

**EL DORADO COUNTY BOARD OF SUPERVISORS**  
**AGENDA ITEM TRANSMITTAL**  
**Meeting of August 22, 2006**

**AGENDA TITLE:** Final Map – Promontory/Village 5, Unit 3 (TM98-1356F) (District I)

**DEPARTMENT:** Development Services/Planning

**DEPT SIGNOFF:** 

**CAO USE ONLY:**

**CONTACT:** Gregory L. Fuz/John Heiser

**DATE:** 8/15/06

**PHONE:** 5445/3615

**DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:** Planning Services submitting the final map for Promontory/Village, 5 Unit 3 (TM98-1356F), creating 33 residential lots ranging in size from 0.4 to 2.0 acres on 65.889 gross acres. The property, identified by Assessor's Parcel Numbers 112-810-07 and 08, are located on the south side of and east of Sophia Parkway, in the El Dorado Hills area. Applicant: Toll Land XXIII, a California Limited Partnership. Engineer: R.E.Y. Engineers.

**RECOMMENDATION:** Staff recommends the Board take the following action: 1. Approve the final map for The Promontory/Village 5, Unit 3; and 2. Authorize the Chair to sign the Agreement to Make Subdivision Improvements.

Financial impact? ( ) Yes (X) No

Funding Source: ( ) Gen Fund ( ) Other

**BUDGET SUMMARY:**

Other:

**CAO Office Use Only:**

Total Est. Cost \_\_\_\_\_

**Funding**

4/5's Vote Required ( ) Yes ( ) No

Budgeted \_\_\_\_\_

Change in Policy ( ) Yes ( ) No

New Funding \_\_\_\_\_

New Personnel ( ) Yes ( ) No

Savings \_\_\_\_\_

**CONCURRENCES:**

Other \_\_\_\_\_

Risk Management \_\_\_\_\_

Total Funding \_\_\_\_\_

County Counsel \_\_\_\_\_

**Change in Net County Cost** \_\_\_\_\_

Other \_\_\_\_\_

**\*Explain**

**BOARD ACTIONS:**

**Vote:** Unanimous \_\_\_\_\_ Or

**Ayes:**

**Noes:**

**Abstentions:**

**Absent:**

Rev. 04/05

**I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors**

**Date:** \_\_\_\_\_

**Attest: Cindy Keck, Board of Supervisors Clerk**

**By:** \_\_\_\_\_

**EL DORADO COUNTY  
BOARD OF SUPERVISORS  
AGENDA TRANSMITTAL  
MEETING OF AUGUST 22, 2006**

**Page 2, Final Map  
Promontory/Village 5, Unit 3  
Memo to Board of Supervisors  
August 15, 2006**

**DISCUSSION**

This subdivision is within the Promontory Specific Plan. The Planning Commission approved the tentative map (TM98-1356) on June 24, 1999. An appeal was filed but withdrawn at the December 14, 1999, Board of Supervisors meeting.

Promontory Village 5, Unit 3, is located on Assessor's Parcel Numbers 112-810-07 and 08 for a total of 65.889 acres. The improvements for the Promontory/Village 5, Unit 3, final map have been bonded. Planning Services, the Department of Transportation, and the County Surveyor's Office have reviewed the final map and determined that all conditions of the map have been satisfied.

**Improvement Agreements and Bonds:** The applicant has submitted an Agreement to Make Subdivision Improvements and bonds pursuant to Section 16.16.050 of the County Code. The Department of Transportation has reviewed and approved the submitted cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the subdivision.

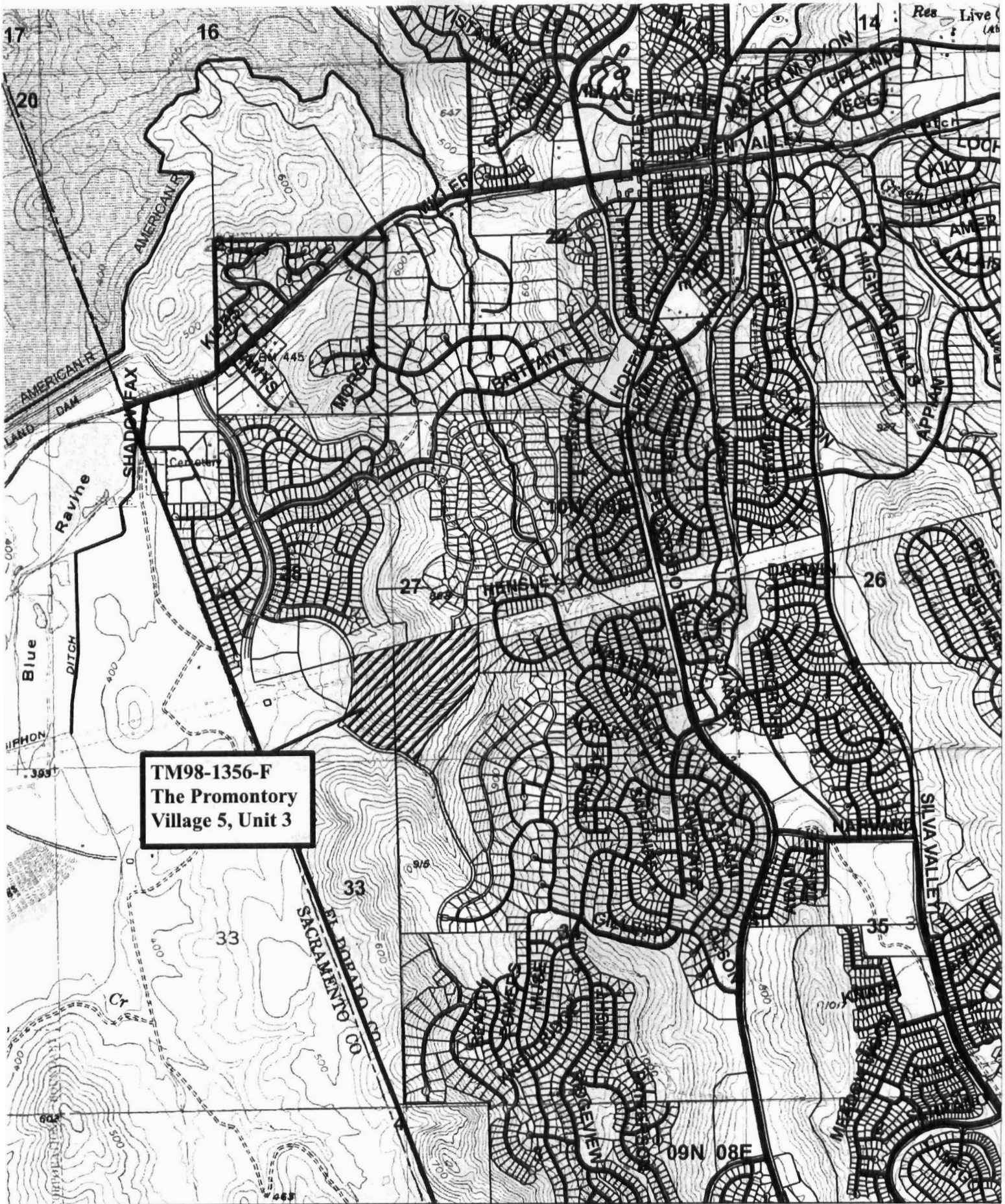
**Conditions of Approval:** Staff has reviewed the conditions of approval for TM98-1356F and noted that all of the applicable conditions for the tentative map have been satisfied. The County Surveyor and the Department of Transportation have reviewed the applicable conditions for compliance (see attached Conditions Compliance Report and clearance memorandums).

**Water:** The El Dorado Irrigation District has provided a Meter Award Letter verifying that the project has purchased the required Equivalent Dwelling Units (EDU's) for water and wastewater to serve all of the 33 proposed lots within Village 5, Unit 3.

**Environmental Review:** The project has been determined to be Statutorily Exempt from environmental review under CEQA as provided for by Section 15268(b)(3) of the CEQA Guidelines pertaining to ministerial approval of final subdivision maps.

**ATTACHMENTS**

Exhibit A: Vicinity Map  
Exhibit B: Conditions/Status of Conditions  
Exhibit C: Reduced Copy of Final Map  
Exhibit D: El Dorado Irrigation District Meter Award Letter  
Exhibit E: Department of Transportation Approval Memo  
Exhibit F: Surveyor's Office Approval Memo



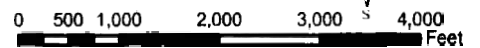
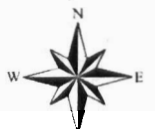
**Exhibit A**

**Vicinity Map**

**TM98-1356-F/The Promontory Village 5, Unit 3**

Map Prepared By: J. Heiser

June 27, 2006



## **EXHIBIT B**

### **The Promontory/Village 5, Unit 3**

#### **Conditions**

#### **IMPROVEMENT PLANS & GENERAL CONDITIONS**

##### **ROADS**

Green Valley Road shall be widened from the Russell Ranch Road Intersection to the intersection of Francisco Drive. As a minimum, the widening shall include: a) two eastbound lanes; b) one westbound lane, and; c) a continuous two-way left-turn lane along commercial frontage (approximate Station 1+530 to Station 1+740). Said widening shall conform to the existing improvements just west of Francisco Drive at approximate Station 3+300. Said widening shall include left-turn pockets at existing public road intersections and be consistent with the widths, alignment, and structural section of the ultimate facility.

As an alternative, the ultimate improvements to Green Valley Road or portion thereof, may be constructed if it is determined that construction of the ultimate improvements is more convenient, feasible, and beneficial.

The intersection of Russell Ranch Road and Green Valley Road shall be improved to provide: a) an exclusive westbound left-turn lane; b) an exclusive eastbound right-turn lane; c) dual northbound left-turn lanes, and; d) an exclusive northbound right-turn lane. These intersection improvements shall be consistent with the widths, alignment, and structural section of the ultimate facility.

The County shall cause the improvements contained in this condition to commence prior to the issuance of the first building permit in Villages 1-5. The developer shall be responsible for advancing the full funding for these improvements, subject to a reimbursement/credit agreement executed between the developer and the County.

**Green Valley Road improvements have been completed. (Note Russell Ranch Road is now named Sophia Parkway.)**

2. Russell Ranch Road shall be constructed to an improved (total) interim width of 40' (two-lane roadway), consistent with the alignment and structural section of the ultimate facility. Construction from Green Valley Road to H3 Street shall occur with the first phase. Construction from H3 Street to E5 Street shall occur with any subsequent phase in Villages 1, 3, or 5.

**Russell Ranch Road (Sophia Parkway) has been constructed past E5 street.**

3. Construction of through circulation from Russell Ranch Blvd. to Brittany Way shall occur with the first phase (H3 street to A5 Street, A5 Street to Brittany Way, and Brittany Way).

**Streets referenced in Condition 3 have all been constructed. Current names of the streets are Sophia Parkway (Russell Ranch Blvd), Elmores Way (H3 Street) and Suffolk Way (A5 Street).**

4. All roads shall be constructed in conformance with the Design and Improvements Standards Manual with the following widths:

**VILLAGE 1**

<b>ROAD NAME</b>	<b>Promontory Reference</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS/NOTES</b>
<u>A1 Street:</u> Lot 1 to Lot 59	Upland Two Way Road	*28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4'sidewalk on downhill, Lot side only; parking (*required) on downhill lot side or bays.
<u>A1 Street:</u> Lot 59 to Intersection of B1 Street	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT <350.
<u>B1 Street:</u> Intersection C1 Street to Intersection of A1 Street	Upland Two Way Road	28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4'sidewalk on downhill, Lot side only; parking bays not required ADT <350.
<u>B1 Street:</u> Intersection A1 Street to Intersection of Russell Ranch Boulevard	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>C1 Street:</u> Intersection B1 Street to Intersection of A1 Street	Upland Two Way Road	28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4' sidewalk on downhill, Lot side only; parking bays not required ADT <350.
<u>D1 Street:</u> Intersection A1 Street to Intersection of Russell Ranch Boulevard	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; Vehicular Access Restriction - No On-Street Parking
<u>E1, F1, G1 Courts:</u> Projected Cul-de-sacs	Upland Two Way Road	28 ft (38ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; no sidewalks; parking bays not required ADT <350.
<u>H1 Court:</u> Projected Cul-de-sacs	Upland Two Way Road	28 ft (38ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; no sidewalks; parking bays not required ADT <350.

**\*Acceptable Alternative Designs:**

- 1) 36' roadway width (requires 46' RW),
- 2) 28' width plus on-street parking bays or;
- 3) 28' width - no on street parking with additional off-street parking provided not in tandem with the lots' required parking.

