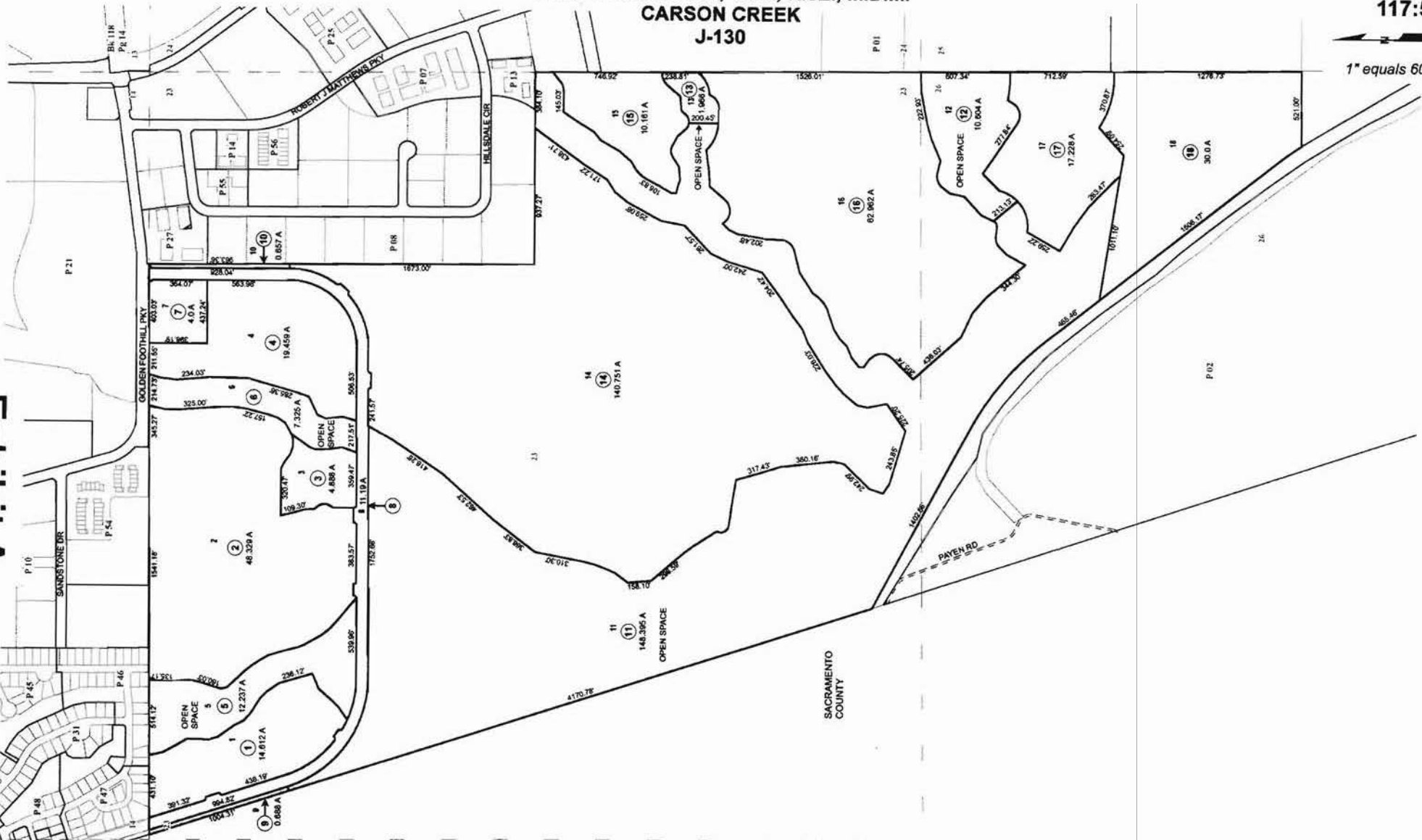


POR. SECS. 23 & 26, T.9N., R.8E., M.D.M.  
**CARSON CREEK**  
**J-130**

117:57



1" equals 600'



**Exhibit A**

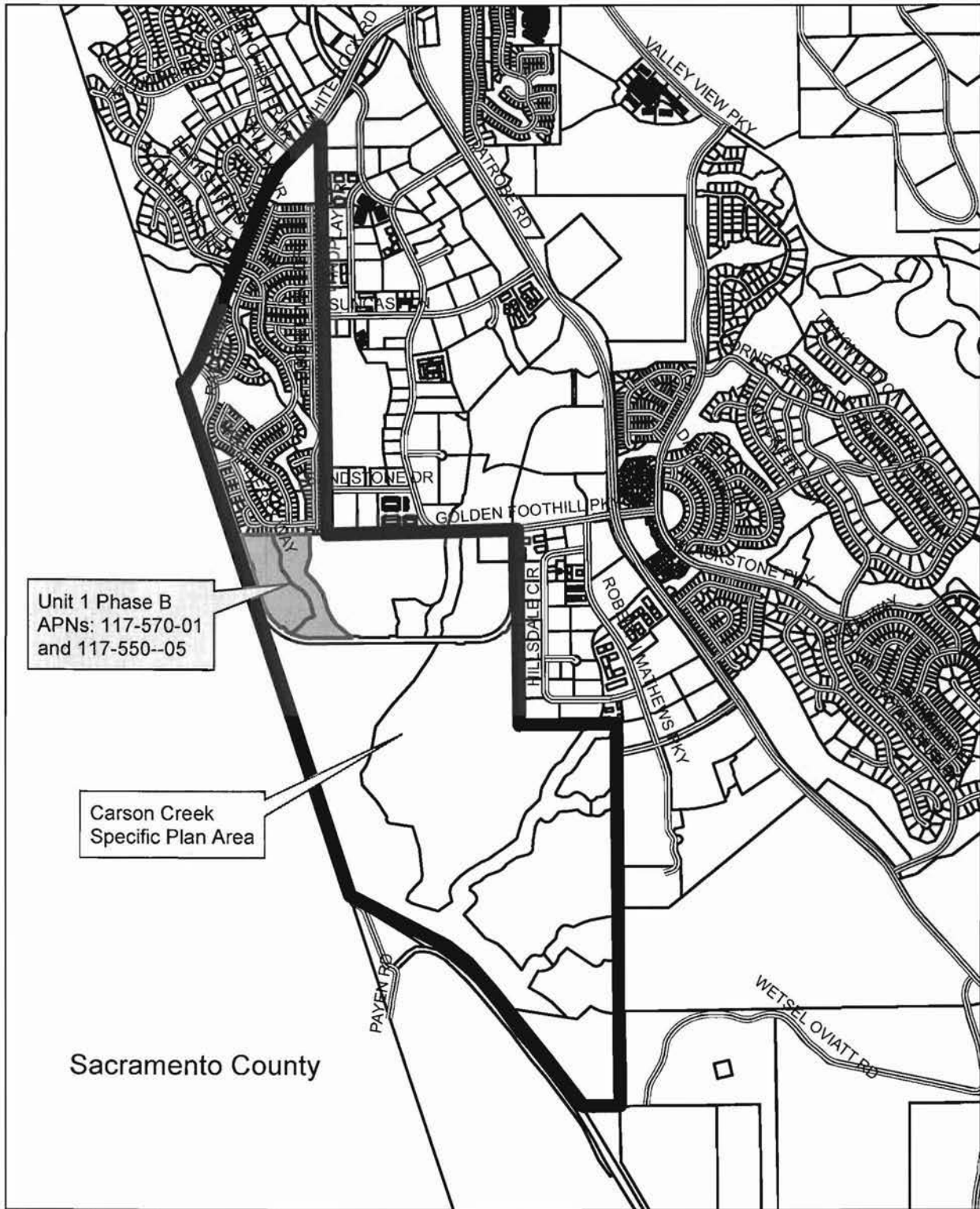
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**

