

CONDITIONS OF APPROVAL

**General Plan Amendment GPA22-0003/Specific Plan Revision SP-R21-0002/
Rezone Z21-0013/ Planned Development Permit PD21-0005/Tentative Subdivision Map
TM22-0005/Conditional Use Permit CUP23-0008/Town and Country Village El Dorado**

Board of Supervisors/October 28, 2025

This Planned Development Permit, Tentative Subdivision Map, and Conditional Use Permit are based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit A.....Project Vicinity Map
Exhibit B.....Project Aerial Map
Exhibit C.....Assessor's Parcel Page
Exhibit D.....Land Use Maps
Exhibit E.....Zoning Maps
Exhibit F.....Proposed BLHSP Document (Amended September 2025)
Exhibit G.....Proposed BLHSP Circulation & Completed BLSHSP Development
Exhibit H.....Tentative Subdivision Maps
Exhibit I.....Project Plans
Exhibit J.....Updated Fiscal Impact Analysis
Exhibit K.....BLHSP Public Facilities Financing Plan
Exhibit L.....Employee Housing Program
Exhibit M.....Draft Environmental Impact Report
Exhibit N.....Draft Environmental Impact Report Appendices
Exhibit O.....Final Environmental Impact Report
Exhibit P.....Findings of Fact/Statement of Overriding Considerations
Exhibit Q.....Mitigation Monitoring and Reporting Program
Exhibit R.....Local Transportation Analysis

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 would constitute a violation of permit approval.

The project description is as follows:

The project site consists of two areas: the Project Development Area consists of the northernmost and southernmost 26.6 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis, which would require approval of a CUP; the Program Study Area consists of the central and easternmost 30.41 acres of the project site and may include future development of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts. As mentioned above and described in more detail below, the proposed project would require approval of a General Plan Amendment, BLHSP Amendment, Rezone, TSM, Planned Development Permit, as well as a CUP and other responsible agency approvals, including El Dorado Local Agency Formation Commission (LAFCo) and United States Department of the Interior Bureau of Reclamation for the annexation into the El Dorado Irrigation District's (EID) service area.

GENERAL CONDITION FOR BOTH PLANNED DEVELOPMENT AND TENTATIVE SUBDIVISION MAP

1. **(A) Separate conditions: Off-Site Improvements: Sewer Access**

Prior to issuance of the first Building Permit, or final map the Project is responsible for environmental clearance, design, Plans, Specifications, and Estimate (PS&E), utility relocation, right of way acquisition, and construction of necessary infrastructure to connect to the public sanitary sewer system operated by EID. No Certificate of Occupancy may issue without appropriate waste connection.

This sewer connection is included within BLHSP PFFP project list and may be reimbursable or eligible for credits through the PFFP upon execution of a reimbursement agreement with the County and available funds within the PFFP. To be eligible for reimbursement or credits, the Project shall meet all requirements set out in the PFFP, including the associated Nexus Study and Capital Improvement Program. A reimbursement agreement must be executed before the construction of these improvements. If the Developer constructs the improvements without a prior reimbursement agreement, any entitlement to reimbursement will be deemed to be waived.

The Project sewer main connection shall be consistent with the revised Bass Lake Hills Specific Plan including sufficient capacity to serve full buildout of the specific plan. The sewer main shall be consistent with the specific plan, connecting the project area to the

existing South Uplands Trunk Gravity-Sewer Main located on Russi Ranch Drive. The location will be subject to County and EID approval and shall not conflict with existing or proposed roadways or other improvements, including future expansion of the Bass Lake Interchange and the adjoining Serrano development. Future dedications will be determined by EID as part of annexation.

1. **(B) Off-Site Improvements (Acquisition)**

If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. Should the County commence proceedings to utilize the eminent domain process it is not intended as a means to aid the Project as a private undertaking but as a public improvement for the BLHSP area. The Agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel. In the event that a future Board determines that the eminent domain process must be implemented to acquire right-of way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Transportation Division. The agreement shall require the applicant to do all the following: (1) pay all costs incurred by County associated with the acquisition of the title or interest; (2) provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; (3) if the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the agreement shall require the applicant provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; (4) require the applicant to provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor and provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser prepared consistent with the California Eminent Domain Law; and (5) require the applicant to provide approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer. The Agreement shall also include a provision that if the County is not able to secure sufficient title or interests necessary to complete the required off-site improvements, and the Board of Supervisors chooses, at a public hearing, not to adopt a Resolution of Necessity under Code of Civil Procedure Section 1245.210 et seq., the Developer may, as an alternative, be allowed to satisfy condition 1 by constructing and operating the septic alternative studied

in the EIR (generally as detailed in Figure 4.5-3). In that event, the Applicant shall be responsible for environmental clearance, design, Plans, Specifications, and Estimate (PS&E), utility relocation, right of way acquisition, and construction of necessary infrastructure for the septic alternative.

