

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITONS OF APPROVAL

Final Map TM-F24-0002 – Sierra View Estates

TM21-0002/Sierra View Estates – As approved by the Planning Commission on July 27, 2023

Conditions of Approval

Planning Services:

1. This Tentative Subdivision Map (TM) approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:

- Exhibit F - Tentative Subdivision Map
- Exhibit P - Proposed Mitigated Negative Declaration and Initial Study

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

The project description is as follows:

A TM to subdivide a 30.84-acre undeveloped parcel into six (6) parcels ranging in size from 5.0 to 5.8 acres: Lot 1 (5.00 acres), Lot 2 (5.00 acres), Lot 3 (5.00 acres), Lot 4 (5.00 acres), Lot 5 (5.83 acres), and Lot 6 (5.00 acres). Access to the parcels would be from a new private road and encroachment at South Shingle Road, approximately 300 feet north of Big Branch Road; the new private road would terminate in a cul-de-sac. Each parcel would have its own private driveway that would provide access from the new private road. No access to or encroachment at Big Branch Road is proposed as part of this project. The proposed new access road would be 20 feet wide with either asphalt or chip seal surface with 1-foot unpaved shoulders on each side. Each parcel would have its own septic system and private well. Electric service would be provided by Pacific Gas and Electric (PG&E).

The formation of a Homeowners Association (HOA), as required by the Wildland Fire Safe Plan (WFSP), with the creation of Covenants, Codes, and Restrictions (CC&Rs) for funding the implementation, maintenance, and enforcement of the road maintenance and fire safe actions. The WFSP shall be reviewed and updated every five (5) years, and a Notice of Restriction (NOR) shall be filed prior to approval of the final map.

The lots shall conform to the table listed below:

Lot Number	Gross Area (S.F.)	Net Area (S.F.)
1	5.0	4.93
2	5.0	4.69
3	5.0	4.91
4	5.0	4.78
5	5.83	4.78
6	5.0	4.57

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 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 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. The project and required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency would occur during grading and/or building permit review. A Substantial Conformance determination was made by the Planning Division on November 12, 2024, to allow minor modifications to the gross/net parcel acreages for lots 4, 5 and 6 to be less than 5.0 acres due to County Department of Transportation (DOT) requirement for “in fee” title for South Shingle Road. An additional Substantial Conformance determination was made by the Planning Division on May 20, 2025, for minor modifications to the final map for the addition of ‘Lot A’ for the portion of South Shingle Road to be dedicated “in fee” since Condition of Approval #17 did not specify “in fee” or easement type dedication, and lots 1-6 have been slightly modified to accommodate the “in fee” dedication and to preserve the existing oak trees located along the on-site driveway. The resulting gross acreages are Lot 1 (5.02 acres), Lot 2 (5.02 acres), Lot 3 (5.22 acres), Lot 4 (5.35 acres), Lot 5 (4.84 acres), Lot 6 (4.53 acres), and Lot A (0.888 acres). Therefore, the project is consistent with this condition.

Planning Services:

2. **Tentative Subdivision Map Limits:** This TM shall expire ~~48~~ 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

Staff Verification: Condition Satisfied. The Tentative Subdivision Map, TM21-0002, was approved by the Planning Commission on July 27, 2023, with expiration of July 27, 2026. Therefore, the project is consistent with this condition.

3. **Parkland Dedication Appraisal Fees:** 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. The applicant shall provide proof of payment of the Assessor's appraisal fee to Planning Services prior to approval of the Final Subdivision Map.

Staff Verification: Condition Satisfied. Payment for the appraisal fee of \$150.00 has been paid to the El Dorado County Assessor's Office on June 3, 2024, check #17302. Therefore, the project is consistent with this condition.

4. **Park Fees:** The project shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 120.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to approval of the Final Subdivision Map.

Staff Verification: Condition Satisfied. Payment of park in-lieu fees in the amount of \$1,055.77 have been paid to El Dorado County Parks and Trails on August 1, 2024. Therefore, the project is consistent with this condition.

