

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITONS OF APPROVAL

Final Map TM-F22-0017 La Cañada Unit 1 (Phase 1A, 1B, 1C)

TM08-1463-R/La Cañada - As approved by the Planning Commission on February 9, 2017, and Development Services Director on March 7, 2017.

Conditions of Approval

Planning Division

1. This Rezone, Planned Development and Tentative Subdivision Map are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits A-J (Rezone/Planned Development/Tentative Map) dated September 2008, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

Project Description:

The project includes a request for a Zone Change from RE-5 (Estate Residential Five-Acre) to RE-5-PD (Estate Residential Five-Acre-Planned Development), with a Development Plan to allow clustering of lots and a reduction in the minimum parcel size of five acres in the RE-5 zone district and to allow for a density bonus, and a Phased Tentative Map to create 47 residential lots ranging in size from 1.01 to 7.19 acres and six lettered open space lots (two open space lots and four landscape lots) totaling 63.85 acres. Phase IA would encompass Lots 1-3 and 24-25 (5 lots), Phase IB would encompass Lots 4-7, 9-11, and 20-23 (11 lots), Phase IC would encompass Lots 12-19 (8 lots), Phase IIA would encompass Lots 43-47 and Lots 26-28 (8 lots), Phase IIB would encompass Lots 29-42 (14 lots), and Phase IIC is Lot 8 (1 lot). Access to the proposed subdivision would be from two proposed roadway connections, one to be developed with Phase I of the project ("C" and "A" Drives) which would connect the project directly to Salmon Falls Road, and through to Malcolm Dixon Road under the Private Funding Agreement to design and construct off-site public improvements for the Malcolm Dixon Area Circulation Plan (secondary access). Phase IA (5 Lots), Phase IB (11 Lots), and a portion of Phase 1C (8 Lots - with the exception of Lots 13 through 16) can be built and recorded prior to constructing the secondary access. The project proposes to use public water and individual septic systems. In order for the project to be eligible for public water and fire services the property would be require annexation by LAFCO into the local water and fire districts. The project proposes to use the Density Bonus provision for nineteen (19) additional residential lots.

The allowable density shall comply with Table 1 below:

TABLE 1. Density Calculation		
Acreage – 143 acres	Allowable Density in the RE-5 Zone District	Allowable Units Using Density Bonus
	Minimum 5-acre parcel sizes	1.5 Density Bonus
# of Lots	28.6	47.6

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

Lot No.	Gross area (S.F.)	Lot No.	Gross Area (S.F.)
1	50,235	27	57,720
2	47,323	28	58,094
3	58,355	29	56,612
4	61,082	30	47,343
5	51,640	31	48,724
6	59,129	32	63,196
7	84,198	33	57,728
8	313,210	34	89,630
9	79,892	35	87,261
10	63,175	36	62,567
11	67,243	37	55,856
12	86,899	38	52,500
13	64,799	39	49,778
14	62,745	40	61,467
15	72,141	41	57,738
16	67,901	42	68,517
17	52,803	43	65,248
18	60,967	44	43,771
19	55,719	45	59,831
20	51,239	46	54,007
21	53,454	47	64,361
22	60,886	Open Space “A”	28.150 acres
23	78,867	Open Space “B”	34.704 acres
24	70,894	Landscape Lot “C”	0.491 acres
25	71,051	Landscape Lot “D”	0.381 acres

26	58,891	Landscape Lot “E”	0.092 acres
		Landscape Lot “F”	0.057 acres

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

TABLE 3: Oak Canopy Removal Summary		
Total Oak Canopy to be Removed (Acres)	Canopy Removed for Road Improvements (Acres)	Canopy Removed for Individual Lot Development (Acres)
51.8	9.8	42

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

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements have been designed and are being constructed in accordance with the approved Zoning, Tentative Map, Conditions of Approval (COA) and department/agency fully approved Improvement Plans. Developer, La Cañada 143-25, LLC, is a party to a Private Funding Agreement to provide the secondary access to the project through construction of Malcolm Dixon Area of Benefit (AOB) improvements. For public water and fire services, the project has been annexed into the El Dorado Irrigation District (EID) and the El Dorado Hills Fire Department (EDHFD). Civil Improvement Plans for Phase 1A, 1B, and 1C (Unit 1) have been approved by all County agencies. The property and all portions thereof are being developed in compliance with the project description, approved hearing exhibits, and COA. Further confirmation would occur during grading and/or building permit review and as described throughout this verification report. Therefore, the project is consistent with this condition.

Conditions of Approval from the Mitigated Negative Declaration

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

2. To avoid take of active raptor nests, pre-construction surveys shall be conducted by a

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

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

Timing/Implementation: The applicant shall provide Planning and Building Department, Planning Division with a letter from a qualified Biologist verifying compliance prior to issuance of a grading permit.

Enforcement/Monitoring: El Dorado County Planning Division

Staff Verification: Condition Satisfied and Ongoing. A Raptor Nest Survey of Phase 1A, 1B, and 1C was conducted by Barnett Environmental on June 1, 2022. No active raptor nesting activity on or within 500-feet of proposed construction area was observed. A bat habitat survey was conducted by Madrone Environmental Consulting report dated September 16, 2022. No bat habitats were observed. Pre-construction surveys would be completed prior to future ground disturbing activities. Further confirmation would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

3. In order to protect sensitive cultural resources, the area delineated as Open Space Lot “B” on the Tentative Subdivision Map shall be designated on the final map as an unbuildable area. No reference to specific locations of the cultural resource site shall be recorded with the Final Map (**MM CUL-1**).

Plan Requirements/Timing: A note designating Open Space Lot B as an unbuildable area shall be included on the final map.

Compliance: El Dorado Planning Division shall review the final map to ensure that a note is included.

Staff Verification: Condition Satisfied and Ongoing. Open Space Lot B is shown on the

recorded Large Lot Final Map approved by the Board of Supervisors (BOS) on April 2, 2019 (TM08-1463-F) and shown on the final map, TM-F22-0017, for Unit 1. Therefore, the project is consistent with this condition.