**VILLAGE 2**

<b>ROAD NAME</b>	<b>Promontory Reference</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS/NOTES</b>
<u>Brittany Way</u> Crown Valley Subdivision to A5 Street	Community Collector	40 ft (60 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides.
<u>A2 Street</u> , lot 12 to lot 19 <u>B2 Street</u> , lot 31 to lot 78 <u>C2 Street</u> ,	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT <350.
<u>D2 Street</u>	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>A2 Street</u> from Russell Ranch Road to B2 Street Intx (west) and <u>B2 Street</u> from H3 Street to A2 Street Intx (east)	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>E2 Court</u>	Upland Two Way Road	*28 ft (36 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4' sidewalk on downhill, Lot side only; *parking required

**\*Acceptable Alternative Designs:**

- 1) 36' roadway width (requires 46' RW),
- 2) 28' width plus on-street parking bays or;
- 3) 28' width - no on street parking with additional off-street parking provided, not in tandem with the lots' required parking.

**VILLAGE 3**

<b>ROAD NAME</b>	<b>Promontory Reference</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS / NOTES</b>
<u>Village Center Drive</u>	Village Center Collector	48 ft (60 ft RW, plus utility, parking and slope easements)	Type 2 Vertical curb & gutter; 6 ft sidewalk, 4' bike lane and 8' parking on both sides.
<u>A3, B3, C3, D3, F3, G3 Streets</u> : Entire Streets encompassed by H3, H5, Village Center Collector and Russell Ranch Boulevard	Valley Two Way Road	32 ft (50 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4 ft sidewalk on both sides; Parking on one side only.

<b>ROAD NAME</b>	<b>Promontory Reference</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS / NOTES</b>
<u>H3 Street:</u> Russell Ranch Boulevard to Lot 85	Community Collector	40 ft (50 ft RW, plus utility, parking and slope easements)	Type 2 Vertical curb & gutter; 5 ft sidewalk on both sides; Parking on both sides.
<u>I3 Court:</u> Projected Cul-de-sacs	Valley Two Way Road	28 ft (36 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; no sidewalk; Parking on one side only.

**VILLAGE 4**

<b>ROAD NAME</b>	<b>Promontory Reference</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS / NOTES</b>
<u>C4 Street:</u> Lot 4 to Lot 1	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>D4 Street:</u> Lot 1 to Intersection A4 Street	Upland Two Way Road	*28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on downhill, Lot side only; *parking required.
<u>D4 Street:</u> Intersection A4 Street to lot 142	Upland Two Way Road	28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on downhill, Lot side only; parking bays not required ADT <350.
<u>D4 Street:</u> Lot 142 to Intersection of E4 Street	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4 ft sidewalk on both sides; *parking required.
<u>A4 Street:</u> Intersection of D4 Street to Lot 32	Upland Two Way Road	28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on downhill, Lot side only; parking bays not required ADT <350.
<u>A4 Street:</u> Lot 32 to Intersection of Brittany Way extension	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>B4 Street:</u> Intersection of A4 Street to Intersection of D4 Street	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4 ft sidewalk on both sides; parking bays not required ADT<350.
<u>E4 Street:</u>	Upland	*28 ft (38 ft RW, plus	Type 1 Rolled curb & gutter; 4'

<b>ROAD NAME</b>	<b>Promontory Reference</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS / NOTES</b>
Intersection of A5 Street to Suffolk Way extension	Two Way Road	utility, parking and slope easements)	sidewalks on both sides; *parking required.
<u>G4 Court</u>	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; no sidewalks; *parking required.
<u>F4, H4, I4, J4 Courts:</u> Projected Cul-de-sacs	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; no sidewalks; parking bays not required ADT <350.

**\*Acceptable Alternative Designs:**

- 1) 36' roadway width (requires 46' RW), 2) 28' width plus on-street parking bays or;
- 3) 28' width - no on street parking with additional off-street parking provided, not in tandem with the lots' required parking.

**VILLAGE 5**

<b>ROAD NAME</b>	<b>Promontory Reference</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS/NOTES</b>
<u>Village Center Drive</u>	Village Center Collector	48 ft (60 ft RW, plus utility, parking and slope easements)	Type 2 Vertical curb & gutter; 6 ft sidewalk, 4' bike lane and 8' parking on both sides.
<u>A5 Street:</u> Intersection D5 Street to Northerly Intersection C5 Street	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT <350.
<u>A5 Street:</u> Northerly Intersection C5 Street to Intersection Brittany Way	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>A5 Street:</u> Intersection of Brittany Way extension to Intersection of H5 Street	Community Collector	40 ft (50 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter Lot side; Type 2 vertical curb & gutter adjacent to proposed school and park site. 4' sidewalks on both sides;
<u>B5 Street:</u> North Intersection A5 Street to F5 Court	Upland One Way Road	20 ft (28 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on downhill, Lot side only; parking bays not required ADT <350.
<u>B5 Street:</u> F5 Court to Intersection D5 Street	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on downhill, Lot side



ROAD NAME	Promontory Reference	ROAD WIDTH	EXCEPTIONS/NOTES
			only; parking bays not required ADT <350.
<u>D5 Street:</u> Intersection B5 Street to Lot 115	Upland Two Way Road	*28ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>C5 Street:</u> Intersection A5 Street looping to Intersection A5 Street	Upland One-way Road	20 ft (28 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on downhill, lot side only; parking bays not required ADT <350.

\*Acceptable Alternative Designs:

- 1) 36' roadway width (requires 46' RW), 2) 28' width plus on-street parking bays or;
- 3) 28' width - no on street parking with additional off-street parking provided not in tandem with the lots' required parking.

**VILLAGE 5 (continued)**

ROAD NAME	Promontory Reference	ROAD WIDTH	EXCEPTIONS / NOTES
<u>H5 Street:</u> Lot 85 to Lot 80	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; *parking required.
<u>H5 Street:</u> Lot 80 to Lot 25	Upland Two Way Road	*28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on downhill, Lot side only; *parking required.
<u>H5 Street:</u> Lot 25 to Intersection of Village Center Collector	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4 ft sidewalk on both sides; *parking required.
<u>E5 Street:</u> Intersection H5 Street to Lot 96	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; 4' sidewalks on both sides; parking bays not required ADT <350.
<u>E5 Street:</u> Lot 96 to Intersection of Village Center Collector	Upland Two Way Road	28 ft (36 ft RW, plus utility, parking and slope easements)	Hillside Development area; Type 1 Rolled curb & gutter-Lot side; Type 2 Vertical curb & gutter non-vehicular access side; 4 ft sidewalk on uphill, Lot side only;

ROAD NAME	Promontory Reference	ROAD WIDTH	EXCEPTIONS / NOTES
			parking bays not required ADT <350.
<u>F5 Court</u>	Upland Two Way Road	*28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; no sidewalks; *parking required.
<u>I5, J5, H5, G5, Courts:</u> Projected Cul-de-sacs	Upland Two Way Road	28 ft (38 ft RW, plus utility, parking and slope easements)	Type 1 Rolled curb & gutter; no sidewalks; parking bays not required ADT <350.

**\*Acceptable Alternative Designs:**

- 1) 36' roadway width (requires 46' RW), 2) 28' width plus on-street parking bays or; 3) 28' width - no on street parking, additional off-street parking provided, not in tandem with the lots' required parking..

Road widths in the preceding table are measured from curb face to curb face.

**All Village 5, Unit 3 roads have been designed to the standards listed in Condition 4 that are applicable to Village 5 (and per the Settlement Agreement Map dated 12/09/02 prepared based on the Settlement Agreement approved 9/28/99). Improvement plans have been approved by DOT and construction is assured through the Agreement to Make Subdivision Improvements and bonds.**

5. Where constrained by topography, sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to filing the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements to be provided where necessary.

**Sidewalks have been provided adjacent to roadways consistent with Condition 4 and no special pedestrian easements are required for Village 5, Unit 3.**

6. An irrevocable offer of dedication for rights-of-way (R/W) shall be made, in fee, of the widths shown in the preceding table for the proposed roads, with slope easements where necessary. Said offer may be rejected for those villages with privacy gates at the time of the final map, in which case, a County Service Area Zone of Benefit, or other entity shall be established in order to provide for the long-term maintenance of the roads. Said offer may be accepted for villages without gates subject to improvements and inclusion in a zone of benefit for road maintenance purposes.

**Irrevocable offer of dedication is made on the owner's statement of the final map. The offer is rejected on the final map and the roads will be maintained by the Promontory Homeowners Association.**

7. An irrevocable offer of dedication, in fee, shall be made of 55 feet in radius for the cul-de-sacs, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a County Service Area Zone of Benefit, or other entity shall be established in order to provide for the long-term maintenance of the roads. Said offer may be accepted for villages without gates subject to improvements and inclusion in a zone of benefit for road maintenance purposes.

**Irrevocable offer of dedication is made on the owner's statement of the final map. The offer is rejected on the final map and the roads will be maintained by the Promontory Homeowners Association.**

8. Turnarounds shall be constructed at the entry gates of the various Villages and are subject to the review and approval by the Department of Transportation and the El Dorado Hills Fire Department at the improvement plan stage.

**DOT and Fire Department have reviewed and approved the turnarounds at the entry gates (shown on the improvement plans).**

9. Subdivision improvements shall include 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 Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.

As an alternative, downhill lots with fill in excess of six feet may have a Notice of Restriction filed on the lot which allows structural driveway access only.

The CC&R's shall include provisions for the following: Construction of driveways shall be at the time of building permit for each individual lot. The Promontory Design Review Committee (DRC) shall review the placement of individual homes and driveways within the project. Site improvement plans for each lot shall be prepared by a Civil Engineer registered to practice in the State of California, based on the DRC approved site plans and shall include slope stabilization and erosion control methods acceptable to the El Dorado County Resource Conservation District. Provisions for the disposal of excess fill material shall be incorporated into the individual lot grading and/or building permit(s), filed with the Building Department.

Lots where the street at the access point is in excess of a six foot cut or fill height shall be indicated on the final map. The developer shall demonstrate, in conjunction with the improvement plans, that each lot is accessible by County Standards, including the provisions of this condition.

For driveways in cut slopes, the County Engineer may require test pits to be excavated at the point of deepest excavation for the proposed driveway, utilizing a 19 to 21 foot-class loader/backhoe or equivalent, to demonstrate the constructability of the proposed driveways. Driveways shall be constructed with the street improvements where said equipment is unable to perform excavation of the test pit.

**The CC&R's contain provisions that satisfy this condition.**

10. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district, subject to review and approval by the Department of Transportation.

**No bus turnouts are required for this unit. Bus stops have been provided in the Promontory collector roads.**

### **DRAINAGE**

11. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, Cooper, Thorne & Associates) and the Willow - Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the above referenced documents.

**DOT has reviewed and approved the final drainage plan (See Tab 4 Final Map Improvement Plans and General Conditions - Binder).**

12. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. As an alternative, the CC&R's may contain a provision for the downstream property owner(s) to accept sheet flow from the upstream property owners, subject to review and approval by the Department of Transportation at the improvement plan stage. Additionally, the Promontory Design Review Committee shall review all home site plans for drainage.

**DOT has reviewed and approved the improvement plans that contain provisions to address cross lot drainage. The Promontory Master Community Association will maintain drainage facilities and the CC&R's contain provisions as well.**

13. The subdivider shall be required to form a County Service Area Zone of Benefit, or other entity to fund drainage facilities maintenance and improvement services. The funding mechanism for these services must be established prior to approval of the final map. It is recommended that a special tax be used as the funding mechanism.

**The HOA has been established to maintain drainage facilities.**

14. 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.

**DOT has reviewed the final map for compliance with Condition 14. All necessary easements have been shown on the final map.**

## **GRADING**

15. This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.

**Planning and DOT have reviewed the improvement plans and approved the lot grading plan consistent with Condition 15 (See Tab 4 Final Map Improvement Plans and General Conditions - Binder).**

## **PLANNING DEPARTMENT CONDITIONS**

16. The four-acre park shall be dedicated to the El Dorado Hills CSD concurrently with or prior to filing the first final map. The 10-acre Village Center park site shall also be dedicated to the El Dorado Hills CSD prior to or concurrently with the final map for Village 3.

**This condition is not applicable to Village 5, Unit 3.**

17. A letter from Pacific Bell/AT&T shall verify easements for Pacific Bell utilities are accurately shown on the final map.

**Letter from AT&T submitted indicating joint trenching agreements have been executed.**

18. Verification that a joint trenching agreement has been established with the cable television provider.

**Letter from Comcast submitted indicating joint trenching agreements have been executed.**

19. The County reserves the right to impose additional reasonable conditions relating to the filing of multiple final maps and phasing on the tentative map. Reasonable conditions, at a minimum, will include a letter of approval from the El Dorado Hills Fire Department and a finding of substantial compliance with the approved tentative map from the Planning Director.

**The approval of the Final Map and Improvement Plans warrants compliance with this condition.**

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 map, the subdivider shall submit to the Planning 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 a amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

**No off-site improvements.**

Specific Plan Requirements

- 21. Incorporate a 30-foot landscape corridor adjacent to Russell Ranch Road. Planting plan is subject to a Site Plan Review through the County Planning Department.

**Condition 21 does not apply to Village 5, Unit 3.**

- 22. Prior to recordation of the final map, an approved "Open Space Management Plan" shall be prepared addressing, at a minimum, the management and maintenance of open space within the subdivision, subject to review and approval by the Planning Department. If any areas are to be maintained by the El Dorado Hills CSD or other entity, then the other entity must also review and approve the applicable portion of the Open Space Management Plan.