PLANNED DEVELOPMENT PERMIT CONDITIONS OF APPROVAL

Planning Division

2. **Permit Implementation:** The expiration of a Development Plan Permit related to a tentative subdivision or parcel map shall have the same expiration date as the tentative map, pursuant to Section 130.52.040. Extensions of the tentative map shall automatically extend the Development Plan Permit. The approval or conditional approval of a tentative map shall expire within the timeframe from the date of approval by the approving authority shall be 36 months for a tentative map. The expiration date of an approved tentative map may be extended as authorized in Government Code § 66452.6(a). It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
3. **Mitigation Measures from the Final Environmental Impact Report:** The applicant shall comply with all mitigation measures identified in the Town and Country Village El Dorado Project Final Environmental Impact Report (SCH# 2023070297).

With the submittal of all grading plans, improvement plans, and building permit plans, the developer/applicant shall submit to the El Dorado County Planning Division a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the County Department and/or Agency responsible for review, and how the developer/applicant meets the Condition of Approval or Mitigation Measure. The developer/applicant shall update the compliance matrix and provide it with each submittal.

4. **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 El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Subdivision Map.

The duty to defend, indemnity, and hold harmless shall equally apply to any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or otherwise challenge the Employee Housing Program required under Condition of Approval #7 and further detailed in Hearing Exhibit L.

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

5. **Change in Ownership:** In the event of any change of ownership of the subject parcel (APNs 119-080-021, -027 and -025) or any change in primary or accessory use, it is the responsibility of the future property owners to ensure all changes are consistent with these approvals, the El Dorado County General Plan, Zoning Ordinance, and all applicable standards in place at such time.
6. **Hotel Design:** Prior to the issuance of a building permit for the hotels, the applicant shall submit the architectural plans for review and approval by the Planning and Building Department.
7. **Employee/Workforce Housing Program:** The Employee Housing Plan, attached as Hearing Exhibit L and hereby incorporated by reference, shall be complied with, including but not limited to, annual reporting of the number of occupied employee housing units and rent totals.

El Dorado Hills Fire Department

8. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations Title 14 §1266.01, structural fire protection and suppression services will be available for this project by the El Dorado Hills Fire Department (EDHFD). The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 86 located at 3670 Bass Lake Road, El Dorado Hills, CA 95762 in El Dorado Hills. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.
9. **Natural Hazard Disclosure:** The project is located in a moderate Fire Hazard Severity Zone within a CAL FIRE Responsibility Area (SRA). The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.

10. **Limits to Development:** The project is not currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that is a high risk of a wildfire.
11. **Emergency Water Supply:** The project area is not currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one or more of these parcels, the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code, along with local ordinances and standards of EDHFD.
 - a. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. Fire hydrant quantities and locations shall be in accordance with the California Fire Code, as amended locally. The required fire hydrants shall be installed and operational prior to any construction (including foundations).
12. **Roadways and Driveways:** Roads and driveways, whether public or private, shall comply with California Code of Regulations (CCR) Title 14 §§ 1270.00 - 1276.04 and California Code of Regulations Title 24 – Part 9 (CFC), Section 503 (Fire Apparatus Access Roads), as amended locally. The required fire access road(s) shall be installed prior to any construction (including foundations).

An Emergency Vehicle Hybrid Beacon (EVHB) device shall be provided at Bass Lake Road and El Dorado Hills Fire Department Fire Station 86 to provide safe emergency responding ingress/egress.

Two fire apparatus access/egress points shall be provided at both the Northern and Southern portions of the project. Fire apparatus access/egress points shall be placed a distance apart that is ½ the overall diagonal of the area served. CFC D104.3 and D 107.2

Aerial fire apparatus access roads shall be provided to all structures 30-ft in height or greater. Aerial fire apparatus access roads shall be in accordance with CFC D105.