4. The applicant shall be required to notify property owners of potentially significant noise levels associated with future construction activities associated with home building and road construction as part of subsequent phases. This shall be included as a “Buyer Beware” clause in project CC&Rs. Planning Services shall review CC&Rs to ensure this clause has been included (**MM NOISE-1**).

Timing/Implementation: Prior to issuance of grading and building permits for lot development the applicant shall prepare CC&Rs for review by Planning Division.

Enforcement/Monitoring: El Dorado County Planning Division.

Staff Verification: Condition Satisfied. CC&Rs have been provided as part of the final map submittal packet. Section 5.10 of the submitted CC&R document includes a statement concerning potential construction noise impacts to buyers who buy prior to completion of all construction phases. Therefore, the project is consistent with this condition.

Project Conditions of Approval

Planning Services

5. The developer shall pay the mitigation in-lieu fee or provide a replacement plan for all oak canopy removed as part of road and infrastructure improvements (Total 51.8 acres). The mitigation fee shall be paid at a 1:1 ratio as required by the Oak Woodland Conservation Ordinance and fee shall be based on the amount established by the Board of Supervisors. The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee or replacement plan, prepared by a licensed arborist, prior to issuance of a grading permit or removal of any oak trees. (Reference PD08-0003)

Staff Verification: Condition Satisfied. Oak mitigation fees in the amount of \$17,512.20 was collected per Administrative Permit, ADM23-0034, receipt dated August 11, 2023.

6. The Final Subdivision Map shall include the following notes:
 1. A total of 0.89 acre or 0.69 percent of oak canopy shall be available to each lot within the subdivision for removal during individual lot development. Individual property owners shall pay the mitigation fee or provide a replacement plan. Replacement plans shall be prepared by a licensed arborist at a 1:1 ratio as required by the Oak woodland Conservation Ordinance and fee shall be based on the amount established by the Board of Supervisors. (Reference PD08-0003)

2. Any oak canopy removal beyond 0.89 acre or 0.69 percent for any individual lot within the subdivision, shall pay the mitigation fee or provide a replacement plan. Replacement plans shall be prepared by a licensed arborist at a 2:1 ratio as required by the Oak woodland Conservation Ordinance and fee shall be based on the amount established by the Board of Supervisors. (Reference PD08-0003)

Staff Verification: Condition Satisfied. The submitted final map provided as part of the final map application packet includes both of the statements as listed in 6.1 and 6.2 above. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition Satisfied. All fees that are associated with the tentative map have been paid. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition Satisfied and Ongoing. A statement within the submitted CC&R document includes the hours as listed above as the allowed construction hours. Limitation of daily and weekend construction hours are shown as Note 12 under the section entitled "Standard General Notes Roadwork, Grading, and Drainage" on Sheet 2 of DOT and Planning approved Improvement Plans for La Cañada Phase 1A, 1B, and 1C. No exception has been requested at this time. Further confirmation of consistency would occur during grading permit review. Therefore, the project is consistent with this condition.

9. Prior to issuance of a grading permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services if deemed necessary prior to issuance of a grading permit for verification of compliance with applicable conditions of approval.

Staff Verification: Condition Satisfied and Ongoing. The Grading Permit and Subdivision Grading Agreement (SGA) have been issued for La Cañada Phases 1A, 1B, and 1C. Issuance of the Grading Permit and SGA warrant compliance with this condition. Therefore, the project is consistent with this condition.

10. The following shall be incorporated as a note on the grading/improvement plans:

In the event a heritage resource or other item of historical or archaeological interest is

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 and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.

In the event of the discovery of human remains, all work is to stop, and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

Staff Verification: Condition Satisfied. Note 44 under the section entitled "Standard General Notes Roadwork, Grading, and Drainage" on Sheet 2 of the approved Improvement Plans for La Cañada Unit 1 coupled with addition of the COA text on Sheet 3 of the approved Improvement Plans warrants compliance. Further consistency with this condition would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

11. Prior to approval of the Final Map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit, or other entity to fund the maintenance of drainage facilities and improvement services. The funding mechanism for these services must be established prior to approval of the Final Map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.

Staff Verification: Condition Satisfied. La Cañada 143-25, LLC, is one (1) of four (4) parties to the Malcolm Dixon Area of Benefit for the purpose of constructing road and drainage improvements as required by approved entitlements for each of the four (4) contiguous developments within the Malcolm Dixon/Salmon Falls Development Area. The Malcolm Dixon/Salmon Falls Road Maintenance Association (Doc. 2022-0037341 recorded September 16, 2022) has been formed for the purpose of maintaining the private road easement improvements, entry gates (2), and landscape areas at the entry gates. Homeowners Association Articles of Incorporation and Bylaws drafted and submitted herewith by the Planning Division. Therefore, the project is consistent with this condition.

12. The Covenants, Conditions, and Restrictions (CC&R's) shall be submitted to Planning Services for review and approval prior to filing the Final Map.

Staff Verification: Condition Satisfied. The CC&Rs were provided with the final map application packet. Planning Division has reviewed the CC&Rs and confirmed that conditions concerning the CC&Rs are included in the document. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition Satisfied. La Cañada 143-25, LLC, shall dedicate, concurrently with the Final Map Open Space Parcel A and Open Space Parcel B and shown in the recorded Large Lot Final Map for La Cañada for ownership and maintenance as required by this condition. HOA formation documents have been provided with the final map application packet. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition Satisfied. La Cañada is to be developed consistent with the approved phasing plan. Unit 1 includes Phases 1A, 1B, and 1C inclusive of Parcels LL-1, LL-2, and LL-3 as shown on the recorded Large Lot Final Map for La Cañada totaling 24 lots on 40.28 acres. Open Space Lots A & B, and Landscape Lots C, D, E, and F as shown on the Final Map for La Cañada Unit 1 is dedicated to the HOA to be formed at the time of filing the first phase of the Final Map. Therefore, the project is consistent with this condition.