Adjacent Map Pages Shown in Gray Text  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Rev. AUG 26, 2014

Assessor's Map Bk. 117, Pg. 57  
 County of El Dorado, CA

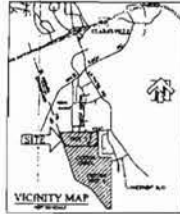


**File No. TM04-1391-F4  
Carson Creek Unit 1, Phase B  
Location Map**

**Exhibit B**



EXHIBIT C



TENTATIVE MAP  
**CARSON CREEK, UNIT 1**  
 PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"  
 ORDINANCE NO. 4427, RESOLUTION NO. 224-96

COUNTY OF EL DORADO      NOVEMBER, 2007      STATE OF CALIFORNIA  
 SHEET 1 OF 2



**OWNERS / APPLICANT**  
 CARSON CREEK DEVELOPMENT, LLC  
 1500 S. GARDEN GROVE DRIVE, SUITE 100  
 GARDEN GROVE, CA 92640  
**ENGINEER**  
 CTA Engineering Services  
 1500 S. GARDEN GROVE DRIVE, SUITE 100  
 GARDEN GROVE, CA 92640

**MAP SCALE**  
 1" = 100'

**CONTOUR INTERVAL**  
 CONTOUR INTERVAL = 40' SHOWN

**SOURCE OF TOPOGRAPHY**  
 NEMA, PHOTOGRAPHIC

**SECTION, TOWNSHIP and RANGE**  
 SECTION 12, T27S, R10E, S1E

**ASSESSOR'S PARCEL NUMBERS**  
 171-200-01

**EXISTING PROPOSED ZONING**  
 PHASE 2 CARSON CREEK SPECIFIC PLAN (SEE ZONING MAP)

**PROPOSED LOTS/AREA per VILLAGE**

PHASE 2	8.8 AC
PHASE 3	17.4 AC
PHASE 4	17.4 AC
PHASE 5	17.4 AC
PHASE 6	17.4 AC
PHASE 7	17.4 AC
PHASE 8	17.4 AC
PHASE 9	17.4 AC
PHASE 10	17.4 AC
PHASE 11	17.4 AC
PHASE 12	17.4 AC
PHASE 13	17.4 AC
PHASE 14	17.4 AC
PHASE 15	17.4 AC
PHASE 16	17.4 AC
PHASE 17	17.4 AC
PHASE 18	17.4 AC
PHASE 19	17.4 AC
PHASE 20	17.4 AC
PHASE 21	17.4 AC
PHASE 22	17.4 AC
PHASE 23	17.4 AC
PHASE 24	17.4 AC
PHASE 25	17.4 AC
PHASE 26	17.4 AC
PHASE 27	17.4 AC
PHASE 28	17.4 AC
PHASE 29	17.4 AC
PHASE 30	17.4 AC
PHASE 31	17.4 AC
PHASE 32	17.4 AC
PHASE 33	17.4 AC
PHASE 34	17.4 AC
PHASE 35	17.4 AC
PHASE 36	17.4 AC
PHASE 37	17.4 AC
PHASE 38	17.4 AC
PHASE 39	17.4 AC
PHASE 40	17.4 AC
PHASE 41	17.4 AC
PHASE 42	17.4 AC
PHASE 43	17.4 AC
PHASE 44	17.4 AC
PHASE 45	17.4 AC
PHASE 46	17.4 AC
PHASE 47	17.4 AC
PHASE 48	17.4 AC
PHASE 49	17.4 AC
PHASE 50	17.4 AC
PHASE 51	17.4 AC
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PHASE 57	17.4 AC
PHASE 58	17.4 AC
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PHASE 79	17.4 AC
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PHASE 82	17.4 AC
PHASE 83	17.4 AC
PHASE 84	17.4 AC
PHASE 85	17.4 AC
PHASE 86	17.4 AC
PHASE 87	17.4 AC
PHASE 88	17.4 AC
PHASE 89	17.4 AC
PHASE 90	17.4 AC
PHASE 91	17.4 AC
PHASE 92	17.4 AC
PHASE 93	17.4 AC
PHASE 94	17.4 AC
PHASE 95	17.4 AC
PHASE 96	17.4 AC
PHASE 97	17.4 AC
PHASE 98	17.4 AC
PHASE 99	17.4 AC
PHASE 100	17.4 AC

