportation Division, or the Developer shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Staff Verification: The El Dorado Hills Fire Department (Fire Department) approval of the IPs warrant compliance with this condition. Therefore, the project is consistent with this condition.

19. **Entrance Gates:** All gates providing access from a public road to a private road or driveway shall be located at least 30 feet from the public 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, and include a turn-around area in front of the gate. Exceptions may be allowed with the approval of the local Fire Agencies and concurrence from Transportation Division.

Staff Verification: Not applicable in Unit 4. Entrance gates are not proposed. Therefore, the Project is consistent with this condition.

20. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and final map.

Staff Verification: Condition Satisfied. Approval of the Phase 1 Rough Grading Plans authorized by (SGA) #24-55067 coupled with approval of the Unit 4 IPs warrant the compliance of this condition. All easements are shown on the Final Map. Therefore, the Project is consistent with this condition.

21. **Signing and Striping:** The project improvement plans shall include all necessary signing and striping as required by the Transportation Division with particular attention to those areas where design waivers are approved. Signing and striping shall conform to the latest version of the California Manual on Uniform Traffic Control Devices (MUTCD).

Staff Verification: Condition Satisfied. The Project and its required improvements have been designed in accordance with the Conditions of Approval and department/agency fully approved IPs. Therefore, the Project is consistent with this condition.

22. **Curb Returns/ Accessibility:** All public streets where pedestrian facilities are provided shall be provided with curb ramps and cross walks meeting current accessibility standards.

Staff Verification: Condition Satisfied. The Project and its required improvements have been designed in accordance with the Conditions of Approval and department/agency fully approved IPs. Therefore, the Project is consistent with this condition.

23. **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. TD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: Condition Satisfied. A Homeowner's Association (HOA) has been established to maintain the Project's roadways and drainage facilities as applicable. Covenants, Codes and Restrictions (CC&Rs) have been prepared to implement this requirement and include East Ridge Village Unit 4. Therefore, the Project is consistent with this condition.

24. **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).

Staff Verification: Condition Satisfied. CC&Rs have been prepared to implement this requirement. Therefore, the project is consistent with this condition.

25. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on Monday through Saturday. Prohibit construction on Sunday.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition. Unit 4 IPs include the necessary construction hours notes on sheet 3 of 28. Approval of the IPs warrant compliance with this condition.

26. **Consistency with County Codes and Standards:** The Developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual and Specific Plan (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.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

Staff Verification: Condition Satisfied. The Project and its required improvements have been designed in accordance with the Conditions of Approval and department/agency fully approved IPs. Therefore, the Project is consistent with this condition.

27. **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. Not applicable - the project is a balanced site. Therefore, the Project is consistent with this condition.

28. **Improvement 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, Drainage Manual and as required otherwise by Law.

Staff Verification: Condition satisfied. The El Dorado County Resource Conservation District (RCD) approved the East Ridge Village – Unit 4 IPs on March 13, 2024, with the determination that the project will meet the minimum requirements of the District's Erosion Control Requirements and Specifications. Therefore, the Project is consistent with this condition.

29. **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.

Staff Verification: Condition satisfied. RCD approval of the Improvement Plans that references the Stormwater Pollution Prevention Plan (SWPPP) warrants compliance with this condition. Therefore, the Project is consistent with this condition.

30. **Soils Report:** At the time of the submittal of the grading or improvement plans, the Developer 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 Community Development Agency. 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. Approval of the Unit 4 IPs that reference the applicable submitted Geotechnical Engineering Study Update for East Ridge dated January 2024 meets the intent of the county's soils and geologic hazards report and warrant compliance with this condition. Therefore, the Project is consistent with this condition.

31. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

Staff Verification: Condition satisfied. Note 42 in Section entitled "Standard General Notes Roadwork, Grading, and Drainage" and Detail on Sheet 4 of 28 of the approved IPs reflects compliance with this condition. Therefore, the Project is consistent with this condition.

32. **Drainage Study / NPDES Compliance:** The project proposes to create more than 5000 square feet impervious surface. This qualifies the project as a "Regulated Project" under section

E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project has implemented a comprehensive urban runoff control program in accordance with Mitigation Measure H-6 from the project E.I.R. to mitigate non-point source water quality effects from the project. Additionally, the project must comply with State-mandated County regulations in effect at the time of issuance of construction permits.

The Developer shall provide a final drainage report with the project grading and/or improvement plans, consistent with the County Drainage Manual, the project urban runoff control program, the Carson Creek Regional Drainage Study, and State and Federal water quality regulations in effect at that time. The Drainage Report shall address 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.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Transportation Division prior to occupancy.

Staff Verification: Condition satisfied. The approved Drainage Report East Ridge Village Rough Grading Plans Phase 1 (updated February 2025), Drainage Report East Ridge Village – Unit 4 (4th Submittal February 2025 and Update July 2025) and fully approved IPs warrant compliance with this condition. Therefore, the Project is consistent with this condition.

33. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements. 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. As an alternative, the CC&R's may contain a provision for the downstream property owner(s) to accept sheet flow for the upstream property owners, subject to the review and approval by the Transportation Division at the improvement plan stage. Additionally, the East Ridge Village Design Review Committee shall review all home site plans for drainage.

Staff Verification: Condition satisfied. Dedicated drainage easements have been provided, where necessary, to contain the appropriately sized facilities to convey the drainage. CC&Rs have been prepared to implement this requirement. Therefore, the project is consistent with this condition.

34. **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 site grading plans.

Staff Verification: Condition satisfied. Dedicated drainage easements have been provided, where necessary, to contain appropriately sized facilities to convey the drainage as shown in the approved IPs. Therefore, the Project is consistent with this condition.

35. **NPDES Construction Permit:** The project proposes to disturb more than 1 acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ (CGP), including any and all amendments or revised orders issued by the SWRCB.

The Developer shall demonstrate compliance with the CGP (or equivalent permit issued by the SWRCB) prior to issuance of construction permits by County.

Staff Verification: Condition satisfied. A Stormwater Pollution Prevention Plan (SWPPP) for East Ridge Village (WDID No. 5S09C404756) and associated Subdivision Grading Agreement (SGA) #24-55067 warrant compliance. Therefore, the Project is consistent with this condition.

36. **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 Division with the drainage report, structural wall calculations, and geotechnical reports and record drawings in PDF format (TIF format optional for record drawings only).

Staff Verification: Condition Satisfied. The developer has acknowledged this condition and has confirmed that electronic documentation in pdf format will be provided to DOT upon completion of project improvements to demonstrate compliance with this condition. Therefore, the Project is consistent with this condition.

Air Quality Management District

37. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if a grading permit is required by the County or if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.

Staff Verification: Condition satisfied. An Asbestos Dust Mitigation Plan has been approved by Air Quality Management District (AQMD) on June 27, 2024. Therefore, the Project is consistent with this condition.

38. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

Staff Verification: Condition satisfied. Condition of Approval has been added as note 38

to Sheet 3 of 28 on the approved IPs. Therefore, the Project is consistent with this condition.

39. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.

Staff Verification: Condition satisfied. Condition of Approval has been added as note 39 to sheet 3 of 28 on the approved IPs. Fully approved IPs reflect compliance with this condition. Therefore, the Project is consistent with this condition.

40. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

Staff Verification: Condition satisfied. Condition of Approval has been added as note 40 to sheet 3 of 28 on the approved IPs. Fully approved IPs reflect compliance with this condition. Therefore, the Project is consistent with this condition.

41. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

Staff Verification: Condition satisfied. Condition of Approval has been added as note 41 to sheet 3 of 28 on the approved IPs. Fully approved IPs reflect compliance with this condition. Therefore, the Project is consistent with this condition.

42. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Staff Verification: Condition satisfied. Condition of Approval has been added as note 42 to sheet 3 of 28 on the approved IPs. Fully approved IPs reflect compliance with this condition. Therefore, the Project is consistent with this condition.

El Dorado Hills Fire Department

43. **Potable Water System:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of:

- A. Option 1: 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 6,200 square feet or less in size, Type V-B construction;
- B. Option 2: 1,125 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 6,201 - 7,700 square feet or less in size, Type V-B construction;
- C. Option 3: 1,250 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 7,701 - 9,400 square feet or less in size, Type V-B construction;
- D. Option 4: 1,375 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 9,401 - 11,300 square feet or less in size, Type V-B construction;
- E. 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.

Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. EID and Fire Department approval of the IPs coupled with EID approval of the Facility Plan Report and EID approval of the project Pump Stations and Water Storage warrant compliance with this condition. Therefore, the Project is consistent with this condition.

44. **Mueller Dry Barrel:** This development shall install Mueller Dry Barrel fire hydrants, or any hydrant approved by the El Dorado Irrigation District, 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 at the improvement plan stage. Hydrants shall be located on the same side of the streets designated as “No Parking” where possible. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. Condition of Approval has been added as note 44 to sheet 3 of 28 on the approved IPs. Approval of the IPs by the Fire Department confirms compliance with this condition. Therefore, the Project is consistent with this condition.

45. **Roadway Marking:** 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. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. Approval of the IPs by the Fire Department confirms compliance with this condition. Therefore, the Project is consistent with this condition.

46. **Installation of Access Roadways and Fire Hydrant:** 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. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. Approval of the IPs by the Fire Department confirms compliance with this condition. Therefore, the Project is consistent with this condition.