5. **CC&Rs:** CC&Rs shall be subject to review and approval by County Planning Services and/or County Counsel. The applicant shall submit the CC&Rs to Planning Services prior to approval of the final map allowing for adequate time to review and provide feedback to the applicant. CC&Rs will include a term that fencing shall be wildlife friendly.

Staff Verification: Condition Satisfied and Ongoing. CC&Rs were prepared by Sproul Trost, LLP, and provided with the final map submittal packet. The CC&Rs shall be recorded and maintained in perpetuity and include the private roads, drainage facilities, entrance gate, and wildlife-friendly fencing. Therefore, the project is consistent with this condition.

6. **Condition Compliance:** Prior to issuance of any grading or building permit, or commencement of any use authorized by this action, the applicant shall provide a written description, together with appropriate documentation, in hard copy and electronic format, 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 prior to issuance of a grading or building permit for verification of compliance with applicable Conditions of Approval.

Staff Verification: Condition Satisfied and Ongoing. The final map submittal packet includes documentation to verify compliance with each Mitigation Measure and Condition of Approval. Further confirmation of compliance occurred during the final map COA consistency meeting held June 3, 2024. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

7. **Final Map Recordation:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, in both hard copy and electronic format, showing conformance of the project with each condition imposed as part of the project approval.

Staff Verification: Condition Satisfied. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

8. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment of 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. All of the improvements have been constructed and accepted by DOT. No bonds were required. Therefore, the project is consistent with this condition.

9. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning the TM. The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

Staff Verification: Condition Satisfied. There has been no legal action regarding the subject Subdivision Map. Therefore, the project is consistent with this condition.

10. **Archeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction

work could continue on other parts of the project site while archaeological mitigation takes place.

Staff Verification: Condition Satisfied and Ongoing. This condition was noted on Improvement Plans and implemented during construction. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

11. **Human Remains:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Staff Verification: Condition Satisfied and Ongoing. This condition was noted on Improvement Plans and implemented during construction. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

12. **Easements:** Prior to approval of the final map, applicant shall ensure that the El Dorado County Surveyor's Office conduct a final easement review of the project parcels, as part of standard procedure, to further ensure no potential easement conflicts will occur on the project site.

Staff Verification: Condition Satisfied. All easements are shown on the final map which has gone through technical review by the County Surveyor's Office. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

13. **Subdivision and/or Private Roadway Gates:** The proposed project does not include the placements of any gates across County or non-County maintained roads or private driveways. Installation, or the proposal of the installation, of any gates associated with the project or individual parcels shall comply with Section 130.30.090, Gates, of the County Zoning Ordinance.

Staff Verification: Condition Satisfied and Ongoing. An Administrative Permit application for the gate and landscape was submitted with the final map package and reviewed through Administrative Permit, ADM24-0050, for consistency with Zoning Ordinance 130.30.090, and was approved by the Planning Division on September 11, 2024. The CC&Rs include ongoing maintenance of such improvements including the private roads, drainage facilities, and the entrance gate with landscape, and shall be maintained in perpetuity. Therefore, the project is consistent with this condition.

14. **Adequate Utilities:** Prior to approval of the final map, applicant shall provide Planning Services with a "will serve" letter from PG&E, and any other public utility required for the development of the site, for the proposed new parcels.

Staff Verification: Condition Satisfied. A "will serve" letter from PG&E was obtained May 15, 2024. On October 13, 2025, PG&E provided a letter confirming completion of work in conformance with applicable trenching requirements, and concurrence that substructures have been installed, and the developer can pave this portion of the property located at South Shingle Road and Big Branch Road. Final acceptance as a PG&E facility will be done when electric cable is pulled into the conduit and energized. Therefore, the project is consistent with this condition at this time.