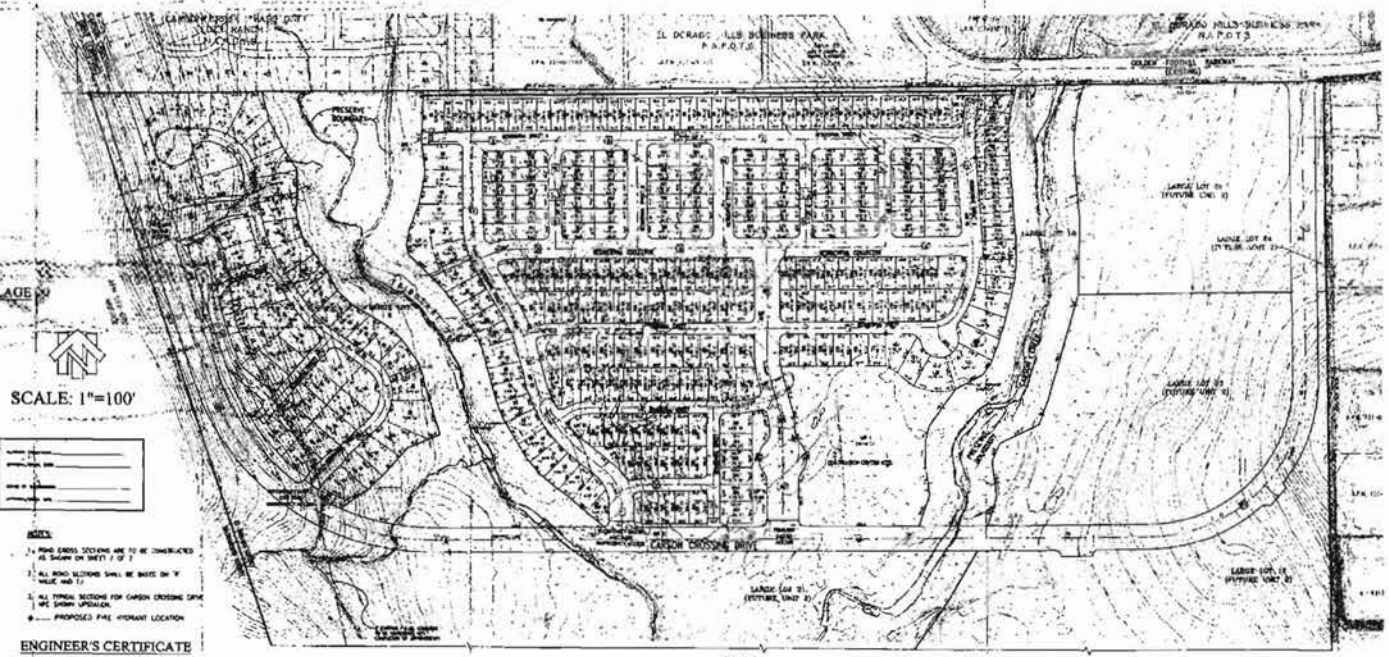
**MINIMUM SINGLE FAMILY LOT AREA**  
 4700 SQUARE FEET

**WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL**  
 EL DORADO ANNUALITY CSD #10

**PROPOSED STRUCTURAL FIRE PROTECTION**  
 EL DORADO HILLS COUNTY WATER DISTRICT (PHASE 2007)

**DATE OF PREPARATION**  
 NOVEMBER, 2007

**PHASING PLAN NOTICE**  
 THE PLANS OF MULTIPLE PHASE MAPS SHALL BE COMPLETED FOR THE PROJECT IN PHASE 1 AND 2 APPROXIMATELY. THIS MAP IS BEING SUBMITTED TO THE BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL. THE BOARD OF SUPERVISORS SHALL REVIEW AND APPROVE THE PHASING PLAN MAPS AND THE SUPERVISORS SHALL ACT, IN ACCORDANCE WITH SECTION 56000.

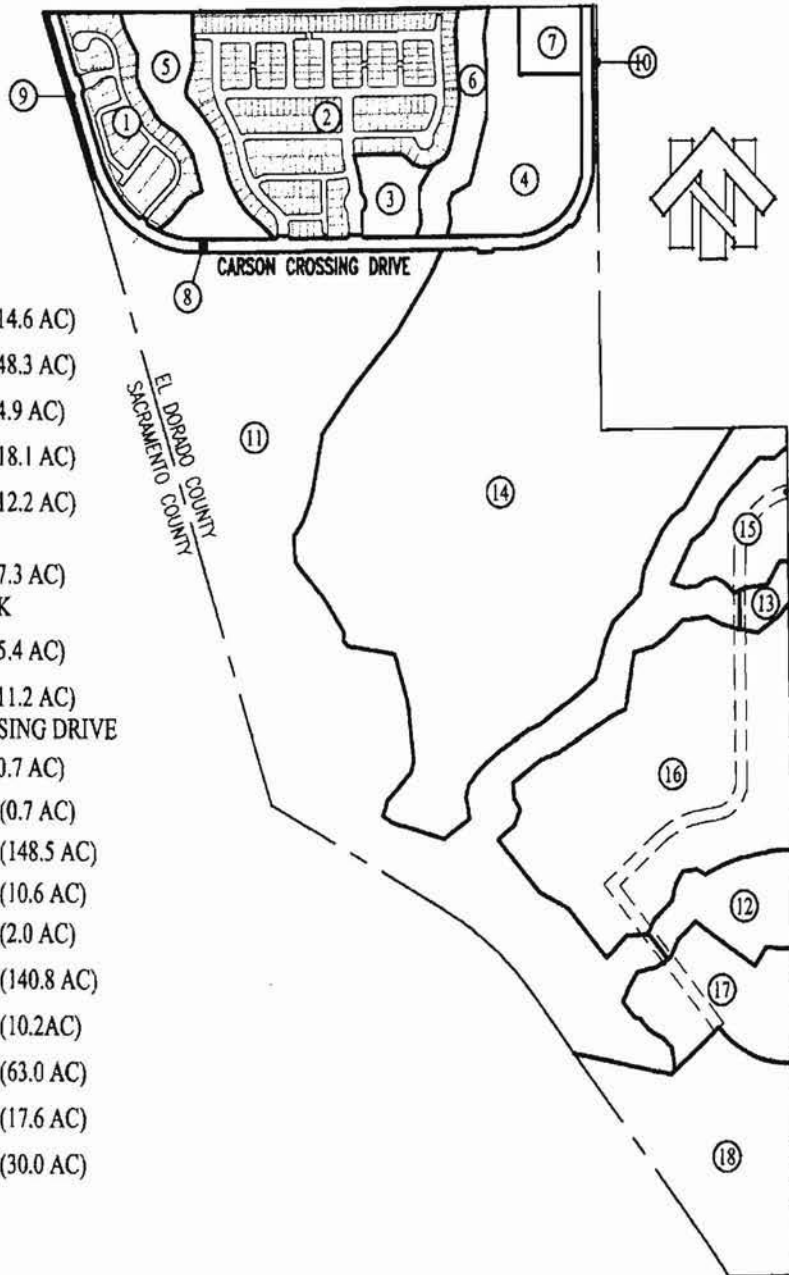


# PHASE 0-LARGE LOT MAP

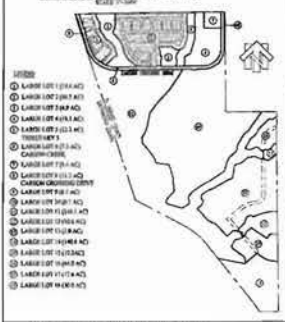
SCALE: 1"=1000'