47. **Wildfire Safe Plan:** This development shall be conditioned to implement the Wildland Fire Safe Plan dated August 1998, and Amendment A to the Wildland Fire Safe Plan dated August 24, 2014. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied and ongoing. The Fire Department has fully approved IPs and approved the East Ridge Wildland Urban Interface Fire Safe Plan dated February 6th, 2026, which includes Unit 4. Therefore, the Project is consistent with this condition.

48. **Non-combustible 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 prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. Approval of the IPs by the Fire Department confirms compliance with this condition. Therefore, the Project is consistent with this condition.

49. **Traffic Calming Device:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. 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 IPs. Therefore, the Project is consistent with this condition.

50. **Driveways:** Driveways shall be designed according to the following standards:

- A. The driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved.
- B. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. A turnaround shall be provided

at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

- 1) The following lots will require special attention to this section: Lots 22, 49, 52, 123, 337, 339, 648, 652, 653, 654, 675, 682, 698, 700, and 701.
 - 2) The El Dorado Hills Fire Department will review the driveway profiles for all lots in East Ridge as the building plans are pulled.
- C. All driveways shall be a minimum of 12 feet wide and be cleared of vegetation to an unobstructed vertical clearance of not less than 15 feet. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. 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 IPs. Therefore, the Project is consistent with this condition.

51. **Emergency Vehicular Access (EVA):** No portion of EVA – 01 (Blackstone) shall exceed 16%. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. Approval of the IPs by the Fire Department confirms compliance with this condition. Therefore, the Project is consistent with this condition.

52. **Gates Installation:** Gates within the subdivision shall be installed according to the following standards:

- A. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
- B. All gates providing access to the EVA's located at Blackstone, Ryan Ranch, and Marble Valley shall meet the El Dorado Hills Fire Department Gate Standard B-002.
- C. Any gate located on a trail or service road shall be equipped with a swing type gate with a Knox lock so fire apparatus may gain access to the trail or service road. No bollards are allowed.

Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. There are no proposed gates as part of this project. Any future proposal of gates would require approval via the Administrative Permit process. Therefore, the Project is consistent with this condition.

53. **Parking:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 36 shall be in effect. Parking will be allowed as follows:

- A. Valley View Parkway – no parking

- B. East Ridge Collector – parking on both sides of the street
- C. Local Road – Type 1 – Parking on one side of the street only. The curb on the side of the street with a sidewalk shall be painted red or signed every 25 feet “no parking fire lane.” This shall be white letters on a red background.
- D. Local Road – Type 2A – Parking on one side of the street only. The curb on one side of the street shall be painted red or signed every 25 feet “no parking fire lane.” This shall be white letters on a red background.
- E. Local Road – Type 2B – Parking on one side of the street only. The curb on one side of the street shall be painted red or signed every 25 feet “no parking fire lane.” This shall be white letters on a red background.
- F. No parking is allowed in any gated entry area.

Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. 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 IPs. Therefore, the Project is consistent with this condition.

- 54. **Dead End Roads:** This project may be phased so long as dead end roads do not exceed 800 feet or 24 parcels; whichever comes first. Alternate phasing options may be discussed between the property owner and fire department. Conformance with this condition shall be verified prior to approval of Improvement Plan.

Staff Verification: Condition satisfied. Approval of the IPs by the Fire Department confirms compliance with this condition.. Therefore, the Project is consistent with this condition.

County Surveyor

- 55. **Survey Monuments:** All survey monuments must be set prior to 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.

Staff Verification: Condition satisfied. A Monumenting Bond for Subdivisions (Bond No. 30255021) for Unit 4 was submitted to satisfy this condition. Therefore, the Project is consistent with this condition.

- 56. **Road Name:** The roads serving the development shall be named by submitting a completed Road Name Petition to 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. All associated fees will be the responsibility of the applicant.

Staff Verification: Condition satisfied. The El Dorado County Surveyor Road Name Petition for East Ridge Village has been fully approved. Therefore, the Project is consistent with this condition.

El Dorado Hills Community Services District

57. **Parkland Dedication:** Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is subject to the dedication of land, the payment of fees in lieu thereof, or a combination of both. Parkland dedication shall be calculated based upon factors for development within the El Dorado Hills Community Services District. Parks shall be offered to the El Dorado Hills Community Services District. Prior to the recordation of the first final map, the applicant shall show evidence of an agreement with the El Dorado Hills Community Services District for location, size, improvements, and timing of dedication/acceptance of the parks, and assure compliance with the parkland dedication requirements.

Staff Verification: Condition Satisfied. The El Dorado Hills Community Services District (CSD) agreed to the acreage calculation on December 9, 2025. The final Land Appraisal Report was completed by the Assessor's Office on December 9, 2025. The developer fully paid the total In Lieu Park Fee directly to the CSD on December 16, 2025. Therefore, the Project is consistent with this condition.