15. **Mitigation Measure from the Initial Study - Mitigated Negative Declaration: MM BIO-01 Special Status Wildlife - Nesting raptors and Migratory Birds, Western Pond Turtle Preconstruction Survey**

Prior to issuance of any grading or building permits, the following mitigation measure shall be implemented to avoid impacts to special status species:

- a) If oak tree removal occurs at any time during the typical nesting season (February 15-September 15) a pre-construction survey shall be conducted by a qualified biologist no more than 15 days prior to initiation of proposed development activities. If active nests are found on or immediately adjacent to the site, the biologist shall contact the California Department Fish & Wildlife as appropriate to determine appropriate avoidance measures. If no nesting is found to occur,

necessary oak tree removal could then proceed for review and compliance with the standard requirements for oak tree removal, which would be reviewed at time of future grading and building permit submittal; and

- b) If construction activities encroach upon the pond, a pre-construction survey (standard visual survey) shall be conducted for the presence/absence of western pond turtle in the pond during the time when water is present. If the pond is dry, there is no need for the survey. Should a wetland pond turtle be located during construction, it shall be captured and moved to another pond. If impacts are proposed for the pond, it shall take place in the fall when there is no water and therefore, no turtles or other aquatic species are present.

Monitoring Requirement: Applicant shall provide proof of implementation of this condition to Planning Services prior to issuance of any grading or building permits.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Services.

Staff Verification: Condition Satisfied and Ongoing. The project improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. A pre-construction survey was conducted June 17, 2025, and the biologist confirmed that there were no active nests by nesting raptors and/or migratory birds, and no presence of western pond turtle. Therefore, the project is consistent with this mitigation at this time. Future development of each lot would be reviewed at the time of grading and/or building permit review. Therefore, the project is consistent with this mitigation at this time.

Department of Transportation (Project Specific):

16. **On-Site Road Improvements:** Construct the on-site access roadway consistent with County Standard Plan 101C as shown on the proposed TM, modified to a minimum of 20 feet in width.

Staff Verification: Condition Satisfied. All of the improvements have been constructed and accepted by DOT. No bonds were required. Therefore, the project is consistent with this condition.

17. **Offer of Dedication:** Offer to dedicate the rights of way for South Shingle Road for a half-width of 30 feet from the centerline of South Shingle Road. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.

Irrevocably offer to dedicate road and public utility easements for on-site access roadways with the final map. Also offer any appurtenant slope, drainage, pedestrian, public utility,

or other public service easements as determined necessary by the County. The offer(s) will be rejected by the County.

Staff Verification: Condition Satisfied. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Confirmation of compliance occurred during the final map COA consistency meeting held June 3, 2024, and subsequent meeting with Planning Division and DOT on October 1, 2025.

A Substantial Conformance determination was made by the Planning Division on November 12, 2024, to allow minor modifications to the gross/net parcel acreages for lots 4, 5 and 6 to be less than 5.0 acres due to County Department of Transportation (DOT) requirement for “in fee” title for South Shingle Road. An additional Substantial Conformance determination was made by the Planning Division on May 20, 2025, for minor modifications to the final map for the addition of ‘Lot A’ for the portion of South Shingle Road to be dedicated “in fee” since Condition of Approval #17 did not specify “in fee” or easement type dedication, and lots 1-6 have been slightly modified to accommodate the “in fee” dedication and to preserve the existing oak trees located along the on-site driveway. The resulting gross acreages are Lot 1 (5.02 acres), Lot 2 (5.02 acres), Lot 3 (5.22 acres), Lot 4 (5.35 acres), Lot 5 (4.84 acres), Lot 6 (4.53 acres), and Lot A (0.888 acres). The irrevocable offer of dedication (IOD) from 30-foot centerline includes slope, drainage, pedestrian, public utility, or other public service easements for South Shingle Road and was reviewed and accepted by the County. Therefore, the project is consistent with this condition.

18. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachment from the project access road onto South Shingle Road to the provisions of County Standard Plan 103D.

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

19. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along South Shingle Road effecting lots adjacent to South Shingle Road, excepting therefrom the approved access roadway as shown on the TM.