15. This Tentative Map shall expire in 36 months from date of approval unless a time extension has been filed.

Staff Verification: Condition Satisfied. The Tentative Subdivision Map (TM08-1463) was approved on January 19, 2010, with an initial expiration date of January 19, 2013, which was automatically extended to January 19, 2017, due to state legislation. Then, approval of six one-year time extensions (TM08-1463-E) was approved by the Planning Commission on February 9, 2017. A map revision (TM08-1463-R) was approved by the Planning Division on March 7, 2017, which extended the map to January 19, 2023. As described in the letter from the County to the Applicant dated January 17, 2023, the County confirmed that the approved tentative map qualified for an automatic 3-year time extension from January 19, 2023, to January 19, 2026, due to the map chronology including approval of a Large Lot Final Map (TM08-1463-F) approved by the BOS on April 2, 2019, and recorded on May 1, 2019. The final map application was submitted to the County on December 22, 2022, and scheduled to the December 9, 2025, BOS, which is before the map expiration date of January 19, 2026. Therefore, the project is consistent with this condition.

16. The Final Map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

Staff Verification: Condition Satisfied. The final map shows each drainage easement consistent with the project improvement plans and drainage plan, which are both consistent with the County of El Dorado Drainage Manual. Therefore, the project is consistent with this condition.

17. The location of fire hydrants and systems for fire flows are to meet the requirements of the El Dorado Hills Fire Department. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district. If fire flows cannot be met, all habitable structures shall be sprinklered in accordance with Fire Department requirements. This condition shall be included in the CC&Rs for the project.

Staff Verification: Condition Satisfied and Ongoing. The project and its required improvements, including fire hydrants, have been designed and constructed in accordance with department/agency fully approved Improvement Plans for Unit 1. All habitable structures are to be sprinklered in accordance with the requirements of the EDHFD. For public water and fire services, the project has been annexed into the EID and DHFD. Further confirmation would occur during grading and/or building permit review. Therefore, the project is consistent with this condition.

18. A fire safe management plan, acceptable to the El Dorado Hills Fire Department and the California Department of Forestry, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the Fire Department to Planning Services prior to filing the Final Map.

Staff Verification: Condition Satisfied and Ongoing. A Wildland Fire Safe Plan (WFSP) was prepared by Phillips Consulting Services and approved January 16, 2024, which replaces the WFSP prepared by William F. Draper, Registered Professional Forester (RPF) dated April 4, 2016, and WFSP Amendment prepared by William F. Draper, RPF, dated October 3, 2017. The 2024 WFSP includes signatures from both the local fire authority, EDHFD as well as the California Department of Forestry and Fire Protection (CAL FIRE) dated January 16, 2024. Therefore, the project is consistent with this condition.

19. The applicant shall provide to Planning Services a meter award letter or similar document from the water purveyor prior to filing the Final Map.

Staff Verification: Condition Satisfied. EID has issued a Meter Award Letter dated August 15, 2023, for 24 Equivalent Dwelling Units (EDUs). Therefore, the project is consistent with this condition.

20. The applicant shall submit a request for park in-lieu fee appraisal to Planning Services, with a check for \$150 made out to the El Dorado County Assessor; upon completion of appraisal, the applicant shall pay the park fee, pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, to the El Dorado County Facilities Department, and shall submit the receipt to the El Dorado County Office of the County Surveyor prior to filing of the Tentative Map.

Staff Verification: Condition Satisfied. The applicant provided a check of \$150.00 for the appraisal fee payable to the County Assessor for the appraisal of park in-lieu fees. The applicant completed payment of the park in-lieu fees with check #1109 in the amount of \$17,820.00 on August 3, 2023, and confirmed the County Parks & Trails Division had received payment for the park in-lieu fees. Therefore, the project is consistent with this condition.

21. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Development Services Director for approval:
- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the Final Map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

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

Staff Verification: Condition Satisfied. This condition is not applicable as the project is not required to make any offsite improvements on land that it does not own or which the County does not have sufficient title or interest in to make such improvements The Malcolm Dixon AOB improvements are contracted and funded. Therefore, the project is consistent with this condition.

22. The developer shall enter into an agreement with the School Districts to pay the sum of \$8,288.⁰⁰ per residential unit constructed within the boundaries of the subdivision. The agreement shall provide for an annual adjustment in the fee by the increase in the

Engineering News Record Construction Cost Index. This annual adjustment is based upon a base amount of \$8,288.⁰⁰ as of January 1, 1997. The increase shall be calculated by the Districts as of January 1 of each year and implemented on July 1 of each year. The applicant should contact the County Office of Education prior to the issuance of any building permits to verify the applicable fee at the time of building permit issuance. The fee shall be payable by the owner of record at the time the building permit is issued and the agreement or a notice of restriction shall be recorded on the property to alert subsequent owners of this obligation. (NOTE: Not applicable unless application includes a Zone Change).

Staff Verification: Condition Satisfied and Ongoing. La Cañada 143-25, LLC shall pay current school impact fees to respective school districts prior to issuance of building permits for new residences to be constructed on lots within the La Cañada subdivision at the time of Building Permit issuance. Therefore, the project is consistent with this condition.

El Dorado Hills Fire Department

23. The project shall provide a potable water system that is capable of supplying the required fire flow as determined by the Fire Department for the protection of lives and property within this development. Any home not meeting the required fire flow shall have an approved NFPA 13D fire sprinkler installed. The Fire Department shall determine said requirements prior to issuance of a building permit.

Staff Verification: Condition Satisfied and Ongoing. The project complies with the El Dorado Hills Fire Department (EDHFD) required potable water system that provides the required fire flows. Construction of new residences shall comply with the EDHFD requirements for approved fire sprinkler system. All new homes to be built within the La Cañada subdivision will include fire sprinkler systems. EDHFD approval of the Improvement Plans and issuance of subsequent Building Permits warrants compliance with this condition. Therefore, the project is consistent with this condition.

24. This development shall install Mueller Dry Barrel fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet spacing. The exact location of each fire hydrant shall be determined by the Fire Department prior to issuance of a building permit.