## LEGEND

- ① LARGE LOT 1 (14.6 AC)
- ② LARGE LOT 2 (48.3 AC)
- ③ LARGE LOT 3 (4.9 AC)
- ④ LARGE LOT 4 (18.1 AC)
- ⑤ LARGE LOT 5 (12.2 AC)  
TRIBUTARY 3
- ⑥ LARGE LOT 6 (7.3 AC)  
CARSON CREEK
- ⑦ LARGE LOT 7 (5.4 AC)
- ⑧ LARGE LOT 8 (11.2 AC)  
CARSON CROSSING DRIVE
- ⑨ LARGE LOT 9 (0.7 AC)
- ⑩ LARGE LOT 10 (0.7 AC)
- ⑪ LARGE LOT 11 (148.5 AC)
- ⑫ LARGE LOT 12 (10.6 AC)
- ⑬ LARGE LOT 13 (2.0 AC)
- ⑭ LARGE LOT 14 (140.8 AC)
- ⑮ LARGE LOT 15 (10.2 AC)
- ⑯ LARGE LOT 16 (63.0 AC)
- ⑰ LARGE LOT 17 (17.6 AC)
- ⑱ LARGE LOT 18 (30.0 AC)



**PHASE 0-LARGE LOT MAP**

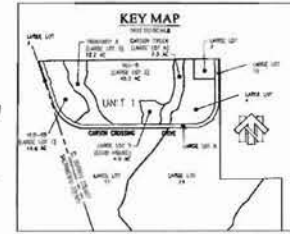


**SUBSTANTIAL CONFORMANCE TENTATIVE MAP R-1**  
**CARSON CREEK, UNIT 1**  
**PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"**  
 ORDINANCE NO. 4427, RESOLUTION NO. 224-96

COUNTY OF EL DORADO

JULY, 2014  
 SHEET 1 OF 2

STATE OF CALIFORNIA



**PROPOSED ZONING MAP**



**OWNERS / APPLICANT**  
 EL DORADO HOMES OF CALIFORNIA  
 1420 ROCKY HOLE DR #200  
 ROSVILLE, CA 95681

**ENGINEER**  
 cta Engineering & Surveying  
 2000 El Dorado Blvd, Suite 100  
 El Dorado Hills, CA 95621

**MAP SCALE**  
 1" = 100'  
**CONTOUR INTERVAL**  
 CONTOUR INTERVAL = AS SHOWN

**JURCE OF TOPOGRAPHY**  
 ALL PHOTOGRAPHY

**SECTION, TOWNSHIP and RANGE**  
 RANGES 15, 23 & 26, T. 9 N., R. 8 E., M.D.M.

**SESSOR'S PARCEL NUMBERS**  
 010-01 117-010-06 117-020-01

**EXISTING/PROPOSED ZONING**  
 -2 / CARSON CREEK SPECIFIC PLAN (SEE ZONING MAP)

**TOTAL AREA**  
 7 ACRES  
**TOTAL NO. of LOTS/AREA per VILLAGE**

AGE 80	
7 RESIDENTIAL LOTS	9.8 AC.
OTS 1, 2, 3, 4 & 5 (LANDSCAPE)	3.8 AC.
OTS 6 & 7 (OPEN SPACE)	0.1 AC.
OT 81 (PRIVATE ROADS)	5.9 AC.
N. VILLAGE 82	14.8 AC.
AGE 8	
536 RESIDENTIAL LOTS	32.9 AC.
LOTS C, F, M, N, T, W, Y, Z (LANDSCAPE)	1.4 AC.
LOTS 1, 2, 3, 4 & 5 (LANDSCAPE/DRAINAGE)	0.2 AC.
LOT 62 (PRIVATE ROADS)	13.4 AC.
TOTAL VILLAGE 8	48.3 AC.
LARGE LOT 9 (OPEN SPACE)	0.7 AC.
LARGE LOT 8 (CARSON CROSSING DRIVE)	11.2 AC.
LARGE LOT 3 (RECREATION CENTER SITE)	4.8 AC.
LARGE LOT 5 (TRAILWAY 3)	12.2 AC.
LARGE LOT 6 (CARSON CREEK)	7.3 AC.
TOTAL UNIT 1	99.2 AC.