Staff Verification: Condition Satisfied. The direct access restriction from South Shingle Road is shown on final map Sheets 2 and 3. Therefore, the project is consistent with this condition.

Department of Transportation (Standard Conditions):

20. **Proof of Off-Site Road Entitlements:** Prior to approval of the final map, demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements for access to the project.

Staff Verification: Condition Satisfied. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans, and no further improvement agreements or bonds are required at this time. Therefore, the project is consistent with this condition.

21. **Maintenance Entity:** Prior to approval of the Final Map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing facility, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

South Shingle Road is an existing County maintained road shown on the General Plan Exhibit TC-1. Therefore, this condition does not apply to South Shingle Road.

Staff Verification: Condition Satisfied and Ongoing. The formation of an HOA with the creation of CC&Rs for funding the implementation, maintenance of road and drainage facilities, enforcement of fire safe actions, and the requirement that the WFSP shall be reviewed and updated every five (5) years satisfies this condition. The project includes a subdivision entrance gate with landscaping that was reviewed by the Planning Division through Administrative Permit, ADM24-0050, and approved on September 11, 2024. Further, the CC&Rs include ongoing maintenance of such improvements including the private roads, drainage facilities, and the entrance gate with landscape. Therefore, the project is consistent with this condition.

22. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to approval of the Final Map.

Ensure the project improvement plans and grading plans conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

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

23. **Stormwater Management:** Comply with the West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan.

Staff Verification: Condition Satisfied. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans and complies with Stormwater Plan. Therefore, the project is consistent with this condition.

24. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Stormwater Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

Staff Verification: Condition Satisfied. The project and its required improvements have been constructed and accepted by DOT, in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Therefore, the project is consistent with this condition.

25. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

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

Project Conditions of Approval shall be incorporated into the Project Improvement Plans when submitted for review.

Staff Verification: Condition Satisfied. The project improvements have been constructed and accepted by the County. No State or Federal permits were required. Therefore, the project is consistent with this condition.

26. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

Staff Verification: Condition Satisfied. DOT received the required reports and as-built plans on January 14, 2026. Therefore, the project is consistent with this condition.

El Dorado County Fire Protection District:

27. **Fire Flow:** The California Fire Code (CFC), as amended locally, requires the minimum fire flow for residential one and two-family dwellings to be 1,000 gallons per minute for a 1-hour duration for dwellings 3,600 square feet or smaller. For dwellings 3,601 square feet or greater, the minimum fire flow is 1,000 gallons per minute for a 2-hour duration. The CFC grants the fire code official the authority to reduce the fire flow requirements for buildings in rural areas where the development of full fire flow requirements is impractical.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

28. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with National Fire Protection Association (NFPA) 13D (residential use), including all Building Department and Fire Department requirements.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

29. **Hydrants:** This development shall install an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. This shall conform to El Dorado County Regional Fire Protection Standard Water Supplies for Suburban and Rural Fire Fighting, Standard D-003 adopted March 24, 2021, with specifications for the purpose of providing water for fire protection for each developed parcel.

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

30. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below, but not limited to:

- a) All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping;

- b) Each dead-end road shall have a turnaround constructed at its terminus;
- c) Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals;
- d) Where maximum dead-end road lengths are exceeded, there shall be a minimum of two (2) access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently;
- e) The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility;
- f) Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway or roadway width; and
- g) Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and fire department approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

31. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt or chip seal. Project proponent shall provide engineering specifications to support design, if request by the local Authority Having Jurisdiction (AHJ).

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

32. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent if paved or concrete.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of

consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

33. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

Staff Verification: Condition Satisfied. The project did not include any traffic calming devices. All other required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Therefore, the project is consistent with this condition.

34. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40 feet inside and 56 feet outside.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

35. **Gates:** All gates shall meet the El Dorado County Fire District requirements, including an approved Knox access.

