

CONDITIONS OF APPROVAL

**Tentative Subdivision Map TM25-0003/
Planned Development Permit PD25-0005/Serrano Village M5
Planning Commission/May 14, 2026**

1. This Tentative Subdivision Map and Planned Development Permit request is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit F.....Tentative Subdivision Map

Exhibit H.....Tentative Grading and Drainage Plan

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

The project description is as follows:

- A. Subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet, with multiple phases presented for final map filing;
- B. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
- C. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
 1. Modification to Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
 2. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

Development of these production lots is subject to building permit review for building setbacks, location of the driveway entrance, and oak tree measures. The Serrano Architectural Review Committee will also review for similar development standards as they relate to their adopted design guidelines prior to building permit application submittal to the County. Landscape Lots A, B, C and D are located at the entrance to the subdivision. Lots 1 and 2 contain a deed-restricted riparian area that includes a non-development area.

The gated subdivision would be served by a 36-foot wide (road width) internal road off Appian Way and dead ends into two (2) separate cul-de-sacs. The roads would be

constructed based on the Standard Plan 101B of the County DISM, as shown on the Tentative Subdivision Map. All lots are accessed exclusively via this internal road. Water and sewer services would be provided by the El Dorado Irrigation District (EID). EID currently has an eight-inch potable water line located in Appian Way. A six-inch sewer line exists along Appian Way and Sangiovese Drive, and an eight-inch off-site sewer line in Highland View Subdivision, Unit 1. These sewer lines have adequate capacity at this time. In order to receive service, these existing lines would be extended in accordance with EID standards.

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

2. **Tentative Subdivision Map Limits:** This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance. Multiple final maps may be completed for this project. The applicant has stated that the proposed phasing plan is approximate only, and the subdivider is not required to define the number or configuration of the proposed multiple final maps, according to the subdivision Map Act 66456.1 (Multiple final maps on one tentative map).
3. **Fees:** All fees associated with the Tentative Subdivision Map shall be paid prior to filing the Final Subdivision Map.
4. **Landscaping:** Landscape and irrigation plans shall be consistent with the Serrano Owners Association adopted design guidelines for landscaping and ancillary improvements. The landscaping design guidelines provide for a variety of deciduous and non-deciduous tree and shrub species to help designers study and select the proper shading patterns and/or solar warming opportunities as part of their landscape design. Where applicable, landscaping shall comply with County Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the County Model Water Efficient Landscape Ordinance (MWELO).
5. **Lighting:** All exterior lighting and outdoor lighting shall conform to Chapter 130.34 (Outdoor Lighting) of the County Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.
6. **Parking:** Parking shall be improved consistent with Chapter 130.35 (Parking and Loading) of the County Zoning Ordinance.

7. **Condition Compliance:** Prior to Final Subdivision Map recordation, issuance of any building or grading permit, or commencement of any use authorized by this 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.
8. **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 El Dorado County (County) harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning this Tentative Subdivision Map and Planned Development Permit.

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

9. **Permit Implementation:** Implementation of the project must occur within 36 months of approval of this Planned Development Permit in accordance with Chapter 130.54.060 of the County Zoning Ordinance, otherwise the permit becomes null and void unless it is otherwise extended. If any extension of the Tentative Subdivision Map is granted, the Planned Development Permit shall be automatically extended for the same amount of time as provided for in County Code Section 130.52.040(F)(2). It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
10. **Human Remains:** In the event of the discovery of human remains, all work shall cease and the County Coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely

descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

11. **Subdivision and/or Private Roadway Gates:** Installation of any gates associated with the project or individual parcels shall comply with Section 130.30.090 (Gates) of the County Zoning Ordinance.
12. **Adequate Utilities:** Prior to approval of the Final Subdivision Map, applicant shall provide Planning Division with a “will serve” letter from Pacific Gas and Electric (PG&E), and any other public utility required for the development of the site, for the proposed new parcels.
13. **Liens and Bonds:** Prior to filing a Final Subdivision Map, if the subject property is subject to liens for assessment of bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).
14. **Easements:** Prior to approval of the Final Subdivision Map, the applicant shall ensure that the County Surveyor’s Office conducts a final easement review of the project parcels, as part of standard procedure, to further ensure no potential easement conflicts will occur on the project site.
15. **Rare Plants:** Impacts to rare plants in the project area will be minimized by requiring the applicant to pay mitigation fees in conformance with local policies. Prior to issuance of grading and building permits, in coordination with the project applicant, Planning Division shall verify that payment of fees for development within El Dorado County Rare Plant Mitigation Area 2 are implemented. As of this writing, the current fee for development of single-family residential in Mitigation Area 2 is \$386.00 per dwelling.
16. **Construction Activities:** The following measures shall appear as notes on any grading and construction plans and be incorporated into the project construction activities:
 - All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.

- All mobile or fixed noise-producing equipment used on the project site that is regulated for noise output by a Federal, State, or local agency shall comply with such regulations during project activity.
- Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses.
- Project area and site access road speed limits shall be established and enforced during the construction period.

Planning Division

17. Prior to issuance of a building permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
18. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the Final Subdivision Map and a copy filed with the Planning Division.
19. All applicable Conditions of the development plan shall be satisfied prior to recordation of the Final Subdivision Map.
20. 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 Subdivision Map or Parcel Map, the subdivider shall submit to the Planning and Building Department 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.
21. Prior to the filing of the Final Subdivision 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.

22. 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.
23. Approval of an Administrative Permit will be required prior to the installation of any gate across any public or private road.
24. The applicant shall stop work if Cultural Resources are discovered during construction. It is possible that vegetation, siltation, or historic activities may have obscured surface evidence of additional sites in the project area. If artifacts or unusual amounts of stone, bone, or shell are uncovered during construction activities, work should be halted within 100 feet of the find and a qualified archeologist consulted for on-the-spot evaluation. If the bone appears to be human, the County Coroner and the Native American Heritage Commission must be contacted.

Department of Transportation (DOT)

25. **On-Site Road Improvements:** The developer shall construct the on-site roadways consistent with County DISM Standard Plan 101B to the widths as shown on the Tentative Subdivision Map.
26. **Offer of Dedication:** The developer shall irrevocably offer to dedicate road and public utility easements for on-site access roadways with the Final Subdivision 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.

The irrevocable offer of dedication shall be subject to that agreement between Serrano and the County, recorded as document 1998-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Serrano El Dorado Owners' Association simultaneously with the filing of the Final Subdivision Map.

27. **Encroachment Permit:** The developer shall obtain an encroachment permit from the County Department of Transportation (DOT) and construct the roadway encroachment at Appian Way to the provisions of County Standard Plans as directed by DOT.
28. A Vehicular Access Restriction for lots contiguous to Appian Way shall be shown on the Final Subdivision Map(s) for those corner lots having access to intersecting minor roadways.
29. The developer shall demonstrate to the County that the project has entitlements for use of the off-site roads and public utility easements for access to the project.

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

A. The project is responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of following improvements as identified in the Access and Local Circulation Analysis prepared by Fehr & Peers dated December 8, 2025.

i. Appian Way/Sangiovese Drive intersection:

The project shall construct all-way stop control of the existing intersection at Appian Way and Sangiovese Drive at the Village M5 access.

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

31. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the County for all roadway, grading, drainage, and other support infrastructure as required by the County Subdivision Ordinance, prior to filing of the Final Subdivision Map.

For improvements not completed at the time of recordation of the Final Subdivision Map, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen's 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 10 percent maintenance surety in any of the above-mentioned forms.

The developer's Engineer of Record shall prepare a "Certificate of Partial Completion" as attachment to the SIA, which sets forth the total cost of the project, percent complete, and the estimated remaining cost of the work to complete the project. Verification of the Certificate of Partial Completion shall be determined by the County.

32. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and on the Final Subdivision Map.

33. **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.