**MINIMUM SINGLE FAMILY LOT AREA**  
 4725 SQUARE FEET

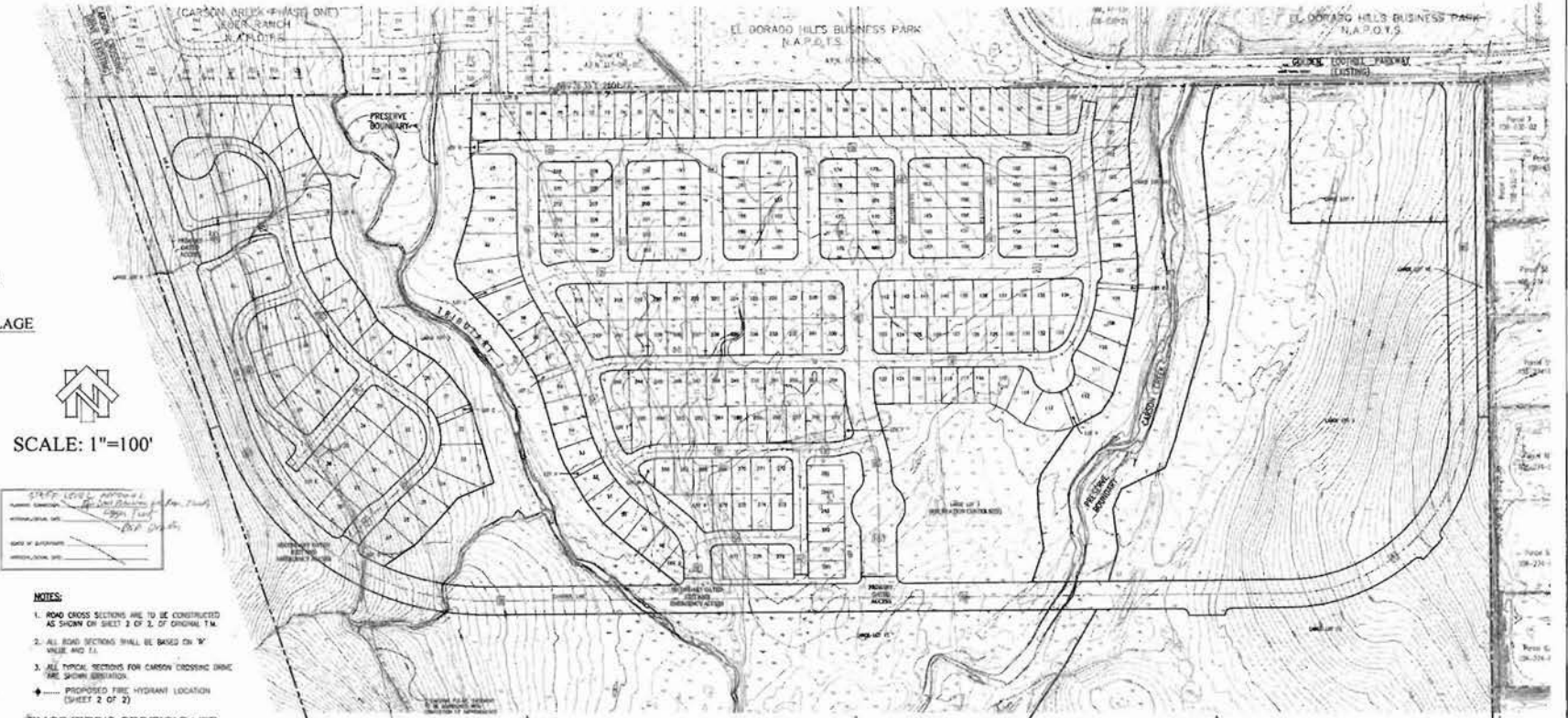
**WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL**  
 EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION**  
 EL DORADO HILLS COUNTY WATER DISTRICT (FIRE FEES)

**DATE OF PREPARATION**  
 NOVEMBER, 2007 (DATE)

**PHASING PLAN NOTICE**

THE PHASING OF MULTIPLE-PHASE MAPS WILL BE COMPLETED FOR THIS PROJECT. THE PHASE 0 PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE PHASE MAPS UNDER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 64026.1.



**SCALE: 1"=100'**



**NOTES:**  
 1. ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON SHEET 3 OF 2, OF ORIGINAL T.M.  
 2. ALL ROAD SECTIONS SHALL BE BASED ON 1" VALUE AND T.S.  
 3. ALL TYPICAL SECTIONS FOR CARSON CROSSING DRIVE ARE SHOWN SEPARATELY.  
 4. PROPOSED FIRE HYDRANT LOCATION (SHEET 2 OF 2)

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CARSON CREEK OF THE "CARSON CREEK" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DATE: 7/20/14  
 DRAC 4 34220, R.C.E. 34220

PHASE 0  
 SEE 1-LARGE LOT MAP

Exhibit E



2014 MAP



2013 MAP

# MAP COMPARISON EXHIBIT

SUBSTANTIAL CONFORMANCE TENTATIVE MAP R1

**CARSON CREEK, UNIT 1**  
 PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"

ORDINANCE NO. 4427, RESOLUTION NO. 224-96

APPROVED BY  
 EL DORADO COUNTY  
 PLANNING COMMISSION  
 (242)  
 [Signature]

COUNTY OF EL DORADO

JULY, 2014  
 SHEET 2 OF 2

STATE OF CALIFORNIA

15-0991 A 6 of 46

TM 04-1391-R-2

Exhibit F

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE FIVE FEET (5') 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'); ACROSS LOTS "A", "B", "C", "D" & "F", AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGEWAYS WHICH EXIST WITHIN THE SUBDIVISION.

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

LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION

CARSON CREEK EL DORADO, LLC A CALIFORNIA LIMITED LIABILITY COMPANY BY: LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: LARRY GUALCO VICE PRESIDENT

BY: LARRY GUALCO VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA ) COUNTY OF ) ON ) BEFORE ME, ) A ) NOTARY PUBLIC,

PERSONALLY APPEARED ) WHO 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 CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 26, 2013, SERIES NO. 2013-39187, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

PLACER TITLE COMPANY

NAME: TITLE:

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA ) COUNTY OF ) ON ) BEFORE ME, ) A ) NOTARY PUBLIC,

PERSONALLY APPEARED ) WHO 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 CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON FEBRUARY 14, 2008 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE:

ROGER TROUT ) COMMUNITY DEVELOPMENT AGENCY ) DEVELOPMENT SERVICES DIRECTOR ) COUNTY OF EL DORADO, CALIFORNIA ) BY: ) PRINCIPAL PLANNER ) COUNTY OF EL DORADO, CALIFORNIA )

COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER, THE UNDERSIGNED, 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 THE SUBDIVISION.

DATE:

ANDREW S. GABER, R.C.E. 45187 ) COUNTY ENGINEER ) COMMUNITY DEVELOPMENT AGENCY ) TRANSPORTATION DIVISION ) 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.

DATE:

BY: RICHARD L. BRINER, L.S. 5084 ) COUNTY SURVEYOR ) COUNTY OF EL DORADO, CALIFORNIA )

PHILIP R. MOSBACHER, P.L.S. 7189 ) DEPUTY SURVEYOR ) COUNTY OF EL DORADO, CALIFORNIA )

CARSON CREEK UNIT 1-PHASE B

LOTS LL-1, LL-2 AND LL-3 OF THE FINAL MAP FOR CARSON CREEK UNIT 1-PHASE A, S.D. LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M. County of El Dorado, State of California

cta Engineering & Surveying FEBRUARY, 2015 PAGE 1 OF 3 SCALE: NA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA INC. IN JANUARY, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JANUARY, 2016 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE:

KEVIN A. HEENEY ) LS 5914 )



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 )

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT 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 FACILITIES, WHICH ARE HEREBY REJECTED.