**Open Space Management Plan (attached) has been reviewed and approved by Planning and will be implemented and maintained by the HOA. (PMCA letter dated 7-16-01; Final Map Improvement Plans and General Conditions - Binder)**

- 23. The final map shall identify the following for each Hillside Standard Lot: Development area, Building Envelopes, and Open Space Conservation Easements. The final map shall substantially comply with the development area, building envelope, and open space conservation easement exhibit map dated December 31, 1998.

**The final map for Village 5, Unit 3 identifies those lots subject to "Development Envelope" from the Promontory Hillside Large Lot development standards. The notation includes a reference to the "Lot Notebook" on file with the Planning Department and the Promontory Architectural Committee.**

- 24. The recordation of the final map will fix the Specific Plan zone boundaries to the lot lines finally established.

**The final map recordation satisfies this condition.**

25. The subdivision shall annex into the El Dorado Irrigation District service boundary for water and sewer service. A water and sewer meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.

**The Promontory was annexed to EID and Meter Award Letter will be forwarded prior to scheduling the final map for Board approval.**

26. The applicant may be reimbursed for improvements in accordance with Chapter 16.16.080 of the County Code.

**Does not apply to this filing.**

Conditions from Environmental Reports

27. The final tree mitigation plan required in mitigation measure 4.8.1 shall be submitted to the Planning Department. All applicable implementation protocols shall be incorporated into project improvement plans, subdivision Design Notebook and/or project CC&R's.

**Village 5, Unit 3 improvement plans and final map are consistent with the approved tree mitigation plan.**

28. In order to minimize impacts to nesting raptors, a focused survey of the site for active nests is required between February and July within 30 days of the beginning of construction. If active nests are found, no construction activities (including grading, heavy equipment use, or otherwise unnatural noise levels) shall take place within 250 feet of the nest until the young have fledged. Trees containing nests, or burrows that must be removed as a result of project implementation should be removed during the non-breeding season (August to January). If no active nests are found during the survey no further surveys are required. However, if construction activities are proposed to occur during the breeding season (in subsequent years) within areas of potential habitat, a new survey will be required to determine the status of nest activity for that season.

**Construction is in progress.**

29. The Promontory Villages 1-5, State Responsibility Area Wildfire Safety Plan, September 1998 fire hazard reduction measures shall be implemented during construction of the subdivision, implemented by the homeowners and incorporated into the homeowners association, subdivision CC&R's or equivalent enforcement entity.

**Refer to Section 2.64 Wildfire Safety Plan on Page 14 of the CC&R's.**

30. Prior to approval of improvement plans or issuance of grading permits, recommended cultural resource protection measures identified in the Supplemental Inventory and Evaluation of Cultural Resources, Ric Windmiller, Consulting Archaeologist, September 1998, shall be implemented, subject to review and approval by the Planning Director and DOT.

**Improvement plans were approved.**

31. The Promontory Villages 1-5 tentative map, TM98-1356, shall be subject to any future plans adopted by the County regarding the alignment, maintenance, timing and responsibility for construction of the Russell Ranch Road extension through the Promontory Village Center and into Folsom.

**This condition does not affect Village 5, Unit 3. Extension of Sophia Parkway into Folsom has been completed.**

32. Prior to recording any final map, a homeowners association, lighting and landscaping assessment district or other appropriate funding mechanism shall be created or formed to provide funding for on-going maintenance of landscaped corridors, street and entry lighting, pedestrian easements, streetscape and entry features, trails, emergency ingress-egress roads, and other project features.

**The Promontory Homeowners Association ("Promontory Master Community Association") has been formed and will maintain common facilities described in Condition 32.**

33. Privacy gates shall be permitted into Villages 1, 2, 3, 4, and 5 as shown on the tentative map and Exhibit D prepared by Wood Rodgers, Inc., dated January 19, 2001.

**Privacy gates are shown on the improvement plans.**

34. Prior to the issuance of any final map within Villages 1-5, or the issuance of any building permit within the Promontory project, but not later than December 22, 1999, the applicant shall pay the sum of \$499,640.89 to the El Dorado Union High School District (EDUHSD) to satisfy that portion of Section 3.5 of the Promontory Specific Plan Development Agreement for the advance payment of fees to the EDUHSD.

**The payment was made on January 5, 2000.**

35. There shall be no spur road southeast of Lot P in this subdivision. This road will be included in a future phase of Village 6.

**This condition does not apply to this final map.**

36. A turnaround shall be constructed at each entry gate of this subdivision and is subject to the review and approval by the Department of Transportation at the improvement plan stage.

**Improvement plans approved by DOT.**



37. Gates are subject to El Dorado Hills Fire Department review and approval. A separate agreement or contract shall be established between the developer and the Fire Department to provide for maintenance of the gates including testing, servicing and other provisions required by the Fire Department.

**Separate gate agreement has been established between Fire Department and Developer, satisfying Condition 37.**

### **STANDARD CONDITIONS OF APPROVAL**

**NOTE:** The following conditions represent standard conditions which have been traditionally included as subdivision conditions of approval. Although these conditions are required by the County Code or Design and Improvement Standards Manual, they are attached here for informational purposes.

1. The developer shall obtain approval of project improvement plans and cost estimate consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.

#### **Improvement plans reviewed and approved by DOT.**

2. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.

#### **Improvement Agreement and bond originals were forwarded from DOT.**

3. The final map shall show all utility, road and drainage easements pursuant to the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

#### **See Owner's Statement on final map.**

4. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

#### **Noted.**

5. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

**Not applicable.**

6. 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.

**Improvement plans reviewed and approved by EDH Fire.**

7. Pursuant to Resolution No. 175-96, as amended by Resolution No. 33-98, this project is subject to the El Dorado Hills Area Road Impact Fee. Said fee shall be due upon the issuance of a building permit.

**Building permit.**

8. Pursuant to Resolution No. 202-96, as amended by Resolution No. 31-98, this project is subject to the El Dorado Hills Area Transportation Impact Mitigation Fee for State System Capacity and Interchanges. Said fee shall be due upon the issuance of a building permit.

**Building permit.**

9. Grading 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. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

**Grading plans reviewed and approved by DOT.**

10. The timing of construction and method of revegetation shall be coordinated by 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.

**Noted. Erosion Control plans are included in approved improvement plans.**

11. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

**Noted. Improvement plans reviewed and approved by DOT.**

12. 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.

**Improvement plans reviewed and approved by DOT.**

13. As specified in conditions of approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvement are required, the County may, at the subdivider'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 possessing of the property.

**The Final Map and DOT approval of the Improvement Plans warrant compliance with this condition.**

**MITIGATION MEASURES**

- 4.2.1a. Prior to final approval of any project site improvement plans and the commencement of construction activities, the project applicant shall locate construction staging areas as far as feasibly possible from existing residential areas. Construction staging areas shall be identified on project site improvement plans and approved by the El Dorado County Department of Transportation. *(I.P.)*

**DOT approval of the Improvement Plans warrants compliance with this mitigation measure.**

- 4.2.1b. During construction activities, the project applicant shall limit the amount of daily construction equipment traffic by staging construction equipment and vehicles on the project site at the end of each work day rather than removing them. *(I.P.)*

**Improvement plans contain this Mitigation Measure.**

- 4.2.1c. Prior to any construction activities requiring complete or partial closure of existing roadways surrounding the project site, the project applicant shall perform the following tasks to the satisfaction of the El Dorado County Department of Transportation:

Provide written notice to property owners along affected roadways one week prior to roadway closures.

To ensure public safety, clearly mark and secure roadway construction areas.

Steel plates shall be placed over open trenches at the end of each work day to restore vehicle access to all residents.

Roadway closure shall not occur during the a.m. or p.m. peak-hour traffic periods.  
*(I.P.)*

**Does not apply to this subdivision.**

- 4.3.1a. Prior to County approval of project site grading plans, the following item shall be included in the grading plans:

Project site grading shall avoid disturbing and/or removing rock outcroppings and oak trees to the maximum extent feasible. *(I.P.)*

**DOT approval of the Improvement Plans warrants compliance with this mitigation measure.**

- 4.3.1b. Landscaping plans for the project shall be developed and designed to preserve existing natural features, as feasible. The landscaping plans shall include the use of native species within the project site and along project roadways and frontages to blend with the natural features of the project site. Landscaping plans shall be in conformance with County and El Dorado Hills Community Services District standards. *(I.P.)*

**Landscape Plans have been reviewed and approved.**

- 4.3.1c. Project Design Guidelines shall include the following design standards that are identified within highly visible areas (see Figure 4.3-5 of the EIR):

All residential structures shall be restricted to earth tone colors and designed to blend with the natural features of the project site. Such earth tone colors may include, but are not limited to, dark ochers, browns, and grays. *(B.P.)*

Structures and facilities within the Neighborhood Park and Elementary School site shall be restricted to earth tone colors (e.g., dark ochers, browns, and grays) and designed to blend with the natural features of the project site. Landscaping for both sites shall consist of native plant species and will blend with the existing vegetation on the project site. *(B.P.)*

Proposed lift stations shall be architecturally designed to blend with the surrounding natural features and/or screened with native landscaping in a manner acceptable to the El Dorado Irrigation District. *(I.P.)*

**Project “Production and Custom Design Guidelines” includes the requirements from this Mitigation Measure.**

- 4.3.1d. Streetscape features, such as street lights and project entry signage, shall be incorporated into the streetscape landscaping and blend with the natural features of the site. *(I.P.)*

**Approval of landscape plans satisfies this mitigation measure.**

- 4.3.1e. Project-wide solid fences and walls shall be avoided to the maximum extent feasible (except within individual residential building envelopes). If solid fences and walls are used, the color and material used will blend with the natural features of the project site. Continuous fences and walls shall be softened with landscaping. *(I.P.)*

**Approval of landscape plans satisfies this mitigation measure.**

- 4.3.1f. Project Design Guidelines shall include standards on the placement, height, and general visibility of outdoor antennas and satellite dishes throughout the project site. *(F.M.)*

**The CC&Rs contain provisions complying with this mitigation measure.**

- 4.3.3a. Prior to final water and sewer system approval, sewer and water improvement plans shall include details for screening sewer lift stations and the two million gallon water storage tank in a manner acceptable to the El Dorado Irrigation District. These screening details shall also be submitted to the El Dorado Hills Design Review Committee for review. Methods of screening may include, but are not limited to, the following:

Architectural design of facilities to blend with the surrounding natural features.  
Screen facilities with native landscaping.  
Place facilities partially or completely underground. *(I.P.)*

**These provisions are not applicable to Village 5, Unit 3.**

- 4.3.6. The use of polished or reflecting building materials shall be minimized on the project site. These materials would include, but are not limited to, reflective glass and polished metal exterior materials and facilities on buildings. *(B.P.)*

**The CC&Rs contain provisions complying with this mitigation measure.**

- 4.3.7a. Outdoor light fixtures for non-residential areas shall be low-intensity, shielded and/or directed away from residential areas, and only used where necessary for safety and security purposes. *(I.P.) (B.P.)*

**The CC&Rs contain provisions complying with this mitigation measure.**

- 4.3.7b. Street light fixtures shall not exceed 30 feet in height and limited to the Village Center and major project roadway intersections. *(I.P.)*

**Improvement plans are consistent with this mitigation measure.**

- 4.3.7c. Native landscaping, such as shrubs and trees, shall be planted in such a manner to shield motor vehicle lights and street lights from adjacent areas. *(I.P.)*

**Improvement plans and landscape plans have addressed this mitigation measure to the extent feasible.**

- 4.3.7.d. Lighted park sports fields shall be restricted to the community park in the village center. Light fixtures for the neighborhood park shall be limited to that required for safety purposes. *(I.P.) (B.P.)*

**This mitigation measure is not applicable to Village 5, Unit 3.**

- 4.5.2a. Widen Green Valley road from two lanes to four lanes from El Dorado Hills Boulevard to the El Dorado county line. *Although the road improvements are included in the El Dorado Hills RIF, DOT requires in The Promontory Village 1-5 tentative map conditions of approval that the road be constructed to a minimum of two lanes eastbound, one westbound and one two-way turn lane along the commercial core. (F.M.)*

**Developer improved Green Valley Road through separate agreement not tied to this final map. Reference: “Green Valley Road Agreement/Plans.”**

- 4.5.3. The project applicant shall be responsible for their fair-share cost of the following improvements:

Widen the northbound Francisco Drive approach to include dual left-turn lanes, one exclusive through lane, and one exclusive right-turn lane;

Widen the westbound Green Valley Road approach to include one exclusive left-turn lane, two exclusive through lanes, and one exclusive right-turn lane;

Widen the eastbound Green Valley Road approach to include dual left-turn lanes, two exclusive through lanes, and one exclusive right-turn lane; and

Modify the existing traffic signal equipment as necessary to accommodate the intersection widening. *Traffic improvements have been incorporated as conditions of approval based on recommendations in the Fehr & Peers traffic study and from the County DOT. (B.P.)*