- a. Fire access roadways shall be of not less than 20 feet of unobstructed width, 15 feet of vertical clearance, and minimum turning radii of 40 feet inside and 56 feet outside dimensions on the improvement plans. Fire access roadways adjacent to fire hydrants shall be a minimum 26 feet in width. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed

building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.

- b. Fire apparatus access roads in excess of 150-feet in length shall be provided an approved fire apparatus turnaround. Fire apparatus turnarounds shall be in accordance with CCR Title 14 and EDHFD Standard B-003. Driveways in excess of 150 feet in length shall be provided with an approved turnout. Turnouts shall be in accordance with CCR Title 14.
- c. Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet County Department of Transportation standards for roadways. A report, prepared by a registered geotechnical or California-licensed Civil engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating the construction of the roadway. Verification of constructed roadway shall be provided by a registered geotechnical or California-licensed Civil engineer prior to the final of the project.
- d. Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.
- e. Traffic calming measures along fire access roads are prohibited unless approved by EDHFD.
- f. Gates or barriers across fire access roads or pedestrian egress shall be approved prior to installation and shall be in accordance with the California Fire Code and EDHFD Standards.
- g. When a road is required, it shall be named in accordance with the requirements identified by the County of El Dorado Surveyors Office. An approved street sign shall be placed at the entrance to the road.
- h. Fire Lane identification shall be provided along required fire access roadways. Fire Lane identification shall be in accordance with the California Vehicle Code and EDHFD Standards. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway widths shall be measured between the gutter line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.

- i. All essential road and driveway improvements shall be complete and meet all of the requirements of CCR Title 14 and the California Fire Code prior to the approval of the final map for the project.
13. **Shared Access Agreement or Easement:** Provide shared access agreement or easement between all parcels connected to and served by a fire access roadway and/or driveway serving more than one parcel. The Shared Access Agreement shall permit vehicular access and be recorded with the El Dorado County Recorder's Office.
14. **Road Maintenance Agreement:** Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by a private fire access roadway and/or driveway serving more than one parcel. The Fire Access Roadway Maintenance Agreement shall be recorded with the El Dorado County Recorder's Office. The roadway maintenance agreement shall include the following:
 - a. Provisions for the necessary repair and maintenance of the roadway surface.
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of fifteen feet (15') or width of twenty feet (20').
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.
15. **Fire protection (Fire Safe Plan):** A preliminary fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards. The applicant shall record a Notice of Restriction (NOR) that states that all lots illustrated in the final map shall adhere to the conditions of the applicable fire safe plan. The specific language of the NOR shall be approved by EDHFD prior to recordation.
16. **Community Facilities District:** In order to maintain certain services provided by the Department, which are impacted by the proposed development, including, but not limited to, fire protection and suppression, ambulance response services, emergency response services, administrative fees of the Department, and any other services permitted under the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the "Act"), as well as costs of administration, operating, and reporting, the Developer shall elect and provide for one (1) of three (3) financing options. The Developer can (i) form a new Community Facilities District ("CFD") subject to the review and approval of the Department, (ii) make a deposit and annex into any

existing and approved Department CFD, or (iii) make a lump-sum payment for the present value of an annuity authorized by the Department. If the Developer chooses to create a new CFD or annex into an existing El Dorado Hills Fire Department CFD, the creation of the new CFD or the annexation into the existing El Dorado Hills Fire Department CFD shall be completed concurrently with final approval, as determined jointly by the Department and the County, of all land use entitlements requested by the landowner/applicant/developer.

17. **Plan Submittal (commercial):** The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: EDHFD does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.
18. **Roof Coverings:** Residential roof coverings shall consist of materials having a minimum Class A rating.
19. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in the California Code of Regulations Titles 14, 19, 24, and EDHFD ordinances and regulations.
 - a. All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road in accordance with California Code of Regulations Title 14 – Section 1276 (Setback for Structure Defensible Space).
 - b. Residential structures, due to topography or parcel dimensions, that encroach the (30) foot setback shall be constructed to meet Insurance Institute for Business Home & Safety (IBHS) Wildfire Prepared Home.
20. **Open Space Fencing:** Lots that abut open space shall be required to utilize non-combustible type fencing abutting the open space.
21. **Address (commercial):** All parcels shall be provided with an approved address number as issued by the County Surveyors Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than eight (8) inches and shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background.