DATE:

JAMES S. MITRISIN ) CLERK OF THE BOARD OF SUPERVISORS ) COUNTY OF EL DORADO, CALIFORNIA )

BY:

COUNTY RECORDER'S CERTIFICATE

FILED THIS DAY OF 20 AT IN BOOK

OF MAPS, AT PAGE DOCUMENT NO. AT THE REQUEST OF

LENNAR HOMES OF CALIFORNIA, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS

GUARANTEED BY TITLE CERTIFICATE NO. PREPARED BY

NORTH AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: DEPUTY

# CARSON CREEK UNIT 1-PHASE B

LOTS LL-1, LL-2 AND LL-3 OF THE  
FINAL MAP FOR CARSON CREEK UNIT 1-PHASE A, S.D. ---  
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.  
County of El Dorado, State of California

cta Engineering & Surveying

FEBRUARY, 2015 PAGE 2 OF 3 SCALE: 1" = 60'

- NOTES**
1. THIS SUBDIVISION CONTAINS 11.643 ACRES GROSS, CONSISTING OF 47 RESIDENTIAL LOTS AND 6 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 04-1391 APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 14, 2008.
  2. LOTS A THRU F INCLUSIVE SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
  3. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
  4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	20.00'	90°00'00"	N37°18'02"E	28.38'
C2	20.00'	60°00'00"	N52°18'02"E	20.00'
C3	20.00'	30°00'00"	N07°18'02"E	10.35'
C4(OA)	668.00'	11°48'38"	S81°22'34"W	137.45'
C5	668.00'	6°28'12"	S84°02'38"W	75.39'
C6	668.00'	5°20'26"	S78°08'19"W	62.24'
C7	130.00'	16°10'21"	N15°47'09"W	36.57'
C8	60.00'	30°42'12"	N26°32'15"E	31.77'
C9	60.00'	120°00'00"	S78°06'38"E	103.92'
C10	60.00'	95°26'53"	S29°36'48"W	88.79'
C11	60.00'	11°59'27"	S83°19'58"W	12.53'
C12	170.00'	8°21'33"	N86°29'32"W	24.78'
C13	170.00'	19°13'23"	N72°42'04"W	56.77'
C14	170.00'	19°41'53"	N53°14'25"W	58.16'
C15	170.00'	19°41'53"	N33°32'32"W	58.16'
C16	170.00'	15°59'38"	N15°41'47"W	47.30'
C17	20.00'	89°51'57"	S63°02'36"E	28.25'
C18(OA)	380.00'	19°48'18"	S44°13'57"E	130.70'
C19	380.00'	2°55'21"	S52°40'25"E	19.38'
C20	380.00'	9°48'45"	S46°18'22"E	65.00'
C21	380.00'	7°04'12"	S37°51'54"E	46.86'
C22(OA)	480.00'	26°37'50"	S21°00'53"E	221.10'
C23	480.00'	10°11'14"	S29°14'11"E	85.23'
C24	480.00'	11°14'05"	S18°31'31"E	93.97'
C25	480.00'	5°12'31"	S10°18'14"E	43.62'
C26(OA)	420.00'	15°16'45"	S41°58'11"E	111.67'
C27	420.00'	13°04'02"	S43°04'32"E	95.58'
C28	420.00'	2°12'43"	S35°26'10"E	16.21'
C29	520.00'	1°53'00"	S33°23'18"E	17.09'
C30	20.00'	84°30'11"	N74°41'53"W	26.90'
C31	120.00'	8°50'21"	N67°28'11"E	18.49'
C32	80.00'	90°00'00"	S26°53'22"W	113.14'
C33(OA)	120.00'	90°00'00"	S26°53'22"W	169.71'
C34	120.00'	77°23'57"	S20°35'21"W	150.06'
C35	120.00'	12°36'03"	S65°35'21"W	26.34'
C36	100.00'	10°05'30"	N66°50'37"E	17.59'
C37	80.00'	7°10'35"	N68°18'05"E	10.01'
C38	20.00'	88°39'32"	N20°23'01"E	27.95'
C39(OA)	520.00'	13°01'12"	S17°26'09"E	117.91'
C40	520.00'	5°34'26"	S21°09'32"E	50.57'
C41	520.00'	7°26'46"	S14°38'56"E	67.53'
C42	20.00'	86°46'25"	N54°18'46"W	27.48'
C43	20.00'	26°46'25"	N24°18'46"W	9.26'
C44	20.00'	60°00'00"	N67°41'58"W	20.00'
C45	150.00'	35°21'50"	S64°37'07"W	91.12'
C46	150.00'	24°57'10"	N59°24'47"E	64.81'
C47	20.00'	90°00'00"	S26°53'22"W	28.28'
C48	30.00'	87°16'32"	S25°31'38"W	41.41'
C49(OA)	168.00'	23°39'35"	N57°20'06"E	68.88'
C50	168.00'	23°07'08"	N57°36'20"E	67.33'
C51	168.00'	0°32'27"	N45°46'32"E	1.59'
C52	150.00'	36°47'43"	S63°54'10"W	94.68'
C53	500.00'	20°30'09"	S17°57'03"E	177.97'
C54	500.00'	6°07'40"	S31°15'58"E	53.45'