Staff Verification: Condition Satisfied. The project shall have its contractors install Mueller Super Centurion Model 250 A423 Dry Barrel Fire Hydrants per EID specifications. Spacing of fire hydrants has been reviewed and approved by EDHFD as required on approved La Cañada Unit 1 Improvement Plan sets. EDHFD approval of the Improvement Plans and issuance of subsequent Building Permits warrants compliance with this condition. Therefore, the project is consistent with this condition.

25. In order to provide this development with adequate fire and emergency medical

response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by the El Dorado Hills Fire Department Standard #103.

Staff Verification: Condition Satisfied. La Cañada 143-25, LLC shall comply with this EDHFD requirement prior to the framing of any new residences within the development. This COA is shown on the approved Improvement Plans. EDHFD approval of the Improvement Plans warrants compliance with this condition. Therefore, the project is consistent with this condition.

26. The driveways serving this project shall be designed to a maximum of 20 percent grade. Any driveway exceeding this requirement shall require installation of fire sprinklers per NFPA 13D within the dwelling unit.

Staff Verification: Condition Satisfied and Ongoing. All driveways as designed by CTA Engineering & Surveying, Inc. on the approved La Cañada Unit 1 Improvement Plan sets have driveway slopes of less than 20.0%. EDHFD approval of the Improvement Plans warrants compliance with this condition. Further confirmation would occur during Grading and Building Permit review. Therefore, the project is consistent with this condition.

27. The proposed project shall develop and implement a Wildland Fire Safe Plan. The Plan shall be approved by the Fire Department and submitted for review to Planning Services prior to filing the Final Map.

Condition Satisfied and Ongoing. A WFSP was prepared by Phillips Consulting Services and approved January 16, 2024, which replaces the WFSP prepared by William F. Draper, Registered Professional Forester (RPF) dated April 4, 2016, and WFSP Amendment prepared by William F. Draper, RPF, dated October 3, 2017. The 2024 WFSP includes signatures from both the local fire authority, EDHFD as well as CAL FIRE dated January 16, 2024. Section 5.7 of the CC&Rs references the WFSP and Weed Abatement. Implementation of the WFSP would occur throughout site development and ongoing residential occupancy thereafter. Therefore, the project is consistent with this condition.

28. The project is prohibited from installing any type of traffic calming device that utilizes a raised bump section of the roadway.

Staff Verification: Condition Satisfied. Project surface roadway improvements have been designed and shown on the approved La Cañada Unit 1 Improvement Plan sets to comply with this condition. No traffic calming devices shall be installed within the surface improvements. EDHFD approval of the Improvement Plans warrants compliance with this condition. Therefore, the project is consistent with this condition.

29. Any lots that are greater than one acre shall conform to the 30-foot setback as required by the Fire Safe Regulations.

Staff Verification: Condition Satisfied and Ongoing. All residential lots within the project are greater than one acre. All residences to be built within the project shall be setback a minimum of 30 feet from all property lines. Further confirmation of consistency with this condition would occur during Grading and Building Permit review. EDHFD approval of the Improvement Plans warrants compliance with this condition. Therefore, the project is consistent with this condition.

30. The phasing plan that was submitted is approved with the following conditions:

- a. Lots 1-7, and 9-25 (with the exception of Lot 13 through 16) will be approved for initial development: Lots 13-16 would cause the cumulative length roadway to exceed 2,640 feet. No other lots shall be developed until a secondary means of egress is established. Once the unobstructed secondary means of egress has been established, the balance of lots may be developed.
- b. A minimum 40 foot radius cul-de-sac shall be installed at either end of the Phase IA/IIA/IIB road. These can be removed upon opening of the unobstructed secondary means of egress.

Staff Verification: Condition Satisfied and Ongoing. La Cañada 143-25, LLC is proceeding forward at the present time to develop all 24 lots included within Phase 1 as shown on the approved Improvement Plans for Phase 1A (Lots 1-3 and 24-25), Phase 1B (Lots 4-7, 9-11, and 20-23), and Phase 1C (Lots 12-19). ALTO LLC is proceeding forward now to develop Phase 1 (12 lots) of the ALTO LLC property directly east of La Cañada. Improvement Plans are approved, and construction is ongoing. Omni Financial LLC is also proceeding forward with plans to develop its Phase 1 improvement of 10 lots. In addition to this work, the Malcolm Dixon AOB improvements are now under contract with Grade Tek, Inc. to make these improvements which cumulatively will provide the secondary access to the La Cañada and ALTO LLC subdivisions in compliance with the condition. No 40-foot radius cul-de-sacs are to be constructed with the La Cañada Phase 1 improvements, inasmuch the ALTO LLC and Malcolm Dixon AOB improvements will be constructed concurrently which will provide for the secondary access for egress. Approval of the Improvement Plans, Subdivision Improvement Agreement (SIA), Subdivision Grading Agreement (SGA), and Roadway Improvement Agreement (RIA) where applicable for La Cañada, ALTO, The Vineyards, and the AOB warrant compliance with the condition. Therefore, the project is consistent with this condition.

31. Lots 8 and 9 shall be required to have a turnaround due to the driveway being longer than 150 feet. The required turnaround shall be provided on the grading and improvement plans and shall be approved by the Fire Department prior to issuance of a grading permit.

Staff Verification: Condition Satisfied and Ongoing. Phase 1B approved Improvement Plans show a turnout to be graded and constructed for Lot 9. A fire department turnaround will be constructed at the time that a Building Permit is issued for the

parcel. Lot 8, identified as Phase 11C, is not part of this project and as such is not applicable to this Unit 1 Final Map. Moreover, Lot 8 is recorded as Parcel LL-6 containing 7.19 acres as shown on the recorded Large Lot Final Map of La Cañada (K29A). This parcel was retained by the seller of the La Cañada property and was not part of the acquisition by La Cañada 143-25, LLC. EDHFD approval of the Improvement Plans warrants compliance with this condition. Further confirmation of consistency with this condition would occur during Grading and Building Permit review. Therefore, the project is consistent with this condition.