Staff Verification: Condition Satisfied. The project includes a subdivision entrance gate with landscape. An Administrative Permit application for the gate and landscape was submitted with the final map package and reviewed through Administrative Permit, ADM24-0050, for consistency with Zoning Ordinance 130.30.090, and was approved by the Planning Division staff on September 11, 2024. Maintenance of the gate and landscape is included in the CC&Rs and shall be maintained in perpetuity. Therefore, the project is consistent with this condition.

36. **Funding Mechanism for Emergency Fire Access Components:** Through the creation of an HOA and CC&Rs, the property owner shall be responsible to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.

Staff Verification: Condition Satisfied and Ongoing. The formation of an HOA, as required by the WFSP, with the creation of CC&Rs for funding the implementation, maintenance of road and drainage facilities, enforcement of the fire safe actions, and the requirement that the WFSP shall be reviewed and updated every five (5) years satisfies this condition. Therefore, the project is consistent with this condition.

37. **Wildland Fire Safe Plan:** This development shall be conditioned to revise/develop, implement, and maintain a WFSP that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the TM. This project shall be annexed into the existing WFSP as a revised supplement.

Staff Verification: Condition Satisfied and Ongoing. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Further, the formation of an HOA, as required by the WFSP, with the creation of CC&Rs for funding the implementation, maintenance of road and drainage facilities, enforcement of the fire safe actions, and the requirement that the WFSP shall be reviewed and updated every five (5) years satisfies this condition. Therefore, the project is consistent with this condition.

38. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

39. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code (CFC) and the current El Dorado County Fire Protection District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane". All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

40. **Setbacks:** Any parcels greater than one (1) acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30-foot setback for buildings and accessory buildings from all property lines).

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review.

Therefore, the project is consistent with this condition.

41. **Vegetative Fire Clearance:** Prior to June 1st each year, there shall be vegetative clearance around all Emergency Vehicle Access (EVA), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19, as referenced in the CFC, and the conditioned WFSP and any amendments to the WFSP.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Further, the formation of an HOA, as required by the WFSP, with the creation of CC&Rs for funding the implementation, maintenance of road and drainage facilities, enforcement of the fire safe actions, and the requirement that the WFSP shall be reviewed and updated every five (5) years satisfies this condition. Therefore, the project is consistent with this condition.

42. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide EVA points as required by the fire code official. Gates may be installed and locked with a low priority Knox lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10-foot drivable width and 14-foot minimum vegetation clearance (the WFSP will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.

Staff Verification: Condition Satisfied. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. The project does not include connecting to a trail system and is not adjacent to land-locked open space. Therefore, the project is consistent with this condition.

43. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all addressing requirements.

Staff Verification: Condition Satisfied and Ongoing. Confirmation of consistency to this condition would occur during grading and/or building permit review once residences are developed on the lots. Therefore, the project is consistent with this condition.

44. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.

Staff Verification: Condition Satisfied. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

45. **Improvement (Civil) Plans:** A Fire Plan sheet shall be included in the Subdivision Improvement Plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope Percentages of Roads/Driveways, Points of Egress for the Public and Emergency Personnel, Underground water mains, EVA as required, Road Widths, Gates, etc.

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

46. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the Fire Department prior to respective permit issuance. The plans shall provide the use classification for each proposed buildings for future comments in regards to fire sprinklers, PRC Title 14, smoke alarms, carbon monoxide alarms, and other fire and life safety features.

Staff Verification: Condition Satisfied and Ongoing. Confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

Air Quality Management District (AQMD):

47. **Asbestos Dust:** An Asbestos Dust Mitigation Plan (ADMP) application with applicable fees shall be submitted to and approved by the AQMD prior to issuance of any oak tree removal, site improvements, grading, or building permits if the project moves more than 20 cubic yards of soil, pursuant to AQMD Rule 223.2, Fugitive Dust - Asbestos Hazard Mitigation. Mitigation measures identified in the Plan for the control of fugitive dust shall comply with the requirements of Rule 223, Fugitive Dust - General Requirements, and Rule 223.2 Fugitive Dust - Asbestos Hazard Mitigation.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