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

35. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the 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 DOT. DOT shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
36. **Geotechnical 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 DOT. 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.
37. **Off-site Improvements (Security):** Prior to the filing of a Final Subdivision Map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full cost 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.
38. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the DISM (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 Subdivision 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).*

39. **Entrance Gates:** Pursuant to Article 2, Section 1273.11 of the State Responsibility Area (SRA) Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the County and Fire Department.

40. **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.
41. **Maintenance Entity:** Prior to filing a Final Subdivision Map, form an 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.
42. **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).
43. **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.
44. Drainage maintenance shall be the responsibility of the Serrano El Dorado Owners' Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 1998-0015834-00 on March 26, 1998. Pursuant to the terms of said agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Serrano El Dorado Owners' Association simultaneously with the filing of the Final Subdivision Map.
45. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the County DOT. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.
46. The Final Subdivision 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.
47. **Water Quality Stamp:** Include a stormwater 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.

48. **Stormwater Management:** The County is subject to the State of California's Phase II MS4 Permit. Thus, the County's post construction water quality requirements follow those outlined in that permit or any superseding permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements will create or replace 2,500 square feet or more of impervious surface, including offsite improvements. 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.
49. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
50. **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.
51. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in Portable Document Format (PDF), and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.
52. This project is subject to the El Dorado County Traffic Impact Fee Program. Traffic fees shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
53. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six (6) 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 DISM and the Encroachment Ordinance.
54. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
55. The final grading plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

56. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, DISM, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
57. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
58. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Environmental Management Department (EMD)

59. A minimum of 65 percent of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. The applicant may visit the website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information there are still questions, the applicant is welcome to call EMD at (530) 621-5300.
60. All residential dwellings shall have an organics recycling program for the following types of organic wastes: green waste, landscape, pruning waste, food waste, and food-soiled paper.

El Dorado Hills Fire Department (EDHFD)

61. The project is located in a High Fire Hazard Severity Zone within a CAL FIRE SRA. The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.

Prior to Recordation of the Final Subdivision Map (unless otherwise stated in the individual Condition):

62. Emergency Water Supply: The project area is currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one (1) 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 (CFC), 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 CFC,

as amended locally. The required fire hydrants shall be installed and operational prior to any construction (including foundations).

63. Roads and Driveways: Roads and driveways, whether public or private, shall comply with California Code of Regulations (CCR) Title 14 §§ 1270.00 - 1276.04 and CCR of 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).

- a. Fire access roadways shall be of not less than 20 feet of unobstructed width, 13 foot 6 inches of vertical clearance, and a minimum turning radii within the same traffic lane of 30 feet inside and 50 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.

A minimum 30-foot inner and 50-foot outer turning radius within the same traffic lane shall be provided at turn(s) from Appian Way onto Sangiovese Drive.

- 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 DOT 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 roadways 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 the American Association of State Highway and Transportation Officials (AASHTO) Standard Specifications for Highway Bridges, 17th Edition – 2002 (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 CFC and EDHFD

Standards.

- g. When a road is required, it shall be named in accordance with the requirements identified by the County Surveyor's 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 CFC prior to the approval of the Final Subdivision Map for the project.
64. Fire Protection Plan (Fire Safe Plan): A preliminary Fire Safe Plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The Fire Safe Plan shall be in accordance with Chapter 49 of the CFC and EDHFD standards. The applicant shall record a Notice of Restriction (NOR) prior to or concurrent with recordation of the Final Subdivision Map that states that all lots illustrated in the Final Subdivision 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 Final Subdivision Map recordation. A Fire Safe Plan approved within the last five (5) years will meet this requirement.