Address (residential): All parcels shall be provided with an approved address number as issued by the County Surveyors Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than four (4) inches. Address shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background. When a residential building is located more than 150-feet from the provided road serving the residence, an address sign shall be placed at the driveway entrance onto the parcel. Remote address numbers shall be reflective and contrasting in color to the sign background, and with a number height of not less than four (4) inches and with a stroke width of 1/2-inch.

County Department of Transportation

22. **Access at Bass Lake Road:** The applicant shall design and construct a right- in/right-out access at Bass Lake Road. The improvements shall be completed prior to issuing the certificate of occupancy for the first building.
23. **Access at Country Club Drive:** The applicant shall design and construct the access to serve the northern and southern development areas along Country Club Drive. An intersection control evaluation analysis shall be performed to determine what type of traffic control is best suited for this intersection. The County shall be in agreement on the selected intersection control alternative resulting from the analysis. The improvements shall be completed prior to issuing the certificate of occupancy for the first building.
24. **Emergency Access:** The applicant shall design and construct two emergency access points to serve the northern development area, one along Country Club Drive and one along Bass Lake Rd. The applicant shall design and construct an emergency access road along Old Country Club Drive to serve the southern development area. Remote-operable emergency access gates shall conform to the requirements of the fire department and shall not impede the bike and pedestrian path. Access along Old Country Club Drive shall be restricted to emergency use only. The improvements shall be completed prior to issuing the certificate of occupancy for the first building.
25. **Encroachment Permit(s):** Obtain encroachment permits from DOT and construct the roadway encroachments to the provisions of County *Standard Plans as directed by DOT*.
26. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing

at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

27. **Common Fence/Wall Maintenance:** Responsibility 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).
28. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.
29. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports; however, the County Engineer may require additional or specialized information.
30. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
31. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.
32. **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.

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

El Dorado County Stormwater

34. 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 "Small" or "Regulated" projects 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. Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody.
35. Prior to building permit approval, an Erosion and Sediment Control Plan (ESCP) shall be submitted for review and approval by El Dorado County. 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 Storm Water Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.

El Dorado County Environmental Management Department

36. Prior to building permit approval, submit plans for review and approval by the El Dorado County Environmental Management Department and Building Services. Public pools are required to be constructed to the standards of the California Health and Safety Code, The California Code of Regulations, the California Building Code, and the California Electrical Code.

37. Prior to building permit approval, submit plans for review and approval by the El Dorado County Environmental Management Department and Building Services. Retail food facilities are required to be constructed to the standards of the California Retail Food Code.

El Dorado County Local Agency Formation Commission (LAFCO)

38. Prior to receiving water and/or sewer service from the El Dorado Irrigation District (EID), parcels (APN) 119-080-021, 119-080-027, and 119-080-025 shall be annexed into EID's service boundary, subject to review and approval by El Dorado LAFCO.

El Dorado Irrigation District

39. Prior to annexing the project site into EID, the applicant shall prepare a Facility Plan Report (FPR) for review and approval by EID.

Central Valley Regional Water Quality Control Board

40. Prior to building permit approval, the developer shall submit a Report of Waste Discharge and a Form 200 in compliance with the General Order (State Water Resources Control Board Order WQ 2014-0153-DWQ General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems)

TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL

Office of County Surveyor

41. Upon project approval from the Planning Division, A Final Map Package will need to be submitted with the County Surveyor's Office.
42. 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 and the amount of the bond or deposit to be coordinated with the County Surveyor's Office prior to the filing of the Final Map.
43. 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 filing the Final Map.

44. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Map.
45. Prior to filing the Final Map, a letter would be required from all agencies that have placed conditions on the map. The letter would state that "all conditions placed on TM22-0005 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
46. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor and copied to the Consultant and the Applicant.