**Payment of road impact fees at time of building permit satisfies this mitigation measure.**

- 4.5.6. Install a traffic signal at the Latrobe Road/U.S. Highway 50 Eastbound Ramps intersection. Since signalization of the intersection is included in the El Dorado Hills RIF, the project will be subject to the RIF concurrently with the issuance of building permits. *(B.P.)*

**Payment of road impact fees at time of building permit satisfies this mitigation measure.**

- 4.5.7b. Install a traffic signal and turn lane improvements at the Green Valley Road/North-South Project Collector Road (Russell Ranch Boulevard Extension) intersection. The turn lane improvements shall include an exclusive westbound left-turn lane and an exclusive eastbound right-turn lane on Green Valley Road. In addition, the North-South Collector Road approach shall include a dual left-turn lane and an exclusive right-turn lane. The timing of these improvements will be predicated on the phasing of the project and the results of the traffic studies submitted with each tentative subdivision map. *(F.M)*

**These improvements were completed with the “Green Valley Road Improvement Plans” previously referenced.**

- 4.5.8. The project applicant shall be responsible for contributing their fair-share of the cost to reconstruct the El Dorado Hills Boulevard/Latrobe Road interchange with U.S. Highway 50. Since reconstruction of the interchange is included in the El Dorado Hills RIF and the County's State System Capacity and Interchange Traffic Impact Mitigation program, the project will be subject to the RIF and State System Capacity TIM fee concurrently with the issuance of building permits. *(B.P.)*

**Payment of road impact fees at time of building permit satisfies this mitigation measure.**

- 4.5.9. The project developer shall be responsible for their fair-share cost of bus turnouts and transit shelters located within the project site. Bus turnouts and transit shelters will be placed along the proposed Russell Ranch Boulevard, community and village center collectors, as well as the village center. The specific location *and design* of these facilities shall be determined jointly by the El Dorado County DOT and El Dorado Transit Authority. The project applicants fair-share cost shall be determined by the El Dorado County DOT. Construction of these improvements should occur when transit service is extended to the project. *(FM)*

**Bus stops have been provided on the Promontory collector roads.**

- 4.5.11a. The project applicant shall construct a barrier to prevent private vehicle access to Mormon Island Drive. This barrier shall be passable by emergency vehicles only. The specific barrier design shall be determined by the El Dorado County DOT and El Dorado Hills Fire Department. *(FM)*

**This mitigation measure was addressed with Village 2 and is not applicable to Village 5, Unit 3.**

- 4.5.11b. As an alternative, the intersection may be signalized to maintain a LOS "B" in the a.m. and LOS "C" in the p.m. *(FM)*

**This mitigation measure was addressed with Village 2 and is not applicable to Village 5, Unit 3.**

- 4.6.1. Prior to approval of improvement plans for subsequent development, project applicants shall demonstrate to the County and District their compliance with Rule 223 of the El Dorado Air Pollution Control District's Rules and Regulations handbook in written report form. This fugitive dust prevention and control plan shall briefly list all Best Management Practices (BMP) to be implemented for the control of fugitive dust emissions throughout the construction phase. *(I.P.)*

**Dust plan and BMP's have been included with the improvement plans.**

- 4.6.2a. The County shall encourage subsequent site development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The EDCAPCD shall be consulted to determine the appropriate BACT measures available (regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment). *(I.P.) (B.P.)*

**County approval of improvement plans includes notations to minimize exhaust emissions.**

- 4.6.2b. Prior to future final map approvals, the project applicant shall consult the County and the EDCAPCD concerning feasible transportation alternatives in order to reduce construction worker vehicle trips and associated vehicle exhaust emissions. *(F.M.)*

**County approval of improvement plans includes notations to minimize exhaust emissions.**

- 4.6.3. Prior to future final map approvals, the project applicant shall demonstrate to the County and the EDCAPCD their compliance with Rules 215 and 224 of the EDCAPCD's Rules and Regulations handbook for the control of ROG emissions from architectural and asphalt coatings. *(F.M.)*

**County approval of improvement plans includes notations to minimize emissions.**

- 4.6.4. Prior to future final map approvals, the project applicant shall demonstrate complete compliance with the El Dorado Air Pollution Control District's open burning rules contained in Regulation III. *(F.M.)*

**Notes on requirements for burning included on improvement plans.**

- 4.6.5. Prior to future final map approvals, the project applicant shall demonstrate that only EPA certified wood stoves and fireplaces inserts are installed in homes. Standard masonry fireplaces, uncertifiable by the EPA, shall not be constructed. EPA certified stoves and fireplace inserts have a 70 to 90 percent lower particulate emission rate than conventional stoves and fireplaces. *(B.P.)*

**This mitigation measure will be satisfied at the building permit stage. CC&Rs include language enforcing this mitigation measure.**

- 4.6.8. As a part of the improvement plans review and approval process, the County shall require project applicants to consult with the El Dorado County Air Pollution Control District and the El Dorado County Irrigation District (EID) regarding sewage pump/lift station odor control technologies. In the event that odor impacts occur, odor control measures shall be required by the County, District, and EID. *(I.P.)*

**This mitigation measure is not applicable to Village 5, Unit 3.**

- 4.7.1a. Construction activities shall be limited to the hours of 7:00 a.m. to 6 p.m. on weekdays and the hours of 8:00 a.m. to 5 p.m. on Saturday and Sunday. *(I.P.)*

**Improvement plans contain this requirement.**



- 4.7.1b. Locate fixed construction equipment such as compressors and generators as far as feasibly possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment. *(I.P.)*

**DOT approval of improvement plans warrants compliance with this mitigation measure.**

- 4.7.3. The County shall require that speeds along Russell Ranch Boulevard in the area of Shadowfax and Amys Lane be posted at no higher than 30 mph (assumes posted speed limit exceeded by 5 mph and subsequently assures compliance with mitigation); and that a 4-foot earthen berm be constructed adjacent the west side of Russell Ranch Boulevard blocking line of site between Residence #1 through #3 and Russell Ranch Boulevard.

**This mitigation measure was applicable to Village 1 and 2 and is not applicable to Village 5, Unit 3.**

- 4.8.1. Mitigation for project impacts to trees shall include measures for tree protection, revegetation and compensation, and monitoring. All aspects of the following measures must be implemented to ensure mitigation/compensation for the impact. The project applicant shall develop and implement a Tree Protection Plan to minimize direct and indirect impacts to oak woodland on the project site during construction and operation phases of the proposed project. The Plan shall require the use of buffers to prevent or reduce the effects of disruption in the hydrologic or edaphic (growing) environment of heritage trees. Canopy cover retention within oak woodlands shall meet the requirements of General Plan Policy 7.4.4.4. The elements of the Tree Protection Plan shall appear as standards in the tentative subdivision maps, improvement plans, and subdivision CC&Rs. The Plan shall be implemented prior to and during ground clearing, grading, or other construction activities that may impact oak trees. Unless stated otherwise, all measures shall be the sole responsibility of the project applicant.

The County or project applicant (with County approval) shall engage a qualified project biologist or equivalent professional to oversee all aspects of construction monitoring that pertain to oak tree protection. The County would be responsible for reviewing the monitoring program. The project applicant shall be responsible for reimbursing the County for all costs related to the compliance monitoring of the project.

The project biologist shall be responsible for contractor education and shall monitor all construction activities in areas supporting sensitive biological resources. The project biologist shall be responsible for scheduling and/or implementing pre-construction tree surveys, and shall inform the County, the project engineer and the project general contractor if there are construction activities that threaten protected oak trees for which no mitigation measures have been identified in this EIR.

The project biologist shall clearly mark on project maps all oak trees and oak woodlands to be avoided and provide these maps to the contractor. These areas shall be designated as "no construction" or "limited construction" zones. These areas shall be flagged by the project biologist prior to construction activities. In some cases, trees may need to be fenced or otherwise protected from direct or indirect impacts, as determined by the project biologist.

The Tree Revegetation Plan shall consist of an implementation and a monitoring component. Because the exact extent of tree loss can only be determined after final grading plans and building envelopes are defined, a detailed analysis of 1) the precise number and species of trees to be removed, and 2) the specific mitigation areas to be planted, shall be developed and identified as part of the tentative and final map processes, in compliance with General Plan Policy 7.4.5.1. Lost tree canopy must be replaced at the percentage required under Policy 7.4.4.4 of the County General Plan.

The Monitoring and Management Plan shall identify monitoring and management techniques for a recommended time period (as determined during development of the Plan) following implementation. The plan shall establish success criteria (performance standards) and shall describe steps to be taken to replace vegetation not meeting the success criteria (contingency plans). Performance standards could relate to the number of trees, species and size of trees, area of canopy, or a combination. Appropriate data sampling and statistical treatment of data shall be developed and utilized.

A preliminary mitigation plan (based on the elements presented in this EIR) shall be submitted for review prior to approval of subsequent tentative subdivision maps. A draft mitigation plan (including draft versions of the Tree Protection Plan, Revegetation Plan, and Monitoring and Management Plan) shall be submitted with the applications for tentative subdivision maps and other subsequent approvals. The final mitigation plan shall be submitted as part of the final subdivision map process or prior to approval of a grading permit for improvement plans, whichever occurs first. Prior to implementation, the final plan shall be approved by the County. The project applicant shall identify and secure sources of funding and personnel to carry out all identified measures outlined above before any tree removal or grading permits are issued by the County. *(T.M., I.P., F.M.)*

**Tree mitigation plan was approved with the tentative map approval. The plan requires ongoing tree mitigation as the specific plan is built. Village 5, Unit 3 is consistent with that plan.**

- 4.8.4. Project landscaping shall conform to County and California Native Plant Society guidelines within and adjacent to public and private open space areas. Table 4.8-3 of the Promontory EIR presents a list of species that should not be used for project landscaping. *(I.P.)*

**Landscape plans have been reviewed for compliance with Mitigation Measure 4.8.4.**

- 4.9.1a. Prior to approval of the improvement plans for site development, the project applicants shall hire an engineering geologist or equivalent professional to prepare a site specific geotechnical report that will include the following:

Identification of areas of potential slope hazards and measures to minimize the project's impacts to slope stability.

Identification of areas susceptible to soil erosion and measures to minimize the project's impact on soil erosion.

Determination of the suitability of excavated material as engineering fill, topsoil, or other type of reuse on site. *(I.P.)*

**DOT's review and approval of the improvement plans comply with Mitigation Measure 4.9.1a.**

4.9.1b. To the maximum extent practicable, project site development shall avoid areas determined by the site specific geotechnical report to have unstable ground conditions. *(I.P.)*

**The improvement plans comply with this mitigation measure.**

4.9.1c. Prior to approval of the improvement plans for site development, the project applicant will submit an erosion control plan to the County. Erosion control measures will include techniques such as physical and vegetative stabilization measures and runoff diversion measures. Additionally the plan will specify measures for reuse or disposal of excavated material. If excavated material is suitable for use at the project site, the plan should minimize elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan will include specific information regarding the eventual reuse or disposal site, transportation methods, disposal reuse management, and schedule. The plan will be consistent with the El Dorado County Grading, Erosion, and Sediment Control Ordinance and the El Dorado County Resource Conservation District's Erosion Sediment Control Guidelines. *(I.P.)*

**The improvement plans comply with this mitigation measure.**

4.9.1d. Stabilize grading areas left unprotected during the rainy season, as specified by the County Grading, Erosion, and Sediment Control Ordinance. Stabilization measures may include National Pollutant Discharge Elimination System (NPDES) Construction Activity best management practices such as hydroseeding, geotextiles and mats, and straw bale or sand bag barriers. *(I.P.)*

**The improvement plans comply with this mitigation measure and include erosion control plans and details.**

4.9.1e. Implement water quality mitigation measures, including retention of vegetation and avoidance of grading activities near water channels to the maximum extent feasible. Water quality mitigation measures are described in detail in Section 4.10, Hydrology and Water Quality. *(I.P.)*

**The improvement plans comply with this mitigation measure and include water quality control plans and details.**

- 4.9.2a. Prior to approval of the improvement plans for site development, a seismicity report will be completed by an engineering geologist or equivalent professional regarding possible damage from seismic shaking and secondary hazards such as landsliding, liquefaction and lateral spreading. This report will include:

An analysis of seismic hazards anticipated at the project site from regional faults.

A discussion and recommendations for seismic mitigation at the project site.

Recommendations may include use of reinforced concrete foundations and avoidance of potentially unstable foundation materials. *(I.P.)*

**The improvement plans comply with this mitigation measure and include supporting geotechnical reports regarding seismicity.**

- 4.9.2b. The project applicant will incorporate the recommendations of the seismicity report into the design for all structures proposed at the project site. All structures will be designed for Seismic Zone 3 and will be designed to withstand the anticipated seismic hazards determined in the seismicity report. Plans for all structures shall be reviewed by the County prior to approval of the improvement plans and building permits. *(I.P., B.P.)*

**The improvement plans comply with this mitigation measure and include supporting geotechnical reports regarding seismicity.**

- 4.10.1. Prior to approval of improvement plans for site development, the project applicant shall submit erosion control plans and hazardous materials control program to the County consistent with El Dorado County's Grading, Erosion, and Sediment Control Ordinance and El Dorado Resource Conservation District's Erosion Sediment Control Guidelines. The plan should include Best Management Practices to minimize and control pollutants in storm water runoff. Suggested water quality control practices should include the following:

Construction Measures

Native vegetation will be retained where possible. Grading and excavation activities will be limited to the immediate area required for construction.