32. The driveways of lot 8 is greater than 400 feet, therefore a turnout shall be installed midway in the driveway. The turnout shall be ten (10) feet wide by thirty (30) feet long with twenty-five (25) foot tapers at each end. The required turnout shall be provided on the grading and improvement plans and shall be approved by the Fire Department prior to issuance of a grading permit.

Staff Verification: Condition Satisfied and Ongoing. This lot is not owned by La Cañada 143-25, LLC and is not applicable to Unit 1. Grading and construction of this driveway with the required turnaround improvements shall be the responsibility of the current and/or future owners of this parcel once it is developed. EDHFD approval of the Improvement Plans for Unit 1 and issuance of a Grading Permit and the SGA warrants compliance with this condition. Therefore, the project is consistent with this condition.

El Dorado County Department of Transportation

Project Specific DOT Conditions

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

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SHOULDER WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Phase I A & C Drive (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min. or as recommended by Geotechnical Report.)	28ft / 1 ft	50ft	Type "A" or "E" AC dike. No sidewalk. Phase I includes all improvements to A Drive (south) and C Drive fronting Lots

				1-7 and 9-25. Turnarounds at the two ends consistent with Std. Plan 114 are required.
Phase II A Drive (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min. or as recommended by Geotechnical Report.)	28ft / 1 ft	50ft	Type "A" or "E" AC dike. No sidewalk. Phase II includes all improvements to A Drive (north) fronting Lots 26-47.

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included

Staff Verification: Condition Satisfied and Ongoing. La Cañada 143-25, LLC shall construct site improvements in compliance with DOT Design Standards per Table 1 to the satisfaction of DOT, with the exception that turnarounds shall not be constructed inasmuch as all phases are to be constructed concurrently. An SGA and related Restoration Bond in the amount of \$949,762.16 have been posted. Therefore, the project is consistent with this condition.

34. **Multi-Project Area of Benefit:** Upon the applicant's request, the County will form and implement, at the applicant's expense, a public improvement financing district for funding or reimbursement of the costs of off-site public improvements to be constructed as identified in the Exhibit L entitled Malcolm Dixon Area Traffic Circulation Plan. The applicant shall prepare and submit for County's approval and adoption a proposed Area of Benefit and supporting Engineers Estimate and Report for the purpose of financing and reimbursement of required off-site land acquisitions, widening and (re-) construction of public improvements as may be appropriate. The proposed Area of Benefit shall include but not be limited to parcels APN: 110-020-12, 126-100-18, 19, 23, & 24. The Area of Benefit Engineer's Report shall be prepared and submitted and the proposed public financing district formed prior to the filing of the Final Map. For development projects within the proposed public financing district Area of Benefit, County shall require consent by the land owner to the public financing district and participation in the funding or reimbursement and/or construction of the off-site public improvements for Malcolm Dixon Area Traffic Circulation Plan on a pro rata share of residential lots or equivalent share basis as a condition of approval. For development projects which may derive benefit from the public improvements to be constructed as part of the Malcolm Dixon Area Traffic Circulation Plan, County shall require participation in the funding and reimbursement and/or construction of the off-site public improvements for Malcolm Dixon Area

Traffic Circulation Plan on a pro rata share of residential lots or equivalent share basis as a condition of project approval.

Staff Verification: Condition Satisfied. The BOS accepted the Malcolm Dixon AOB improvements on May 21, 2024, which was provided as part of this final map submittal package. Further, the following agreements have been executed by the respective parties and La Cañada 143-25 LLC, as successor in interest to the Salmon Falls Land & Cattle Company, LLC:

- A) La Cañada 143-25, LLC and its predecessor in interest, Salmon Falls Land & Cattle Company, LLC, along with the three (3) other Malcolm Dixon/Salmon Falls Development Area property owners, including ALTO LLC, Omni Financial, LLC and Diamante Development, LLC are parties to and entered into a PRIVATE FUNDING AGREEMENT TO DESIGN AND CONSTRUCT OFF-SITE PUBLIC IMPROVEMENTS FOR MALCOLM DIXON AREA TRAFFIC CIRCULATION PLAN on July 19, 2016.*
- B) ADDENDUM ONE TO THE PRIVATE FUNDING AGREEMENT was executed by the parties thereto on June 18, 2021 and June 18, 2021 to acknowledge La Cañada 143-25, LLC becoming a party in interest in this Private Funding Agreement as the successor in interest to Salmon Falls Land & Cattle Company, LLC and to re-state respective percentage share of costs.*
- C) Above parties entered into an OFFSITE ROAD AGREEMENT FOR MALCOLM DIXON AREA OF BENEFIT, TM05-1401-E, TM06-1408, TM06-1421-E AND TM08-1463 BETWEEN THE COUNTY AND THE DEVELOPERS (AGMT#19-54910) ON July 3, 2019. Said agreement was approved by the El Dorado County Board of Supervisors and was signed by the Clerk of the Board of Supervisors on September 24, 2019.*
- D) FIRST AMENDMENT TO OFFSITE ROAD AGREEMENT FOR MALCOLM DIXON AREA OF BENEFIT, TM05-1401-E, TM06-1408, TM06-1421-E AND TM08-1463 BETWEEN THE COUNTY AND THE DEVELOPERS (AGMT #19-54910) has been prepared and is being revised to acknowledge La Cañada 143-25, LLC becoming a party to this Offsite Road Agreement as the successor in interest to Salmon Falls Land & Cattle Company, LLC and to extend the expiration date of the original agreement to September 23, 2022. Upon execution by the parties the FIRST AMENDMENT TO OFFSITE ROAD AGREEMENT has been returned to the County.*

Therefore, the project is consistent with this condition.

35. **Area of Benefit Improvements:** The following Area of Benefit Improvements are required of all projects party to the Area of Benefit. This project's proportional share and financial responsibility for these improvements shall be determined by the

Engineer's Report. These improvements shall be completed to the satisfaction of DOT prior to issuance of a building permit for any lot in Phase II (i.e., construction and buildout of Phase I does not trigger the need for completion of the improvements in Table 2. However, all items in Table 2 must be completed prior to issuance of a building permit on any lot in any other Phase).