48. **Paving:** Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials, if applicable.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

50. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

51. **Construction Emission:** During grading, building, and other construction activities, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) 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 can be found at CARB website: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

52. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration 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, and daily hours of operation of each piece of equipment.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

53. **Electric Vehicle (EV) Charging - Residential:** The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2019 Cal Green Building Code § 4.106.4.1 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter) and shall comply with all requirements listed in this subsection. Please refer to https://www.edcgov.us/Government/buildings/pages/california_building_standards_in-effect.aspx

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

County Surveyor's Office:

54. **Final Map Package:** Upon project approval of the TM, a Final Map Package will need to be submitted to the County Surveyor's Office.

Staff Verification: Condition Satisfied. The applicant submitted a final map application package on April 11, 2024. All pertinent materials have been provided to the Surveyor's Office. Therefore, the project is consistent with this condition.

55. **Survey Monuments:** All survey monuments must be set prior to approval of the Final Map, or the developer shall have surety of work to be done by bond or cash deposit prior to approval of the Final Map. Verification of set survey monuments and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to approval of the Final Map.

Staff Verification: Condition Satisfied. The County Surveyor's confirmed monuments set, and inspection completed on February 10, 2026. Therefore, the project is consistent with this condition.

56. **Road Name:** The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided prior to approval of the Final Map.

Staff Verification: Condition Satisfied. The road name petition was submitted to the Surveyor's Office. The sign is installed. Therefore, the project is consistent with this condition.

57. **Site Addressing:** Site addressing for the project shall be coordinated with the County Surveyor's Office prior to approval of the Final Map.

Staff Verification: Condition Satisfied and Ongoing. Confirmation of consistency to this condition would occur during grading and/or building permit review once residences are developed on the lots. Therefore, the project is consistent with this condition.

58. **Final Subdivision Map:** Prior to recording the Final Map, a letter will be required from all Agencies that have placed Conditions on the map. The letter will state that "**all Conditions placed on TM21-0002 by (that Agency) have been satisfied**". The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

Staff Verification: Condition Satisfied. The applicant submitted a final map application package on April 11, 2024. Planning Division staff verified completion of Conditions of Approval as satisfied and/or satisfied and ongoing. All pertinent materials have been provided to the Surveyor's Office. Therefore, the project is consistent with this condition.

59. **Boundary Monuments:** All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyor's Act).

Staff Verification: Condition Satisfied. The County Surveyor's confirmed monuments set, and no monuments destroyed during construction, as confirmed at the inspection on February 10, 2026. Therefore, the project is consistent with this condition.

El Dorado County Stormwater Coordinator West Slope:

60. **Erosion and Sediment Control Plan:** The County is subject to the State of CA Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as a "Regulated" project under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 5,000 square feet or more of impervious surface. Regulated Projects are required to provide treatment of stormwater from the 85th percentile/24-hour storm event prior to the water leaving the site or entering a waterbody. Additional Hydromodification requirements may be required as well. Submittal requirements for Regulated and Hydromodification projects are provided online.

Prior to issuance of any grading and/or building permits, an Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and constructed in accordance with the Conditions of Approval and department/agency approved Improvement Plans. Further confirmation of consistency to this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

El Dorado County Environmental Management Department (EMD):

61. **Private Wells:** Prior to the issuance of any building permits, future development on each parcel shall comply with the requirements for having a private well, as determined by EMD.

Staff Verification: Condition Satisfied and Ongoing. Confirmation of consistency to this condition would occur during well permitting during grading and/or building permit review. Therefore, the project is consistent with this condition.

62. **On-Site Septic System:** Prior to issuance of any building permits, future development of each parcel shall comply with the requirements for having a private on-site septic system, as determined by EMD.

Staff Verification: Condition Satisfied and Ongoing. Confirmation of consistency to this condition would occur during septic system permitting during grading and/or building permit review. Therefore, the project is consistent with this condition.