Stockpiled topsoil shall be placed in disturbed areas outside of natural drainageways. Stockpile areas shall be designated on project grading plans.

No construction equipment or vehicles will disturb natural drainageways without temporary or permanent culverts in place. Construction equipment and vehicle staging areas will be placed on disturbed areas and will be identified on project grading plans.

If construction activities are conducted during the winter or spring months, storm runoff will be regulated by temporary on-site detention basins.

Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) will be employed for disturbed slopes until permanent revegetation is established.

No disturbed surfaces will be left without erosion control measures during the winter and spring months.

Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures.

Immediately after the completion of grading activities, erosion protection will be provided for finished slopes. This may include revegetation with native plants (deep-rooted species for steep slopes), mulching, hydroseeding, or other appropriate methods.

Energy dissipaters will be employed where drainage outlets discharge into areas of erodible soils or natural drainageways. Temporary dissipaters may be used for temporary storm runoff outlets during the construction phase.

A spill prevention and countermeasure plan will be developed identifying proper storage, collection, and disposal measures for pollutants used on-site. No-fueling zones shall be indicated on grading plans and shall be situated at least 100 feet from natural drainageways.

#### Operation Measures

All storm drain inlets will be equipped with silt and grease traps to remove oil, debris, and other pollutants, which will be routinely cleaned and maintained. Storm drain inlets will also be labeled "No Dumping - Drains to Streams and Lakes."

Parking lots will be designed to allow as much runoff as feasible to be directed toward vegetative filter strips to help control sediment and improve water quality.

Storm runoff from service stations or other similar uses will be treated with an oil/water separator.

Permanent energy dissipaters will be included for permanent outlets.

The detention/retention basin system on the site will be designed to provide effective water quality control measures. Design and operation features of detention/retention basins will include:

1. **Construct basins with a total storage volume that permits adequate detention time for settling of fine particles even during high flow conditions.**
2. Maximize the distance between basin inlets and outlets to reduce velocities, perhaps by using an elongate basin shape.
3. Incorporate some below grade area within the main detention basin for sediment settling.
4. Allow vegetation to reduce velocities and naturally filter water by encouraging vegetation establishment and ensuring adequate water supply to maintain vegetation cover.

5. Establish basin maintenance responsibility and schedules to periodically remove basin sedimentation, excessive vegetation growth, and debris that may clog basin inlets and outlets. *(I.P.)*

**Improvement plans for site development, include erosion control plans and hazardous materials control program consistent with El Dorado County's Grading, Erosion, and Sediment Control Ordinance.**

- 4.10.4 Prior to approval of improvement plans for site development, the project applicant, in coordination with the El Dorado County Office of Emergency Services and the U.S. Bureau of Reclamation, will develop an evacuation plan for the project site. The evacuation plan will include the establishment of protocol in the event of the failure of Mormon Island Dam and will be consistent with the El Dorado County Operation Area Multi-Hazard Functional Emergency Operations Plan.

**This mitigation measure applied to Village 1 and does not apply to Village 5, Unit 3.**

- 4.10.5a. Prior to approval of improvement plans for site development, El Dorado County shall coordinate with the City of Folsom and the City of Folsom/El Dorado County Joint Powers Authority in developing a formal drainage agreement identifying shared drainage facilities and volumes, pre- and post-development runoff volumes that maintain existing 100-year storm drainage flows, and a review process of future project-specific drainage plans. The drainage agreement shall be approved by both the City of Folsom and El Dorado County

**Drainage MOU completed with previous Villages.**

- 4.10.5b. Prior to approval of improvement plans for site development, the project applicant shall prepare a hydrologic study in conformance with the El Dorado County Drainage Manual which would support the project drainage plans. The project applicant shall submit both the hydrologic study and drainage plans to the County for review and approval. The drainage plans shall clearly demonstrate that build-out peak storm runoff flows from the project site will remain at or below existing peak storm runoff flows. The drainage plan will provide details on ultimate location and design of retention/detention basins and other drainage facilities, as well as a maintenance program for all drainage facilities. The drainage plan shall also identify the 100-year floodplain on the project site, or verify that no 100-year flood zones will exist on the site. The drainage plan shall be in conformance with the El Dorado County Drainage Manual, as well as any additional requirements set forth the City of Folsom/El Dorado County drainage agreement described in Mitigation Measure 4.10.5a. *(I.P.)*

**DOT has reviewed and approved the improvement plans that contain all required drainage plans for compliance with County regulations and Mitigation Measure 4.10.5b.**

4.10.5c. Prior to County approval, the County shall submit project drainage plans to the City of Folsom for review and comment.

**DOT has reviewed and approved the improvement plans that contain all required drainage plans for compliance with County regulations and Mitigation Measure 4.10.5c.**

4.10.5d. If the drainage plan described in Mitigation Measure 4.10.5b identifies 100-year flood plain on the project site, project development shall not occur in those areas identified, unless flood protection improvements approved by the County are implemented.

**No 100 year flood plain in Village 5, Unit 3.**

4.11.2b. In the event that any prehistoric or historic subsurface cultural resources are discovered during construction-related earthmoving activities, all work within 20 meters of the resources shall be halted and the project applicant shall consult with a qualified archaeologist to assess the significance of the find. If any find were determined to be significant by the qualified archaeologist, then representatives of the project applicant, El Dorado County, and the qualified archaeologist would meet to determine the appropriate course of action. If the discovery includes human remains, Section VIII of CEQA Guidelines Appendix K would be followed, requiring coordination with the Native American Heritage Commission if the human remains are of Native American origin. All significant cultural materials recovered would be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards. *(I.P.) (B.P.)*;

**Improvement plans contain notes that implement this mitigation measure.**

4.11.3. If the County establishes a program to provide fencing or other physical barriers around existing cemeteries to prohibit unlawful entry, *prior to the issuance of building permits for The Promontory Villages 1-5*, the project applicant would contribute a pro-rata share to construct a fence or physical barrier around the existing Mormon Island Relocated Cemetery. *(B.P.)*

**Does not apply to this map.**

4.13.1a. In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. *(I.P.)*

**EID has prepared and approved Facility Plan Report for the Promontory Village 5, Unit 3. EID has also approved the improvement plans regarding their facilities.**

4.13.1b. In accordance with General Plan Objective 4.5.1, water-efficient housing features, such as low-volume and low-flow plumbing fixtures, shall be installed to reduce water consumption. *(B.P.)*

**The subdivision includes “Design Guidelines” that implement this mitigation measure at time of building permit.**

- 4.13.1c. Efficient irrigation systems shall be installed in common landscaped areas to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all common landscaped areas. Drought resistant and native vegetation shall be used in common landscape areas. *(I.P.)*

**Approval of landscape plans warrants conformance with Mitigation Measure 4.13.1c.**



**PLAT OF  
THE PROMONTORY VILLAGE NO. 5 - UNIT 3**  
PORTIONS OF SECTIONS 27, 28, AND 34 T.10N., R.8E., M.D.M.  
BEING A PORTION OF LOT 5E OF SUB. J-38  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

MARCH 2006

C.T.A.  R.E.Y., INC.

**OWNER'S STATEMENT:**

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO, ALEXANDRA DRIVE SHOWN AS LOT R1 AND LOTS R2 AND R3 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO OF THE FOLLOWING:

- A. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE PIPES AND STRUCTURES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
- B. SLOPE EASEMENTS, TWELVE AND ONE HALF FEET (12.5') WIDE CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD SLOPE MAINTENANCE PURPOSES.
- C. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS A, B, C, D, E, R1, R2, AND R3 FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITY EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOTS R1, R2, AND R3 THE FRONT TWELVE AND ONE HALF FEET (12.5') OF EACH LOT SHOWN HEREON AND THE FIVE (5') FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50').
- B. POSTAL EASEMENTS FIVE FEET (5') WIDE ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- C. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF SEWER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "SEWER EASEMENT."

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

**TOLL LAND XXIII LIMITED PARTNERSHIP**

A CALIFORNIA LIMITED PARTNERSHIP  
BY: TOLL CA GP CORP.,  
A CALIFORNIA CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ } :SS  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY  
APPEARED \_\_\_\_\_, PERSONALLY  
KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS  
SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY, UPON BEHALF OF WHICH  
THE PERSON ACTED, EXECUTED THE INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

TENTATIVE MAP #TM98-1356, APPROVED 12-14-99

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TOLL BROS., INC., ON DECEMBER 1, 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE, 2007, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



BRIAN THIONNET L.S. 6866 EXP. DATE

DATE: \_\_\_\_\_

**COUNTY ENGINEER'S STATEMENT:**

I, \_\_\_\_\_ HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION.

DATE: \_\_\_\_\_

COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO, CALIFORNIA  
REG. EXP DATE: \_\_\_\_\_

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: \_\_\_\_\_

C.L. RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

**NOTICE OF RESTRICTION:**

A NOTICE OF RESTRICTION HAS BEEN RECORDED FOR THIS SUBDIVISION.  
(SEE SHEET 2)

EXISTING ASSESSOR'S PARCEL NO.: 112-810-07, 08

**DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:**

I, GREGORY L. FUZ, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 14, 1999, BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

GREGORY L. FUZ  
DEVELOPMENT SERVICES DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY SURVEYOR'S STATEMENT:**

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DANIEL S. RUSSELL L.S. 5017  
LICENSE EXPIRES 12-31-07  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

DATE: \_\_\_\_\_

RICHARD L. BRINER L.S. 5084  
LICENSE EXPIRES: 06-30-07  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

DATE: \_\_\_\_\_

**BOARD CLERK'S STATEMENT:**

I, CINDY KECK, HEREBY STATE THAT THE BOARD OF SUPERVISORS BY ORDER ON \_\_\_\_\_ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ALEXANDRA DRIVE SHOWN HEREON AS LOT R1 SUBJECT TO IMPROVEMENT AND ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOTS R2, AND R3 WHICH ARE HEREBY REJECTED.

CINDY KECK  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, IN  
BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT  
THE REQUEST OF TOLL BROS., INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION  
IS GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED BY PLACER TITLE  
COMPANY AND IS ON FILE IN THIS OFFICE.

WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

SCALE: 1"=200'



**NOTICE OF RESTRICTION:**  
 ▲ A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS THE LOTS DESIGNATED BY THIS SOLID TRIANGLE, BY LIMITING THE "DEVELOPMENT ENVELOPE". SEE THE "LOT NOTEBOOK" FOR EACH OF THESE LOTS, ON FILE WITH THE EL DORADO COUNTY PLANNING DEPARTMENT.

**SHEET INDEX**  
 SCALE: 1"=200'

**PLAT OF**  
**THE PROMONTORY VILLAGE NO. 5 - UNIT 3**  
 PORTIONS OF SECTIONS 27, 28, AND 34 T.10N., R.8E., M.D.M.  
 BEING A PORTION OF LOT 5E OF SUB. J-38  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 MARCH 2006  
**C.T.A. R.E.Y., INC.**

LINE	LENGTH	BEARING
L1	112.17	N03°34'41"W
L2	13.31	N00°32'31"W
L3	33.95	N54°38'50"E
L4	33.95	N54°38'50"E

CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	6°40'42"	N007°42'11"W	21.00'	181.00'
C2	6°40'42"	N007°42'11"W	23.30'	200.00'
C3	6°40'42"	N007°42'11"W	24.51'	218.00'
C4	32°28'37"	N12°28'37"E	187.78'	300.00'
C5	25°32'00"	N41°42'48"E	81.77'	208.00'
C6	19°45'15"	N44°48'13"E	63.47'	188.00'