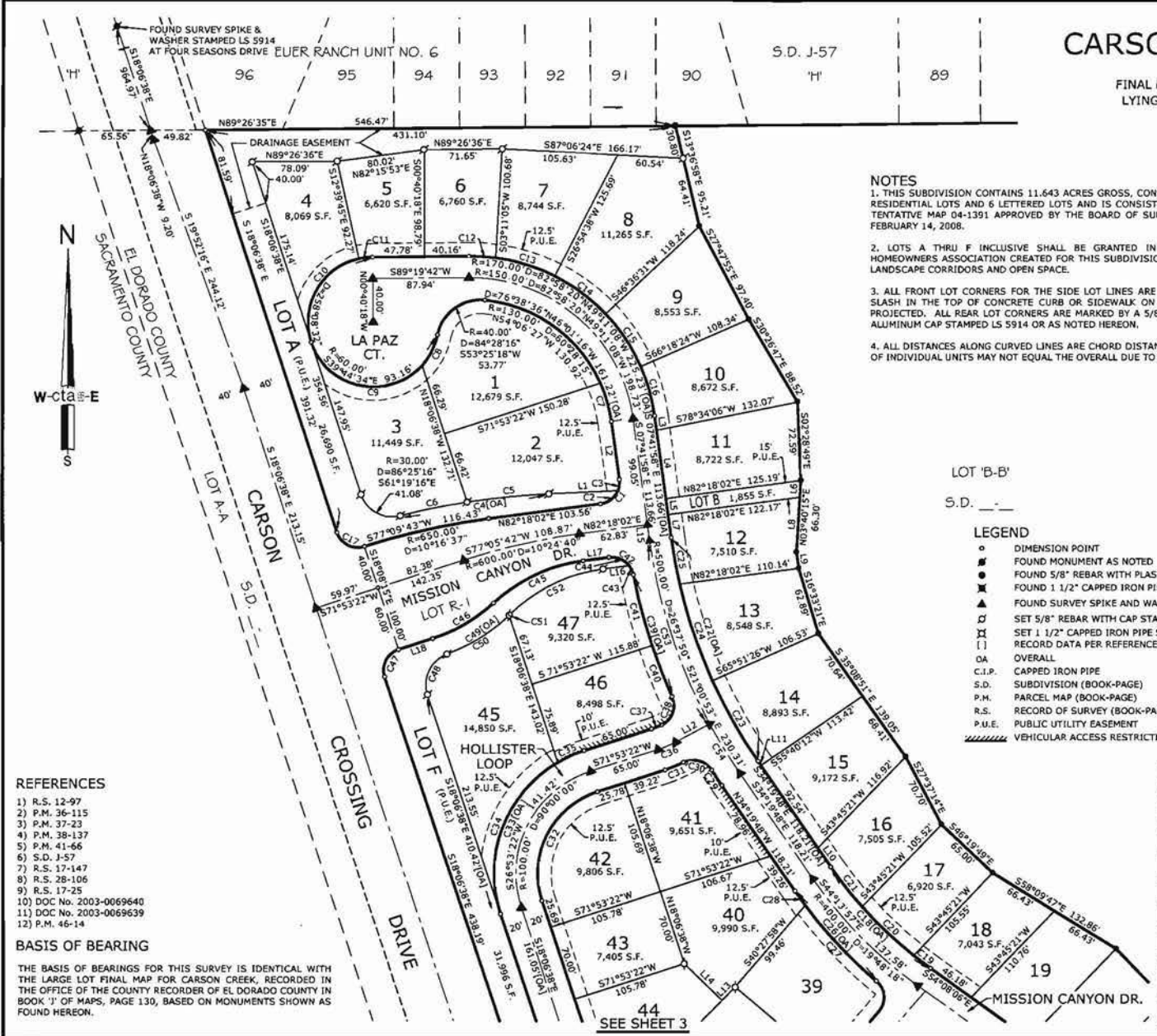
- LEGEND**
- DIMENSION POINT
  - FOUND MONUMENT AS NOTED
  - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
  - FOUND 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
  - ▲ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
  - ▲ SET 5/8" REBAR WITH CAP STAMPED LS 5914
  - ▲ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
  - [ ] RECORD DATA PER REFERENCE NUMBER
  - OA OVERALL
  - C.I.P. CAPPED IRON PIPE
  - S.D. SUBDIVISION (BOOK-PAGE)
  - P.M. PARCEL MAP (BOOK-PAGE)
  - R.S. RECORD OF SURVEY (BOOK-PAGE)
  - P.U.E. PUBLIC UTILITY EASEMENT
  - //// VEHICULAR ACCESS RESTRICTION

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S87°16'43"W	63.15'
L2	S07°41'58"E	54.05'
L3	S07°41'58"E	13.54'
L4	S07°41'58"E	63.70'
L5	S07°41'58"E	15.00'
L6	S03°40'15"W	15.30'
L7	S07°41'58"E	21.43'
L8	S03°40'15"W	51.00'
L9	S07°41'58"E	15.00'
L10	S34°19'48"E	21.09'
L11	S34°19'48"E	4.58'
L12	S61°47'52"W	35.46'
L13	S44°16'49"W	17.08'
L14	S45°43'11"E	48.46'
L15	S07°41'58"E	14.61'
L16	N82°18'02"E	24.17'
L17	N82°18'02"E	23.69'
L18	S71°53'22"W	32.59'

- REFERENCES**
- 1) R.S. 12-97
  - 2) P.M. 36-115
  - 3) P.M. 37-23
  - 4) P.M. 38-137
  - 5) P.M. 41-66
  - 6) S.D. J-57
  - 7) R.S. 17-147
  - 8) R.S. 28-106
  - 9) R.S. 17-25
  - 10) DOC No. 2003-0069640
  - 11) DOC No. 2003-0069639
  - 12) P.M. 46-14

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP FOR CARSON CREEK, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF MAPS, PAGE 130, BASED ON MONUMENTS SHOWN AS FOUND HEREON.





# CARSON CREEK UNIT 1-PHASE B

LOTS LL-1, LL-2 AND LL-3 OF THE  
FINAL MAP FOR CARSON CREEK UNIT 1-PHASE A, S.D. \_\_\_\_\_  
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.  
County of El Dorado, State of California

**cta** Engineering & Surveying  
FEBRUARY, 2015 PAGE 3 OF 3 SCALE: 1" = 60'

- NOTES**
1. THIS SUBDIVISION CONTAINS 11.643 ACRES GROSS, CONSISTING OF 47 RESIDENTIAL LOTS AND 6 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 04-1391 APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 14, 2008.
  2. LOTS A THRU F INCLUSIVE SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
  3. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
  4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP FOR CARSON CREEK, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF MAPS, PAGE 130, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

**LEGEND**

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
- FOUND 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ▲ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ▲ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- [ ] RECORD DATA PER REFERENCE NUMBER
- OA OVERALL
- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT
- //// VEHICULAR ACCESS RESTRICTION