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

Staff Verification: Condition Satisfied. The BOS accepted the Malcolm Dixon AOB improvements on May 21, 2024, which was provided as part of this final map submittal package. Therefore, the project is consistent with this condition.

36. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment from the proposed C Drive onto Salmon Falls Road to the provisions of County Design Std **103D**. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Staff Verification: Condition Satisfied. The project improvements are complete. Therefore, the project is consistent with this condition.

37. **Offer of Dedication (Salmon Falls Road):** The applicant shall irrevocably offer to dedicate in fee, any additional right of way as required along the entire project frontage of Salmon Falls Road, as determined by DOT, prior to the filing of the map. (The existing ROW may already be sufficient.)

Staff Verification: Condition Satisfied. All applicable Irrevocable Offer of Dedication (IODs) are shown on the final map. Therefore, the project is consistent with this condition.

38. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall guarantee access for this site to use the proposed offsite roadways to the south and east and shall be provided by and through a "Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the map.

Staff Verification: Condition Satisfied. Access to the site is from Salmon Falls Road, a County-maintained roadway, as shown on the recorded Large Lot Final Map of La Cañada, filed in Book K of Maps, Page 29, Document No. 2019-16336. The County Recorder-Clerk's Certificate states: "Title to the land in this subdivision is guaranteed by Title Certificate No. SMGA-8000454 prepared by Placer Title Company and is on file in office. Therefore, the project is consistent with this condition.

39. **Secondary Access:** The applicant shall provide at least two connections with an existing, improved public street for the project, prior to commencement of construction of Phase II. The accesses shall adhere to the provisions described in Table 1. In the alternative, the second connection with an existing, improved public street may be provided by way of the Malcolm Dixon connector road in accordance with County approved design standards as shown on the Malcolm Dixon Area Traffic Circulation Plan. The improvements shall be substantially completed to the satisfaction of the Department of Transportation, or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

Staff Verification: Condition Satisfied. The road improvements from Salmon Falls Road through the project and through ALTO Unit 1, Malcolm Dixon Road Estates, The Vineyards, and Malcolm Dixon Cutoff (AOB) to Green Valley Road are complete. Therefore, the project is consistent with this condition.

40. **Reciprocal Access Agreement:** The applicant shall provide a reciprocal access agreement, signed by the adjoining property owners, guaranteeing access for this site to use the proposed off-site roadways from this project to Malcolm Dixon Road, prior to the filing of the map. This agreement shall also allow the adjoining landowners to use the onsite roads to access Salmon Falls Road.

Staff Verification: Condition Satisfied. The GRANTS OF RECIPROCAL ACCESS EASEMENTS document between the four (4) Malcolm Dixon/Salmon Falls Development Area property owners was recorded on September 25, 2019, as DOC-2019-0040285-00, in satisfaction with this condition. Therefore, the project is consistent with this condition.

41. **Turnaround:** The applicant shall provide a turnaround at the end of the onsite roadways to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation, or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Staff Verification: Condition Satisfied. Road improvements from Salmon Falls Road through the project and through ALTO Unit 1, Malcolm Dixon Road Estates, The Vineyards, and Malcolm Dixon Cutoff (AOB) to Green Valley Road are complete, thereby precluding the need for onsite turnarounds. Therefore, the project is consistent with this condition.

42. **Temporary Turnaround:** If the secondary access roadways are not installed and a temporary exit road has been approved, the applicant shall provide a temporary turnaround at the end of the roadway. Temporary turn around shall also be constructed at the end of phased roads. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Staff Verification: Condition Satisfied. Not applicable to Unit 1 as noted hereinbefore. Therefore, the project is consistent with this condition.

43. **Roadway Slopes:** Pursuant to DISM Sec 3.B.9 and Design Std Plan 101B, the gradient of any street shall not exceed 15 percent. Roadway slopes shall be indicated on the improvement plans to show compliance with this requirement.

Staff Verification: Condition Satisfied. The approved Improvement Plan sets for Unit 1 show that the roadway slopes are not in excess of 15.0% per this condition. Roadway

slope percentages are identified on the Plan & Profile sheets of the approved Improvement Plans. DOT approval of the Improvement Plans warrants compliance with this condition. Roadways have been completed in accordance with approved Improvement Plans. Therefore, the project is consistent with this condition.

44. **Driveway Cuts:** Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at all driveway encroachments. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.

Staff Verification: Condition Satisfied. The approved La Cañada Unit 1 Improvement Plan sets show rough grading of driveway cuts to be in compliance with this condition. DOT approval of the Improvement Plans warrants compliance with this condition. Therefore, the project is consistent with this condition.

45. **Offsite Easements:** Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

Staff Verification: Condition Satisfied. The approved La Cañada Unit 1 Improvement Plan sets show rough grading of driveway cuts to be in compliance with this condition. DOT approval of the Improvement Plans warrants compliance with this condition. Therefore, the project is consistent with this condition.

Standard DOT Conditions

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

Staff Verification: Condition Satisfied. La Cañada 143-25, LLC (and the Malcolm Dixon AOB property owners) have entered into and bonded the Malcolm Dixon Area of Benefit Agreement 19-54910 for Offside Road Improvement Agreement Malcolm Dixon TM05-1401-E, TM06-1408, TM06-1421-E, and TM08-1463 (2019) for offsite improvements to the Malcolm Dixon Road public road.

Additionally, the fully approved, executed and bonded SGAs for both ALTO LLC Unit 1 and La Cañada Unit 1 satisfy compliance of this condition. Finally, La Cañada 143-25, LLC (TM08-1463) signed the Agreement for Payment of Processing Fees as the Financially Responsible Party (RFP) on July 12, 2022, as the successor in interest to the Salmon Falls Land & Cattle Company, LLC. All three (3) approved project

Improvement Plans and Engineer's Estimate of Cost has been submitted as required for the SGA and SIA. Therefore, the project is consistent with this condition.

47. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

Staff Verification: Condition Satisfied. Applicable easements are reflected on the final map and Improvement Plans. Moreover, all existing easements of record are shown on the approved Large Lot Final Map filed in Book K of Maps, Page 29, Document No. 2019-16336. The approved La Cañada Unit 1 Improvement Plans comply with this condition. The small lot final map complies with this condition as well. Therefore, the project is consistent with this condition.

48. **Road & Public Utility Easements:** The applicant shall provide a 50 foot wide non-exclusive road and public utility easement for the on-site access roadways, prior to the filing of the map.

Staff Verification: Condition Satisfied. Said easements are shown on the final map thus warranting compliance with this condition. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition Satisfied. The approved La Cañada Phase 1A, 1B, and 1C Improvement Plan sets contain a Signage & Striping sheet designed in compliance with the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and California Supplement. Applicant's contractor shall install all signs & striping per the approved plans in conjunction with the construction and installation of improvements for Phase I and II to the satisfaction of DOT. Therefore, the project is consistent with this condition.

50. **Vehicular Access Restriction:** Prior to filing of the map, the applicant shall record a vehicular access restriction along the entire frontage of Salmon Falls Road, excluding the locations of the approved access encroachments.

Staff Verification: Condition Satisfied. The Vehicular Access Restriction (VAR) was recorded on the Large Lot Final Map (K29A). Therefore, the project is consistent with this condition.

51. **Performance Bond:** The construction of all required improvements shall be completed with the presentation of the Final Map to the Planning Director before presentation of the Final Map to the Board of Supervisors for its approval. For

improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Staff Verification: Condition Satisfied and Ongoing. Construction of improvements have been completed under the SGA and restoration bond. The partial executed SIA and associated improvement bonds are being provided with this final map submittal package for the filing of this final map for Unit 1. Therefore, the project is consistent with this condition.

52. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads, and any parking facilities, landscaping, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map.

Staff Verification: Condition Satisfied. Refer to the "Declaration for MALCOLM DIXON / SALMON FALLS ROAD MAINTENANCE ASSOCIATION": CONFORMED COPY 2022-0037341. This has been formed for the purpose of maintaining the Association Maintenance Area within the Malcolm Dixon / Salmon Falls Development Area, which is comprised of the La Cañada, ALTO LLC, Jacksonville Hospitality Group, LLC (previously Omni Financial, LLC), and Diamante LLC owned properties. The Association Maintenance Area within the four (4) communities includes the private roadways / easements, two (2) entry gates and landscaping adjacent to the entry gates at Salmon Falls Road and Malcolm Dixon Via Veritas.

The developers of the La Cañada subdivision shall form a separate HOA for the purpose of maintaining the La Cañada Association Maintenance Area which shall include, but not be limited to, drainage facilities, open space parcels, entry features, wildfire prevention, and weed abatement. In addition, the Association shall implement and enforce Association requirements, rules, regulations, assessments, architectural control and association management as described in more detail in the CC&Rs of the development. This La Cañada HOA shall be formed prior to the filing of the final map and the draft CC&Rs and HOA documents shall be submitted to DOT for review and comment to ensure that the provisions are adequate. Therefore, the project is consistent with this condition.

53. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in

the Covenants, Codes and Restrictions (CC&Rs).

Staff Verification: Condition Satisfied. Refer to Section 7.4 of the CC&Rs, Page 36. Therefore, the project is consistent with this condition.

54. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

Staff Verification: Condition Satisfied. The Salmon Falls Roadway Encroachment is included in DOT approved Engineer's Bond Estimate that is part of the bonding of the SIA. Therefore, the project is consistent with this condition.

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

Staff Verification: Condition Satisfied. DOT approval of the Improvement Plans warrants compliance with this condition. Therefore, the project is consistent with this condition.

56. **DISM Consistency:** The developer shall obtain approval (as modified by these conditions herein) of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990), from the County Department of Transportation, and pay all applicable fees prior to filing of the Final Map.

Staff Verification: Condition Satisfied. DOT approval of the Improvement Plans coupled with the SIA and its associated bonding warrants compliance with this condition. Therefore, the project is consistent with this condition.

57. **Grading Permit:** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

Staff Verification: Condition Satisfied. DOT approval of the Improvement Plans coupled with the SGA and its associated bonding warrants compliance with this condition. Therefore, the project is consistent with this condition.

58. **Grading Plan Review/Plan:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

Staff Verification: Condition Satisfied. Approved La Cañada Unit 1 Grading and Improvement Plan sets include an Erosion Control Plan sheet and Post-Construction Water Quality Plan sheet prepared by Youngdahl Consulting Group, Inc. La Cañada 143-25, LLC shall comply with this requirement and shall employ qualified, licensed subcontractors to deploy, implement and monitor the construction of site improvements for compliance with the County regulations as well as the Water Board requirements of the SWPPP for the project. Therefore, the project is consistent with this condition.

59. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

Staff Verification: Condition Satisfied. There is no import or export of material from the La Cañada project site. Therefore, the project is consistent with this condition.

60. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Staff Verification: Condition Satisfied. The Waste Discharge Identification Number is WDID#5S09C394952. Therefore, the project is consistent with this condition.

61. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements

for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Staff Verification: Condition Satisfied. A Geotechnical Engineering Study was prepared by Youngdahl Consulting Group, Inc. dated August 2015 as part of the Improvement Plans. The plans were signed by the Geotechnical Engineer on August 31, 2015. DOT approval of the Improvement Plans warrants compliance with this condition. Youngdahl Consulting Group, Inc. provides observation and testing services as grading and construction of site improvements proceeds. Therefore, the project is consistent with this condition.

62. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

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

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the Final Map or the applicant shall obtain an approved improvement agreement with security.

Staff Verification: Condition Satisfied. CTA Engineering & Surveying, Inc. prepared a Drainage Study and submitted it to the County along with Grading and Improvement

Plans for the project. Youngdahl Consulting Group, Inc. (YCG) prepared an Erosion Control Plan which is incorporated into the Improvement Plans which have been approved by all County agencies. YCG has prepared a SWPPP and submitted it to the Water Board that was certified with a WDID#5S09C378210, and a copy is stored on-site. La Cañada 143-25, LLC has contracted with qualified erosion and sediment control subcontractor for deployment of Best Management Practices (BMPs) as planned. YCG (QSP) is under contract to provide regular erosion control monitoring and reporting services as construction proceeds forward. DOT approval of the Improvement Plans warrants compliance with this condition. Therefore, the project is consistent with this condition.

63. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the Final Map.

Staff Verification: Condition Satisfied. Due to the prevailing slope conditions of the La Cañada site, CTA engineered and designed civil improvements to deal efficiently with the slopes and drainage to avoid cross-lot drainage where possible. The Improvement Plans designate 15-ft to 25-ft wide Storm Drainage Easements (SDEs) to accommodate improvements to handle storm water flows including storm drain systems of pipe and drop inlets within roadways, rock and fabric lined ditches, brow ditches and graded swales which shall convey storm water flows to natural drainage courses or storm drain system facilities. In addition, the final map shows drainage easements deemed necessary and consistent with the Improvement Plans and facilities constructed in the field. La Cañada shall have an HOA which shall be responsible for the long-term maintenance of storm drain improvements including cross-lot drainage on individual lots. A full copy of the HOA formation and Articles of Incorporation documents are under condition of approval #12. Articles of Incorporation were signed October 8, 2025, and copy provided to the County. Also, refer to Section 7.1 (f) Storm Drain Facilities and Improvements of the CC&Rs. Therefore, the project is consistent with this condition.

64. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the Final Map.

Staff Verification: Condition Satisfied. Easement is shown on the final map and DOT approval of Improvement Plans warrants compliance with this condition Refer to

Section 7.1 (f.) of the CC&Rs, Storm Drain Facilities and Improvements. Therefore, the project is consistent with this condition.

65. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a “Notice of Intent” (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Staff Verification: Condition Satisfied and Ongoing. La Cañada 143-25, LLC is complying by completing the following steps: Youngdahl Consulting Group, Inc. has prepared a SWPPP which was submitted to the State Water Board on August 13, 2021. A WDID#5S09C378210 was issued by the State Water Board. A copy of the SWPPP, WDID#, and NOI has been submitted to the County prior to commencement of any grading or construction of site improvements. Therefore, the project is consistent with this condition.

66. **Off-site Improvements (Security):** Prior to the filing of a Final Map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements (not including the Area of Benefit improvements as described in Table 2), including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

Staff Verification: Condition Satisfied. Not applicable to this project inasmuch as La Cañada 143-25, LLC owns in fee all property being developed for this project and is not required to acquire any additional property for the development of Unit 1 of this project. La Cañada 143-25, LLC is working with other parties to the Malcolm Dixon AOB to fund and construct the offsite improvements to provide secondary access via Malcolm Dixon Road / Via Veritas as well as Salmon Falls Road. Therefore, the project is consistent with this condition.

67. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required (not including the Area of Benefit improvements as described in Table 2), the County may, at the applicant’s expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to

be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any Final Map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

Staff Verification: Condition Satisfied. Not applicable to this project inasmuch as La Cañada 143-25, LLC owns in fee all property being developed for this project and is not required to acquire any additional property for the development of Unit 1 of this project. La Cañada 143-25, LLC is working with other parties to the Malcolm Dixon AOB to fund and construct the offsite improvements to provide secondary access via Malcolm Dixon Road / Via Veritas as well as Salmon Falls Road. Therefore, the project is consistent with this condition.

68. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Staff Verification: Condition Satisfied and Ongoing. Acknowledged, but not yet due. Therefore, the project is consistent with this condition at this time.

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

Staff Verification: Condition Satisfied and Ongoing. Acknowledged, but not yet due. Therefore, the project is consistent with this condition at this time.

El Dorado County Surveyor's Office

70. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of

bond or deposit to be coordinated with the County Surveyors Office prior to filing of the Final Map.

Staff Verification: Condition Satisfied. A Monument Bond #800161514 dated July 6, 2023, has been issued and is being provided as part of this final map submittal package. Therefore, the project is consistent with this condition.

71. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

Staff Verification: Condition Satisfied. A Road Name Petition was approved by the County Surveyor's Office. Therefore, the project is consistent with this condition.

El Dorado County Environmental Management

Air Quality Management

72. The applicant shall adhere to all District rules and conditions during project construction, as specified by the District in their letter dated April 3, 2008 prior to issuance of any permits associated with this project.

Staff Verification: Condition Satisfied. Approved Fugitive Dust Plan dated June 17, 2022, and issuance of the grading permits warrants compliance with this condition. Further confirmation of consistency with this condition would occur during grading and building permit review. Therefore, the project is consistent with this condition.

Hazardous Materials

73. If any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and conduct a Phase II ESA and any required site remediation activities prior to developing property.

Staff Verification: Condition Satisfied. The developer has stated that no commercial, industrial, agricultural, mining, or other hazardous materials handling activities have taken place on the property in the past. Currently, the property is heavily vegetated with native oaks and other species as well as thick underbrush and has no visible evidence of agricultural activities other than its historical use in the past for cattle grazing. No Environmental Site Assessment (ESA) has been conducted on the site. Therefore, the project is consistent with this condition.

LAFCO

74. The applicant shall process a request for annexation into the El Dorado irrigation District for public water, prior to filing the Final Map.

Staff Verification: Condition Satisfied. The subdivision was annexed into the EID and the El Dorado Hills County Water District (EDHFD), LAFCO Project No. 2010-03, approved by LAFCO Resolution #L-2011-05 on July 26, 2016. Payment of EID Annexation Inclusion fee was paid July 18, 2017, September 12, 2017, and May 5, 2022, respectively. Refer to submitted Certificate of Completion included with the final map submittal package. Therefore, the project is consistent with this condition.

75. The applicant shall process a request for annexation into the El Dorado Hills Fire Department for fire protection services, prior to filing the Final Map.

Staff Verification: Condition Satisfied. Annexation Fees in the amount of \$12,000.00 (24 parcels) was paid to EDHFD on October 29, 2025. Therefore, the project is consistent with this condition.