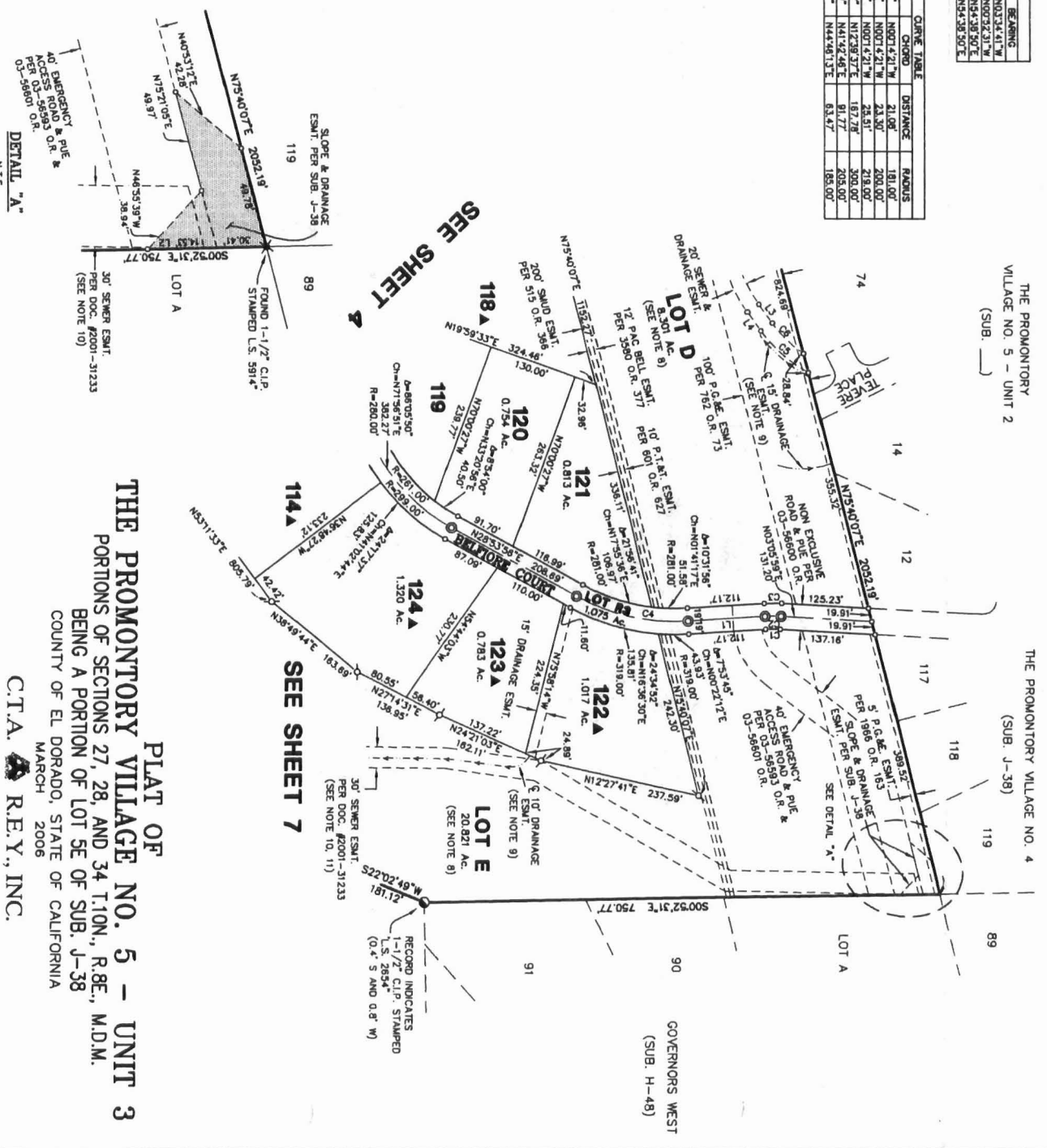
**SCALE: 1"=100'**

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38.

- REFERENCES:**
- (1) P.M. 48-34
  - (2) SUB. H-48
  - (3) SUB. I-118
  - (4) SUB. J-38
  - (5) SUB. \_\_\_\_\_

- LEGEND:**
- DIMENSION POINT
  - ✕ FOUND MONUMENT AS NOTED
  - RECORD INDICATES MONUMENT AS NOTED
  - ⌒ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
  - ⌒ SET SPIKE AND WASHER STAMPED "L.S. 6866"
  - (R) RADIAL LINE
  - CENTURINE DRAINAGE EASEMENT
  - ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

- NOTES:**
1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 65.889 ACRES GROSS, CONSISTING OF 33 RESIDENTIAL LOTS AND 10 MISCELLANEOUS LOTS.
  2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
  3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
  4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
  5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 00345.4, DATED NOVEMBER 2000.
  6. LOTS "R2" AND "R3" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
  7. LOTS F AND G SHOWN HEREON ARE RESERVED AS ARCHEOLOGICAL SITES.
  8. LOTS A, B, C, D, AND E ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
  9. THE GROSS LOT DRAINAGE EASEMENTS SHOWN HEREON (WIDTH AS NOTED) SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.
  10. THE EASEMENT CITED AS DOC. # 2001-31233 IS A SEWER EASEMENT INCORRECTLY IDENTIFIED AS A WATER EASEMENT ON THE LEGAL DESCRIPTION AND SUB. J-38
  11. NON-EXCLUSIVE EASEMENT EXCEPTIONS PER GRANT DEED RECORDED IN DOC. # 2005-83895 O.R.

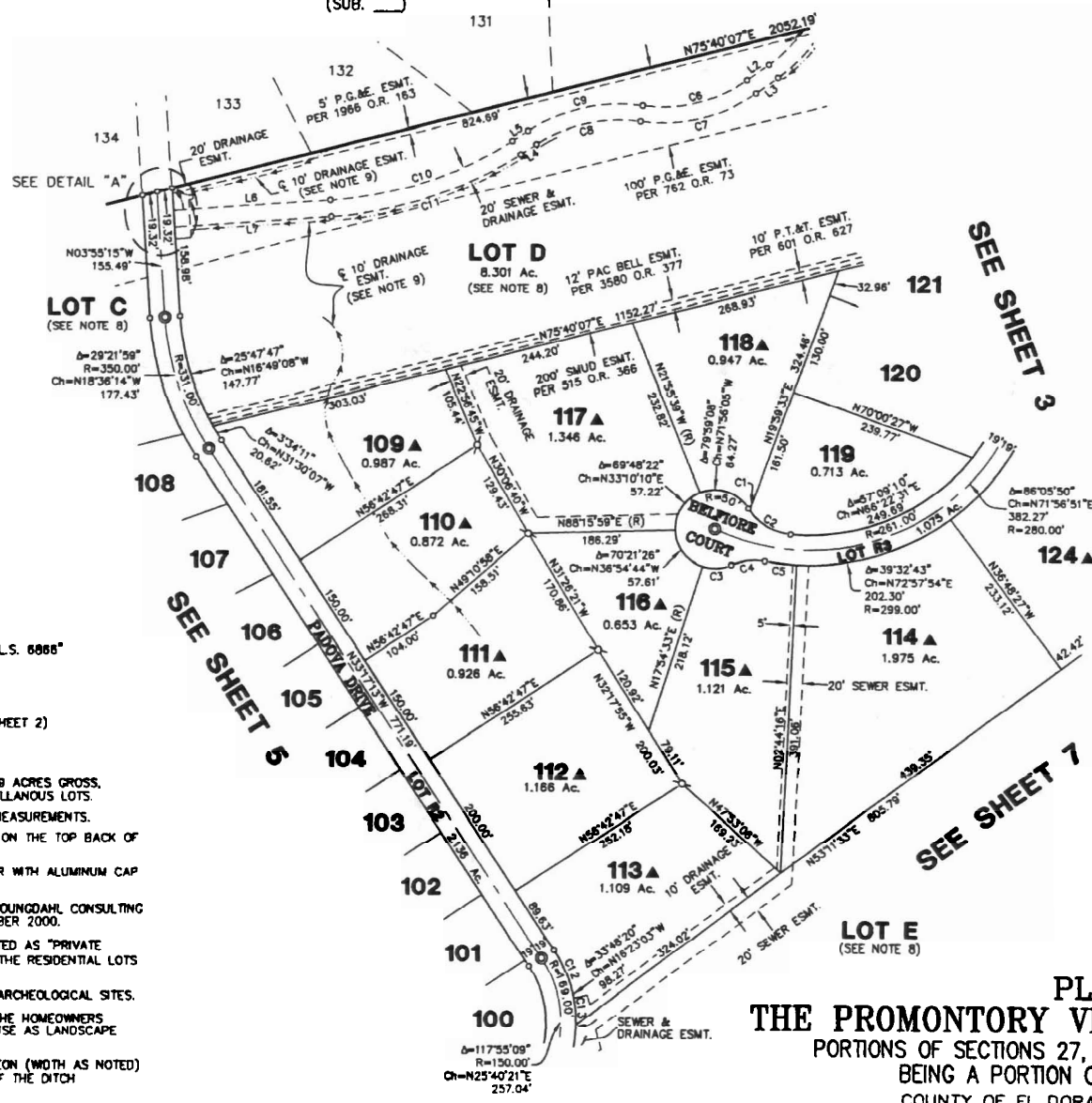


THE PROMONTORY VILLAGE NO. 5 - UNIT 3  
BEING A PORTION OF LOT 5E OF SUB. J-38  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MARCH 2006  
C.T.A. R.E.Y., INC.

THE PROMONTORY VILLAGE NO. 5 - UNIT 2  
(SUB. )

74

SCALE: 1"=400'



LINE	LENGTH	BEARING
L1	5.78	N75°40'07"E
L2	33.95	N54°38'50"E
L3	33.95	N54°38'50"E
L4	23.47	N57°07'17"E
L5	23.47	N57°07'17"E
L6	198.82	N86°04'43"E
L7	198.82	N86°04'43"E
L8	22.44	N75°40'10"E

CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	2°22'39"	N33°07'50"W	2.90'	70.00'
C2	59°43'44"	N59°41'02"W	58.97'	70.00'
C3	42°43'42"	N86°32'42"E	36.43'	50.00'
C4	38°25'47"	N82°33'45"E	42.80'	70.00'
C5	7°52'22"	N83°19'33"W	41.05'	289.00'
C6	42°37'28"	N76°07'33"E	135.48'	185.00'
C7	42°37'28"	N76°07'33"E	150.12'	20'
C8	49°28'59"	N77°21'47"E	134.93'	18'
C9	49°28'59"	N77°21'47"E	148.77'	213.00'
C10	28°37'28"	N71°36'01"E	242.52'	485.00'
C11	28°37'28"	N71°36'01"E	252.52'	505.00'
C12	22°27'04"	N22°03'41"W	65.80'	189.00'
C13	11°21'16"	N05°09'31"W	33.44'	169.00'

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-36.

**REFERENCES:**

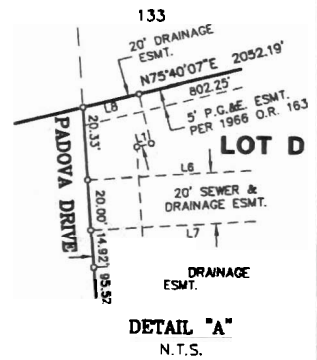
- (1) P.M. 48-54
- (2) SUB. H-48
- (3) SUB. I-118
- (4) SUB. J-38
- (5) SUB. —

**LEGEND:**

- DIMENSION POINT
- ✕ FOUND MONUMENT AS NOTED
- ⊙ RECORD INDICATES MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6868"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6868"
- (R) RADIAL LINE
- CENTERLINE DRAINAGE EASEMENT
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 65.889 ACRES GROSS, CONSISTING OF 33 RESIDENTIAL LOTS AND 10 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6868".
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 00345.4, DATED NOVEMBER 2000.
6. LOTS "R2" AND "R3" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
7. LOTS F AND G SHOWN HEREON ARE RESERVED AS ARCHEOLOGICAL SITES.
8. LOTS A, B, C, D, AND E ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
9. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON (WIDTH AS NOTED) SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.
10. THE EASEMENT CITED AS DOC. # 2001-31233 IS A SEWER EASEMENT INCORRECTLY IDENTIFIED AS A WATER EASEMENT ON THE LEGAL DESCRIPTION AND SUB J-38
11. NON-EXCLUSIVE EASEMENT EXCEPTIONS PER GRANT DEED RECORDED IN DOC. # 2003-83895 O.R.



PLAT OF  
THE PROMONTORY VILLAGE NO. 5 - UNIT 3  
PORTIONS OF SECTIONS 27, 28, AND 34 T.10N., R.8E., M.D.M.  
BEING A PORTION OF LOT 5E OF SUB. J-38  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MARCH 2006

C.T.A. R.E.Y., INC.

THE PROMONTORY VILLAGE NO. 5 - UNIT 2  
(SUB. )

CURVE TABLE				
CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	241°04'44"	N16°50'26"W	125.27	389.00'
C2	211°12'	N30°41'36"W	33.40	369.00'
C3	161°41'18"	N37°40'04"W	65.25	231.00'
C4	338°59'	N31°22'54"W	14.01	218.00'
C5	14°05'13"	N40°15'30"W	53.71	218.00'
C6	22°01'08"	N63°06'26"W	91.26	238.00'
C7	44°34'05"	N51°49'58"W	151.88	200.00'
C8	127°37'	N16°36'31"E	39.00	1530.00'
C9	127°37'	N15°08'54"E	38.99	1530.00'
C10	32°02'23"	N04°51'35"E	844.47	1530.00'
C11	31°58'54"	N04°53'30"E	826.31	1500.00'
C12	8°00'09"	N18°22'45"E	130.89	1500.00'
C13	26°58'30"	N02°23'27"E	699.70	1500.00'
C14	88°32'08"	N09°50'57"W	27.92	20.00'
C15	100°21'18"	N06°58'28"W	287.70	1530.00'
C16	28°38'18"	N01°37'04"E	687.79	1550.00'
C17	141°44'49"	N07°16'48"E	384.42	1550.00'
E18	11°42'47"	N03°35'20"W	307.84	1550.00'
C19	9°28'30"	N03°35'25"E	251.40	1530.00'
C20	6°08'56"	N11°21'38"E	163.23	1530.00'

LINE TABLE		
LINE	LENGTH	BEAR
L1	27.21'	N75°
L2	26.98'	N74°
L3	30.00'	N74°07'00"W
L4	27.69'	N03°30'03"W
L5	2.78'	N74°07'00"W
L6	4.70'	S72°07'00"W
L7	7.48'	N74°07'00"W
L8	28.3818'	N01°37'04"E
L9	4.71'	N15°33'00"E
L10	31.28'	N08°23'27"E
L11	80.84'	N63°28'26"W

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38.