Prior to Issuance of Building Permits

- 65. Fire Safe Plan: A final Fire Safe Plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The Fire Safe Plan shall be in accordance with Chapter 49 of the CFC and EDHFD standards. A Fire Safe Plan approved within the last five (5) years will meet this requirement.
- 66. Plan submittal (residential). The applicant shall meet the following: Civil Site Plans and New Residential Building Plans shall be submitted and approved prior to final building permit being issued. Fire Sprinkler plans shall be submitted prior to final building permit being issued. Please note: EDHFD does not allow deferred submittals for fire sprinkler plans.
- 67. Roof Coverings: Residential roof coverings shall consist of materials having a minimum Class A rating.
- 68. New Buildings and Structures: New buildings and structures placed on a parcel shall

comply with all applicable fire safety regulations found in the CCR Titles 14, 19, 24, and EDHFD ordinances and regulations.

- a. All parcels shall provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road in accordance with CCR 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.
69. Open Space Fencing: Lots that abut open space shall be required to utilize non-combustible type fencing abutting the open space.

Prior to Issuance of Certificate of Occupancy

70. Address (residential). All parcels shall be provided with an approved address number as issued by the County Surveyor's 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.
71. If this property is sold prior to development, the seller shall disclose the above EDHFD requirements to the buyer.

County Surveyor's Office

72. Upon project approval from the Planning Division, a Final Map Package will need to be submitted with the County Surveyor's Office.
73. All survey monuments must be set prior to filing the Final Subdivision 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 Subdivision Map.
74. 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 County Surveyor's Office must be provided prior to filing the Final Subdivision Map.

75. Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Subdivision Map.
76. Prior to filing the Final Subdivision Map, a letter will be required from all agencies that have placed Conditions on the map. The letter will state that "all conditions placed on TM25-0003 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor's Office and copied to the consultant and the applicant.
77. All boundary monuments that may be disturbed or destroyed during project construction shall be identified and referenced and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).
78. Applicant must coordinate with the County Surveyor's Office for any parcel designated as "remainder" to have a Certificate of Compliance filed concurrently with the recording of the Final Subdivision Map.

County Air Quality Management District (AQMD):

79. Fugitive Dust: A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to the start of project construction if, during the course of the project a Grading Permit is required from the Building Department, Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
80. Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
81. Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
82. Painting/Coating: The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
83. New Point or Stationary Source: Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.

84. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, CCR). The full text of the regulation can be found at CARB's website here: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>. Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.
85. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.
86. Electric Vehicle (EV) Charging – Residential: The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2022 Cal Green Building Code §4.106.4.1 to facilitate future installation and use of EV chargers. Please refer to: CHAPTER 4 RESIDENTIAL MANDATORY MEASURES, 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen) | ICC Digital Codes (iccsafe.org)
87. The applicant shall submit a list to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a building permit or grading permit:

The AQMD's goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and CARB and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

- Use low-emission on-site mobile construction equipment.
- Maintain equipment in tune per manufacturer specifications.
- Retard diesel engine injection timing by two (2) to four (4) degrees.
- Use electricity from power poles rather than temporary gasoline or diesel generators.
- Use reformulated low-emission diesel fuel.
- Use catalytic converters on gasoline-powered equipment.

-Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.

-Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two [2] minutes).

-Schedule construction activities and material hauls that affect traffic flow to off-peak hours.

-Configure construction parking to minimize traffic interference.

88. Develop a construction traffic management plan that includes but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

County Stormwater Division:

89. The project is subject to the provisions of the County Stormwater Ordinance and Drainage Manual regarding drainage and water quality.
90. The project shall comply with the West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan.
91. An Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb over one (1) acre of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

El Dorado Irrigation District (EID):

92. As shown in the Facilities Improvement Letter (Exhibit Q), the project shall adhere to applicable requirements from EID for connection to public sewer and water services, including easement requirements, prior to issuance of grading and building permits.

Pacific Gas and Electric (PG&E)

93. The following language be expressly stated in the offer of dedication for Public Utility Easements (PUEs):

“I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do

hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, or any other structures of any kind.”

The Final Subdivision Map must contain such a statement setting forth the offer of dedication and such offer must be accepted by the county or municipality. The PUEs must also be of sufficient width, acceptable to PG&E, for PG&E to occupy with its distribution and service facilities. If the County or municipality has declined the offer of dedication, the applicant may be required to grant or secure easements in gross satisfactory to PG&E.