County Department of Transportation

47. **Road Design Standards:** Construct all roads in conformance with the County Design and Improvements Standard Manual (DISM), modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

ROAD NAME	REFERENCE	ROAD WIDTH*	EXCEPTIONS / NOTES
Road Private Lot R, 45'	Standard Plan 101C	32 feet / 50 feet	3" HMA on 8" Class 2 AB, type 2 curb & gutter, 6.5' PCC sidewalk on one side, 8' bike path 2.5" AC/4" AB on the other side as shown on the Tentative Map
Road Private Lot R, 50'	Standard Plan 101C	32 feet / 45 feet	3" HMA on 8" Class 2 AB, type 2 curb & gutter, 6.5' PCC sidewalks on both sides as shown on the Tentative Map
* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb. Curb face for rolled curb and gutter is 6" from the back of the curb. Use Type 2 Vertical Curb and Gutter adjacent to open space, park and non-frontage of lots.			

48. **Offer of Dedication – Internal Streets:** Offer to dedicate, in fee, the rights of way for roadways shown in Table 1 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, and a maintenance entity (or other funding source approved by the County) shall be created and funded to provide for maintenance of the roadways and drainage facilities.

49. **Off-Site Improvements – Collectors and Major Transportation Facilities:**

- a. The project is responsible for coordination with Caltrans, design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of following improvements as identified in the Local Transportation Analysis prepared by T.KEAR Transportation Planning & Management, Inc. dated September 12, 2024.

- i. Widen Bass Lake Road:

1. The applicant shall widen Bass Lake Road to four lanes (two in each direction) from the westbound off ramps at US-50 to just north of the intersection at Country Club Drive. The widening project is included in the County's Capital Improvement Program and identified as CIP 36105054 and would include additional improvements to the Bass Lake Road and Country Club Drive intersection. The improvements shall be completed prior to issuing the certificate of occupancy for the first building. This work may be eligible for reimbursement through the County's Traffic Impact Fee Program.

- b. The Project is responsible for environmental clearance, design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of following improvements as identifies in the Local Transportation Analysis prepared by T.KEAR Transportation Planning & Management, Inc. dated September 12,2024.

- i. Bass Lake Road/Hawk View Road intersection:

1. Signalization of the existing intersection at Bass Lake Road and Hawk View Road. Place signal masts to allow for future widening of Bass Lake Road to a four-lane arterial road.

The Project shall construct this improvement prior to development levels in the project site that would require the improvement consistent with General Plan Policy TC-X. The applicant may enter into a reimbursement agreement with the County providing for reimbursement

of the funds provided by the applicant and used for the construction, or construction-related activities, of these improvements to the extent they are included in the BLHSP PFFP Fee Account.

- c. Enter a Road Improvement Agreement (RIA) with the County to construct said improvements. Approval of the improvement plans and RIA shall be required prior to or concurrent with the final map associated with the Subdivision Improvement Agreement (SIA). The SIA shall include a reference to the RIA containing the required improvements.

The construction of the required improvements shall be completed prior to issuance of the certificate of occupancy for the first building.

d. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items in section A to the extent such improvements are included in the County's Traffic Impact Fee (TIF) Program, in accordance with the County's TIF fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 20-year CIP and TIF Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIF Fees that would otherwise be paid at issuance of building permits.
- iii. If any improvements are included in the County's 10-year CIP and TIF Program and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.
- iv. If any improvements are included in the BLHSP PFFP, such improvements may be eligible for reimbursement from the PFFP funds.

50. **Off-Site Improvements (Acquisition):** As specified in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure or

cannot secure sufficient title or interest for lands where said off-site improvements are required, the Developer must, prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

51. **Maintenance Entity:** Prior to filing a final map, form and entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

All existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

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

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

Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

El Dorado Hills Community Services District

53. In compliance with the EL Dorado Hills Community Service District (EDHCSD) Policy 6110.10, park land suitable for active recreation use shall be dedicated or pay fees in lieu thereof (Quimby Act), or by EDHCSD Board authorization, a combination of the two.
54. Prior to approval of the first Final Map, annexation into the following Community Facilities Districts (CFDs) are required:

Annexation into the BLHSP CFD 2018-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of BLHSP parks, trails and pathways, open space, landscaping, lighting and other common/public areas owned/maintained by the EDHCSD. The applicant shall also coordinate with the EDHCSD in forming a component of CFD 2018-01 which will serve as a back-up funding mechanism (“Shell”) to the Homeowner’s Association (“HOA”) for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities, and other common or public areas. Developer to pay all annexation costs.

Annexation into the EDHCSD’s Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District’s service boundary.