**REFERENCES:**

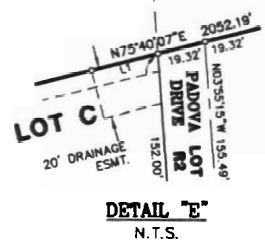
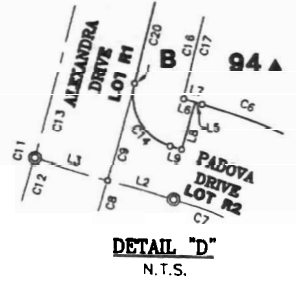
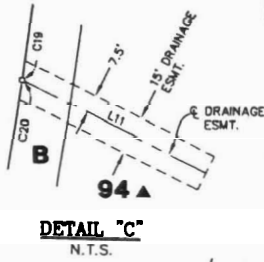
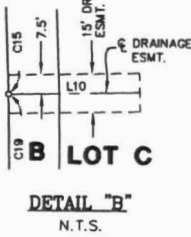
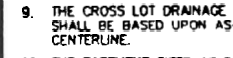
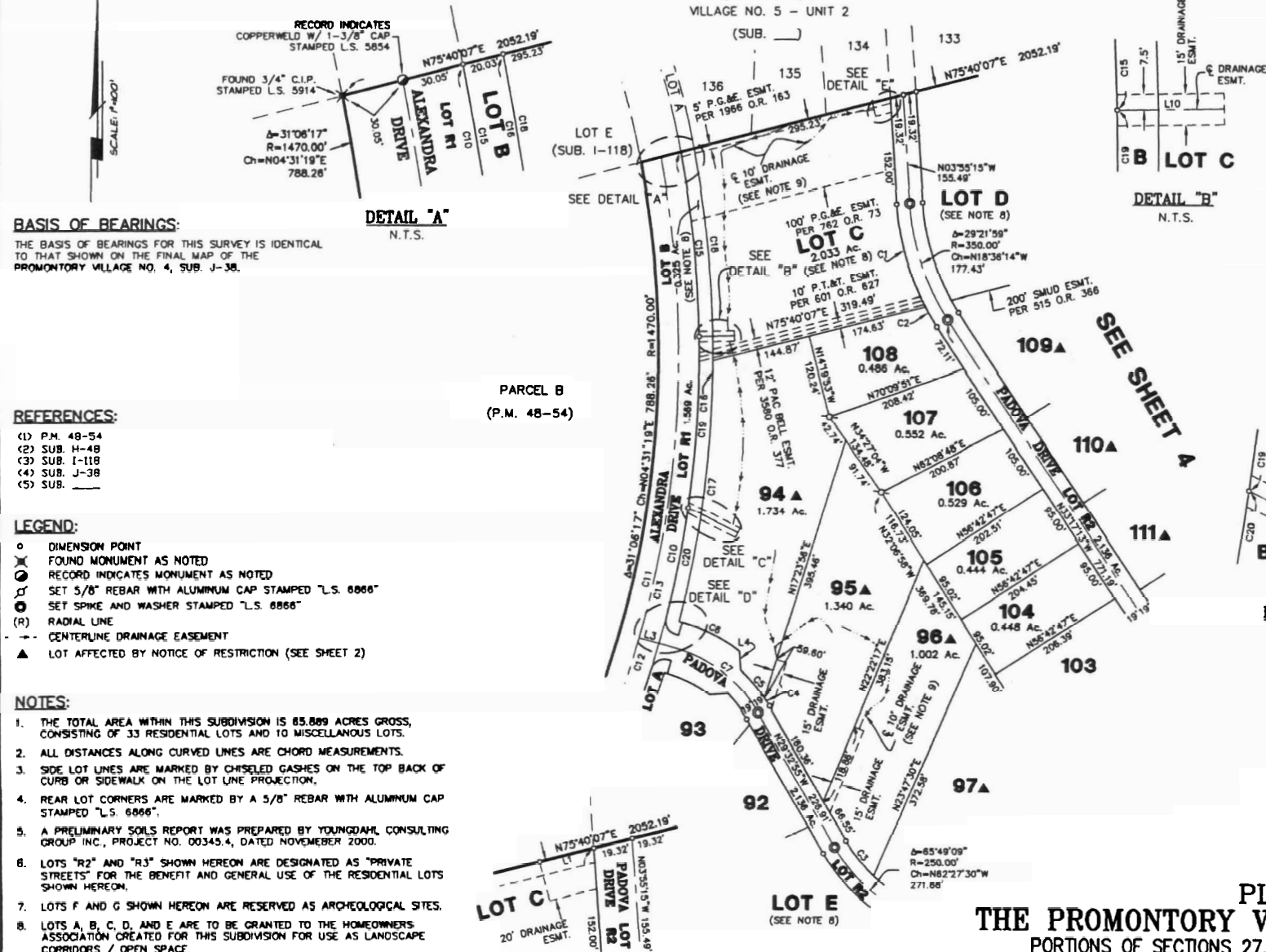
- (1) P.M. 48-54
- (2) SUB. H-48
- (3) SUB. I-118
- (4) SUB. J-38
- (5) SUB. J-38

**LEGEND:**

- DIMENSION POINT
- ⊗ FOUND MONUMENT AS NOTED
- ⊗ RECORD INDICATES MONUMENT AS NOTED
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- (R) RADIAL LINE
- - - CENTERLINE DRAINAGE EASEMENT
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 85.889 ACRES GROSS, CONSISTING OF 33 RESIDENTIAL LOTS AND 10 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866".
5. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., PROJECT NO. 00345.4, DATED NOVEMBER 2000.
6. LOTS "R2" AND "R3" SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON.
7. LOTS F AND G SHOWN HEREON ARE RESERVED AS ARCHEOLOGICAL SITES.
8. LOTS A, B, C, D, AND E ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.
9. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON (WIDTH AS NOTED) SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.
10. THE EASEMENT CITED AS DOC. # 2001-31233 IS A SEWER EASEMENT INCORRECTLY IDENTIFIED AS A WATER EASEMENT ON THE LEGAL DESCRIPTION AND SUB. J-38
11. NON-EXCLUSIVE EASEMENT EXCEPTIONS PER GRANT DEED RECORDED IN DOC. # 2005-83895 O.R.



SEE SHEET 6

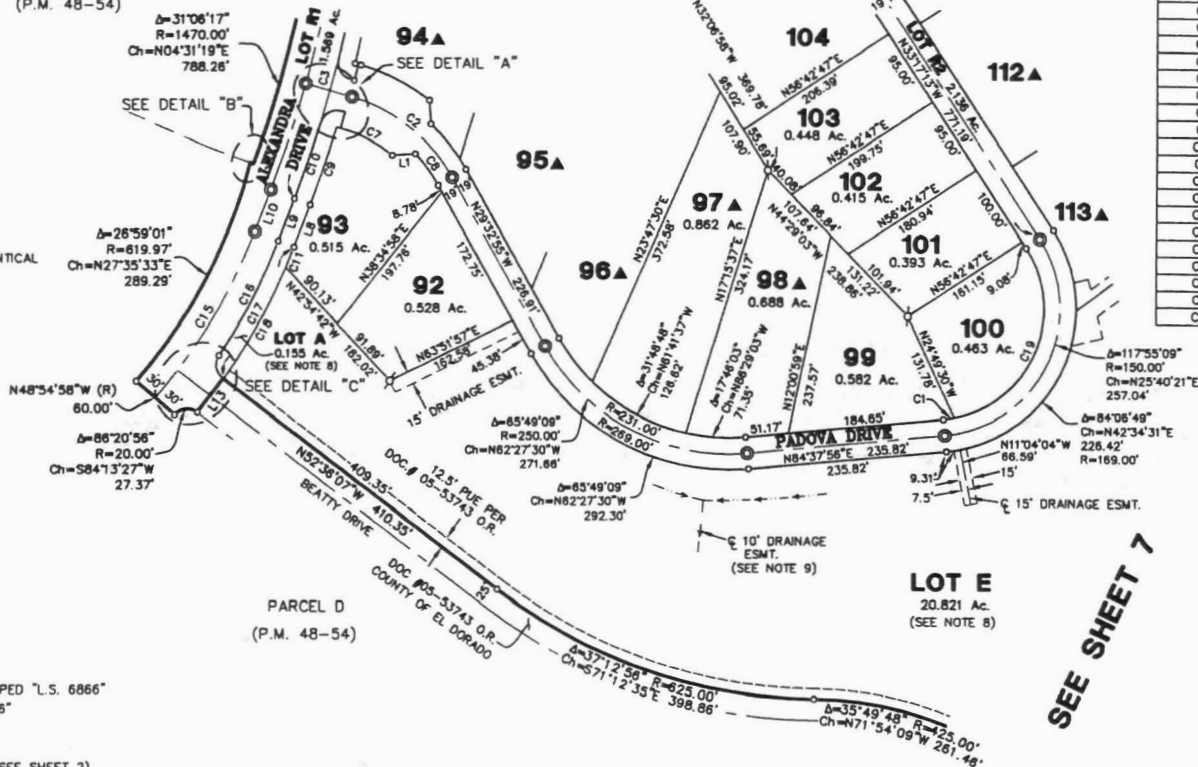
PLAT OF  
THE PROMONTORY VILLAGE NO. 5 - UNIT 3  
PORTIONS OF SECTIONS 27, 28, AND 34 T.10N., R.8E., M.D.M.  
BEING A PORTION OF LOT 5E OF SUB. J-38  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MARCH 2006

C.T.A. R.E.Y., INC.



PARCEL B  
(P.M. 48-54)

SEE SHEET 5



CURVE TABLE			
CURVE	DELTA	CHORD	DISTANCE
C1	5°42'00"	N81°46'56"E	13.03'
C2	44°34'05"	N51°49'58"W	151.68'
C3	32°02'23"	N04°51'35"E	844.47'
C4	1°27'37"	N15°08'54"E	38.99'
C5	1°27'37"	N16°36'31"E	39.00'
C6	88°32'40"	N81°36'40"E	27.92'
C7	23°41'41"	N82°16'10"W	66.11'
C8	14°35'14"	N36°50'33"W	45.96'
C9	3°33'34"	N19°06'00"E	96.28'
C10	3°32'27"	N19°06'33"E	94.54'
C11	2°05'47"	N21°55'40"E	25.61'
C12	5°37'22"	N18°15'07"E	130.88'
C13	27°29'14"	N02°24'51"E	699.63'
C14	31°58'34"	N04°53'30"E	826.31'
C15	20°12'16"	N30°58'55"E	228.02'
C16	12°49'53"	N27°17'44"E	151.96'
C17	14°28'14"	N28°06'54"E	176.32'
C18	12°22'28"	N29°09'48"E	150.88'
C19	112°13'10"	N22°49'22"E	217.49'
C20	86°18'47"	N09°26'43"W	27.36'

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38.

**REFERENCES:**

- (1) P.M. 48-54
- (2) SUB. H-48
- (3) SUB. I-118
- (4) SUB. J-38
- (5) SUB. \_\_\_\_\_

**LEGEND:**

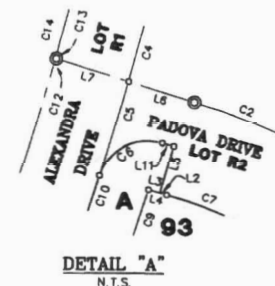
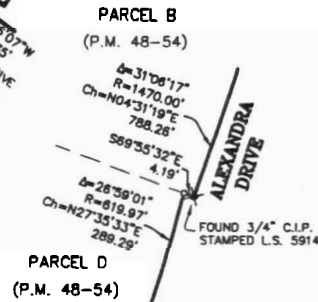
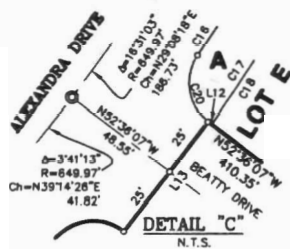
- o DIMENSION POINT
- x FOUND MONUMENT AS NOTED
- o RECORD INDICATES MONUMENT AS NOTED
- o SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- o SET SPIKE AND WASHER STAMPED "L.S. 6866"
- (R) RADIAL LINE
- - - CENTERLINE DRAINAGE EASEMENT
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 65.689 ACRES GROSS, CONSISTING OF 33 RESIDENTIAL LOTS AND 10 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
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9. THE CROSS LOT DRAINAGE EASEMENTS SHOWN HEREON (WIDTH AS NOTED) SHALL BE BASED UPON AS-BUILT CONSTRUCTION OF THE DITCH CENTERLINE.
10. THE EASEMENT CITED AS DOC. # 2001-31233 IS A SEWER EASEMENT INCORRECTLY IDENTIFIED AS A WATER EASEMENT ON THE LEGAL DESCRIPTION AND SUB. J-38
11. NON-EXCLUSIVE EASEMENT EXCEPTIONS PER GRANT DEED RECORDED IN DOC. # 2005-83895 O.R.

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.39'	N85°55'04"E
L2	2.76'	N74°07'00"W
L3	4.89'	N74°07'00"W
L4	7.45'	N74°07'00"W
L5	19.50'	N15°53'00"E
L6	26.96'	N74°07'00"W
L7	30.00'	N74°07'00"W
L8	52.57'	N20°52'47"E
L9	52.57'	N20°52'47"E
L10	52.57'	N20°52'47"E
L11	4.71'	N74°07'00"W
L12	1.00'	N52°38'07"W
L13	50.00'	S37°23'47"W

SEE SHEET 7



PLAT OF  
**THE PROMONTORY VILLAGE NO. 5 - UNIT 3**  
 PORTIONS OF SECTIONS 27, 28, AND 34 T.10N., R.8E., M.D.M.  
 BEING A PORTION OF LOT 5E OF SUB. J-38  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 MARCH 2006

C.T.A. R.E.Y., INC.

SEE SHEET 3

LINE	LENGTH	BEARING
L1	10.86'	N53°43'24"E
L2	20.59'	N82°12'39"E
L3	24.74'	N33°36'47"W
L4	54.02'	N34°21'18"W
L5	17.93'	N02°36'39"W
L6	29.70'	N58°24'53"E
L7	28.35'	N85°30'40"E
L8	28.88'	N68°17'30"W
L9	18.18'	N38°50'18"W
L10	20.42'	N01°39'38"W
L11	29.44'	N15°45'18"E
L12	20.58'	N25°32'50"E
L13	37.23'	N62°13'17"W
L14	74.87'	N31°48'02"E
L15	39.82'	N75°42'01"E
L16	31.15'	N15°00'01"E
L17	23.87'	N69°18'22"W
L18	35.90'	N86°50'21"E
L19	33.74'	N72°23'31"E
L20	44.83'	N53°00'34"E
L21	11.61'	N70°55'39"E
L22	14.63'	N82°35'39"W
L23	66.65'	N01°12'48"E
L24	16.26'	N47°12'38"E
L25	88.86'	N181°3'05"E
L26	75.49'	N08°38'18"E
L27	69.95'	N32°09'33"E
L28	32.66'	N49°39'18"E
L29	41.63'	N60°01'29"E
L30	31.82'	N86°52'51"W
L31	69.05'	N82°37'40"W
L32	34.72'	N68°10'32"W
L33	25.37'	N52°12'38"W
L34	13.07'	N50°01'38"W
L35	59.24'	N18°00'34"W
L36	80.35'	N81°28'23"E
L37	22.42'	N43°01'02"E
L38	17.50'	N75°32'39"E
L39	38.45'	N75°32'39"E
L40	70.74'	S14°27'21"E
L41	143.58'	S14°27'21"E
L42	56.20'	N04°03'48"E

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE FINAL MAP OF THE PROMONTORY VILLAGE NO. 4, SUB. J-38.

**REFERENCES:**

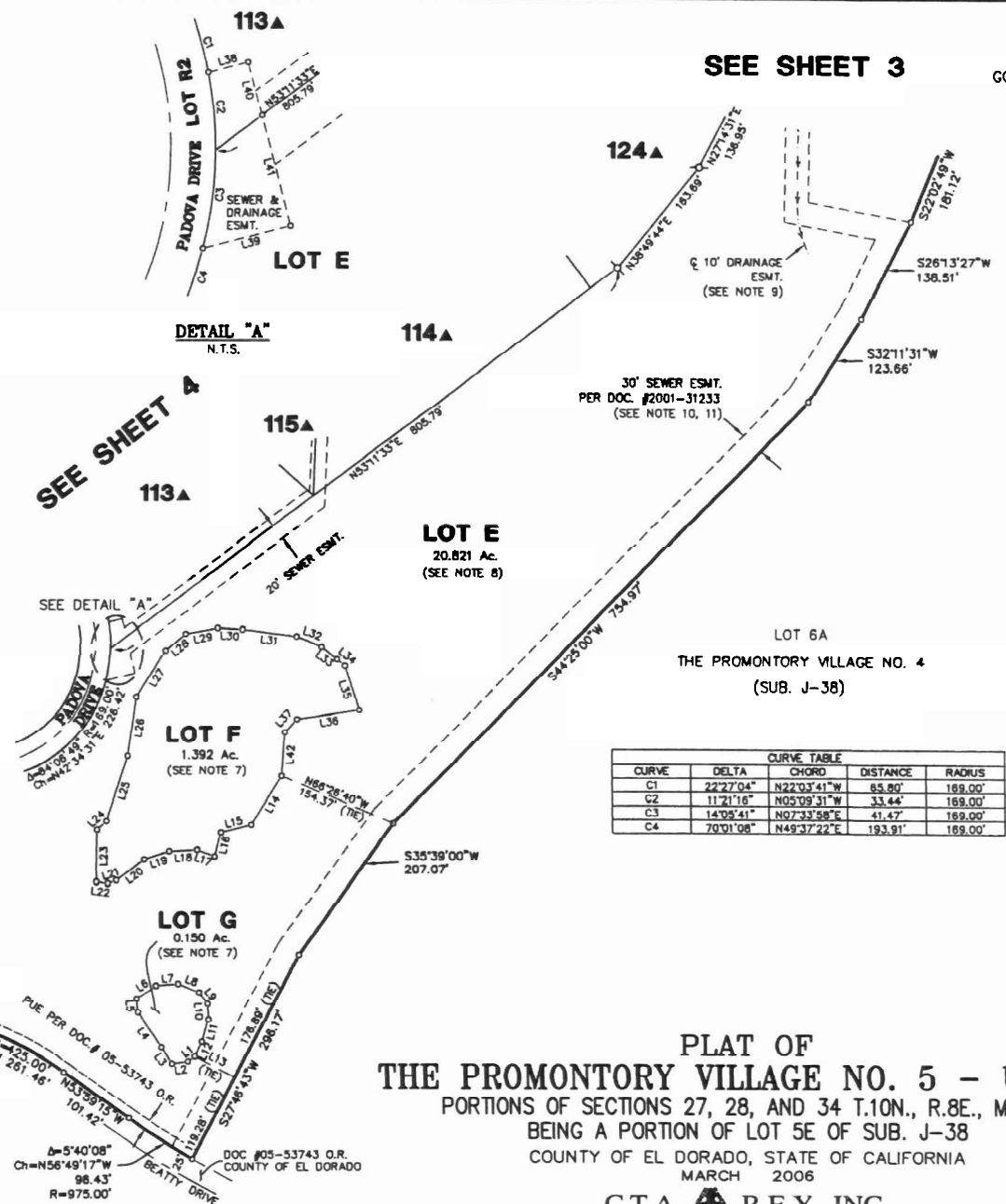
- (1) P.M. 48-54
- (2) SUB. H-48
- (3) SUB. I-118
- (4) SUB. J-38
- (5) SUB. \_\_\_\_\_

**LEGEND:**

- o DIMENSION POINT
- ⊗ FOUND MONUMENT AS NOTED
- ⊙ RECORD INDICATES MONUMENT AS NOTED
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊖ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- (R) RADIAL LINE
- - - CENTERLINE DRAINAGE EASEMENT
- ▲ LOT AFFECTED BY NOTICE OF RESTRICTION (SEE SHEET 2)

**NOTES:**

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11. NON-EXCLUSIVE EASEMENT EXCEPTIONS PER GRANT DEED RECORDED IN DOC. # 2005-83895 O.R.



CURVE	CURVE TABLE		
	DELTA	CHORD	DISTANCE
C1	22°27'04"	N22°03'41"W	85.80'
C2	11°21'16"	N05°09'31"W	33.44'
C3	14°05'41"	N07°33'58"E	41.47'
C4	70°01'08"	N49°37'22"E	193.91'

PLAT OF  
**THE PROMONTORY VILLAGE NO. 5 - UNIT 3**  
PORTIONS OF SECTIONS 27, 28, AND 34 T.10N., R.8E., M.D.M.  
BEING A PORTION OF LOT 5E OF SUB. J-38  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MARCH 2006

C.T.A. R.E.Y., INC.



El Dorado Irrigation District

RECEIVED

JUN 12 2006

EL DORADO COUNTY DEVELOPMENT SERVICES DE

METER AWARD LETTER

This serves as an award for: SUBDIVISION

Date: June 15, 2006

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Toll Land XXIII, A CA LP
725 Town and Country Rd. Suite 500
Orange, CA 92868

Promontory Village 5 Unit 3
El Dorado Hills, CA
Assessor' Parcel Number: 112-810-07 and 08

COPY

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)
Note: If the agent is making the application, a duly notarized authorization must be attached.

[X] FOR SUBDIVISIONS - Applicant has met the following requirements:

- 1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements as specified in Regulation No. 22.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements pursuant to Regulation No. 22.

[ ] FOR PARCEL SPLITS - Applicant has met the following requirements for a Parcel Split:

- 1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

The District hereby grants this award for:

WATER: 33 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER -0- EDUs (Equivalent Dwelling Unit).

WASTEWATER: 33 EDUs (Equivalent Dwelling Unit).

Work Order No: 81042

Comments: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection.

It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this METER AWARD LETTER.

Owner/Applicant Signature: Mark Alamo 6-15-06

Customer and Development Services: Kathy L. Chaloud

EXHIBIT D





**COUNTY OF EL DORADO  
DEPARTMENT OF TRANSPORTATION**

**INTEROFFICE MEMORANDUM**



---

Date: August 15, 2006

To: John Heiser, Senior Planner

From: Gregory Hicks, Senior Civil Engineer

A handwritten signature in black ink, appearing to be "GH", written over the name Gregory Hicks.

**Subject: Promontory Village 5 Unit 3, TM 98-1356-5**

I have reviewed the Final Map packet and have found the plans and the final map to be in general conformance with the requirements that the County imposed on the tentative map.

Should you have any questions, please contact me.

**COUNTY OF EL DORADO  
COUNTY SURVEYOR  
INTERDEPARTMENTAL MEMORANDUM**

CS AUG -9 PM 3:12  
RECEIVED  
PLANNING DEPARTMENT

**DATE:** August 9, 2006

**TO:** Roger Trout, El Dorado County Planning Department.

**FROM:** Rich Briner

**SUBJECT:** The Promontory Village 5 Unit #3

This memo is to inform you that The Promontory Village 5 Unit #3 final map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call extension 5440.

Rich Briner



**Cc:** Brian Thionnet, REY

Contract #: AGMT 06-1047

Subdivision Improvement Agreement -The Promontory, Village 5, Unit 3

# CONTRACT ROUTING SHEET

**PROCESSING DEPARTMENT:**

Department: Transportation  
 Dept. Contact: Tim Prudhel  
 Phone: x5974  
 Department Head  
 Signature: *T. Prudhel* 04-28-06  
 Tim C. Prudhel  
 Contract Services Officer

**CONTRACTOR:**

Name: Toll Land XXIII Limited Partnership  
 Address: 1361 Elmores Way  
El Dorado Hills, CA 95762  
 Phone: (916) 939-6442

2006 MAY 10 PM 1:14  
 EL DORADO COUNTY COUNSEL  
*Handwritten initials*

**CONTRACTING DEPARTMENT:** Transportation

Compliance with Human Resources requirements? Yes: N/A No: \_\_\_\_\_  
 Compliance verified by: NA - Subdivision Improvement Agreement

**COUNTY COUNSEL:** (must approve all contracts and MOUs)

Approved:  Disapproved: \_\_\_\_\_ Date: 5/10/06 By: *Tushnet*  
 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

ASSIGNMENT  
 4/25/06  
 ATTORNEY WASH B  
 DEPT. INDEX NO. 301000  
 BY: 301000

Please forward to Risk Management upon approval.

Index Code: <u>301000</u>	User Code: <u>96000A TM 98-1356</u>
---------------------------	-------------------------------------

**RISK MANAGEMENT:** (All contracts and MOUs except boilerplate grant funding agreements)

Approved:  Disapproved: \_\_\_\_\_ Date: 5/10/06 By: *J Costello*  
 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

MAY 10 2006

2006 MAY 10 PM 1:14  
 RECEIVED  
 DOT

**OTHER APPROVAL** (Specify department(s) participating or directly affected by this contract).

Department(s): \_\_\_\_\_  
 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_