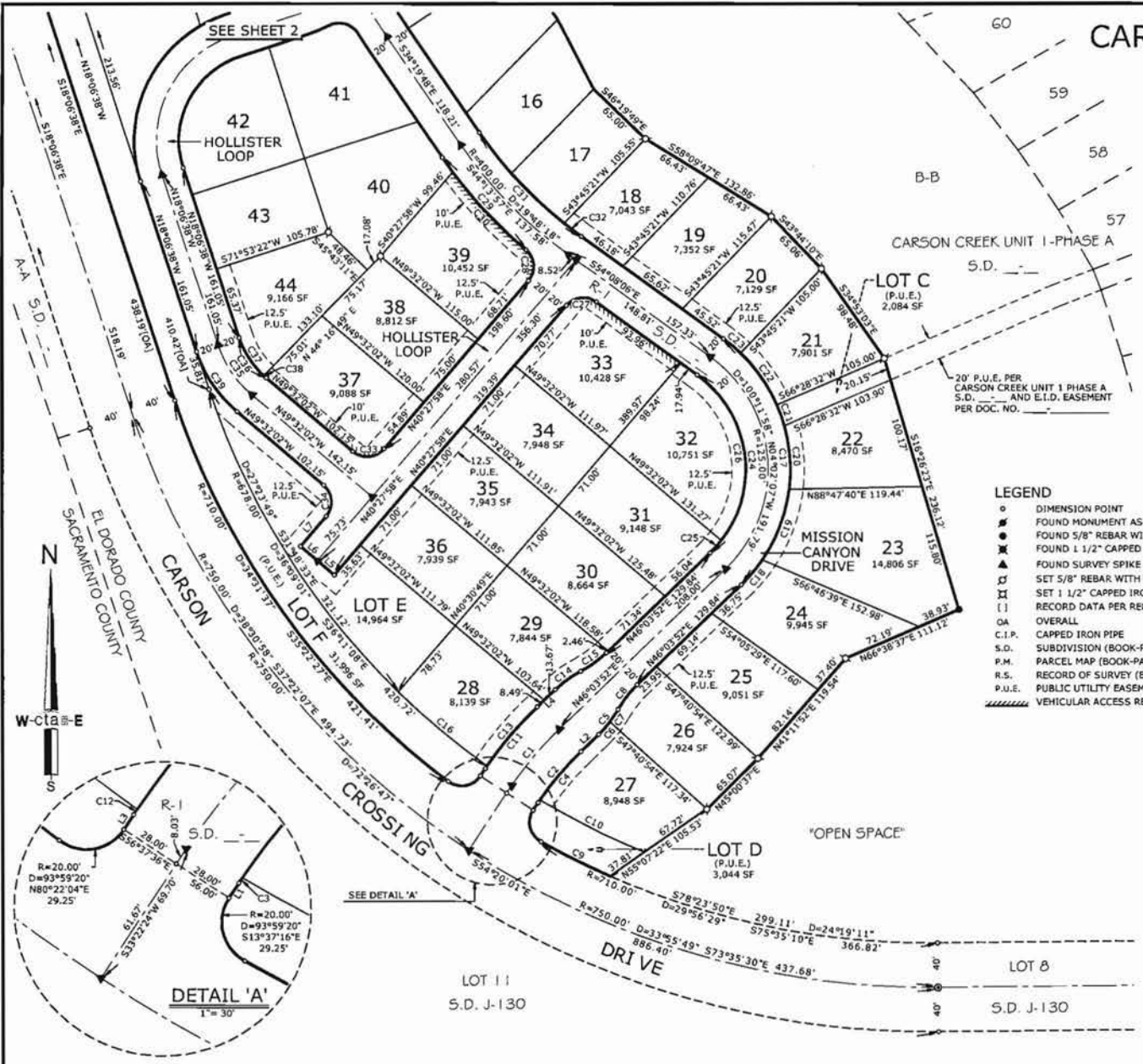
CURVE	CURVE DATA TABLE			
	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	300.00'	12°41'28"	S39°43'08"W	66.31'
C2	272.00'	12°41'28"	S39°43'08"W	60.13'
C3	272.00'	0°36'21"	S33°40'35"W	2.88'
C4	272.00'	12°05'07"	S40°01'19"W	57.27'
C5	100.00'	16°15'37"	N37°56'04"E	28.28'
C6	100.00'	8°46'42"	N41°40'31"E	15.31'
C7	100.00'	7°28'55"	N33°32'43"E	13.05'
C8	100.00'	16°15'37"	S37°56'04"E	28.28'
C9	710.00'	5°37'18"	S63°25'35"E	69.64'
C10	678.00'	8°54'20"	S37°56'04"E	105.28'
C11	328.00'	12°41'28"	S39°43'08"W	72.50'
C12	328.00'	0°30'09"	S33°37'28"W	2.88'
C13	328.00'	12°11'20"	S39°58'12"W	69.65'
C14	100.00'	16°15'37"	S54°11'41"W	28.28'
C15	100.00'	16°15'37"	N54°11'41"E	28.28'
C16	678.00'	8°45'12"	S49°53'03"E	103.48'
C17	145.00'	100°11'58"	N04°02'07"W	222.48'
C18	145.00'	11°43'16"	N40°12'15"E	29.61'
C19	145.00'	27°09'37"	N20°45'48"E	68.09'
C20	145.00'	22°46'46"	N04°12'23"W	57.27'
C21	145.00'	7°55'41"	N19°33'37"W	20.05'
C22	145.00'	22°43'11"	N34°53'03"W	57.12'
C23	145.00'	7°53'27"	N50°11'22"W	19.95'
C24	105.00'	100°11'58"	N04°02'07"W	161.10'
C25	105.00'	8°19'03"	N41°54'21"E	15.23'
C26	105.00'	91°52'55"	N08°11'38"W	150.91'
C27	20.00'	85°23'56"	S83°09'56"W	27.13'
C28	20.00'	90°04'32"	N04°34'18"W	28.30'
C29	420.00'	15°16'45"	S41°58'11"E	111.67'
C30	420.00'	13°04'02"	S43°04'32"E	95.58'
C31	380.00'	19°48'18"	S44°13'57"E	130.70'
C32	380.00'	2°55'21"	S52°40'25"E	19.38'
C33	20.00'	90°00'00"	N85°27'58"E	28.28'
C34	20.00'	90°00'00"	N04°32'02"W	28.28'
C35	100.00'	31°25'24"	S33°49'20"E	54.16'
C36	80.00'	31°25'24"	S33°49'20"E	43.33'
C37	80.00'	29°23'17"	S32°48'17"E	40.59'
C38	80.00'	2°02'06"	S48°30'59"E	2.84'
C39	120.00'	31°25'24"	S33°49'20"E	64.99'

**REFERENCES**

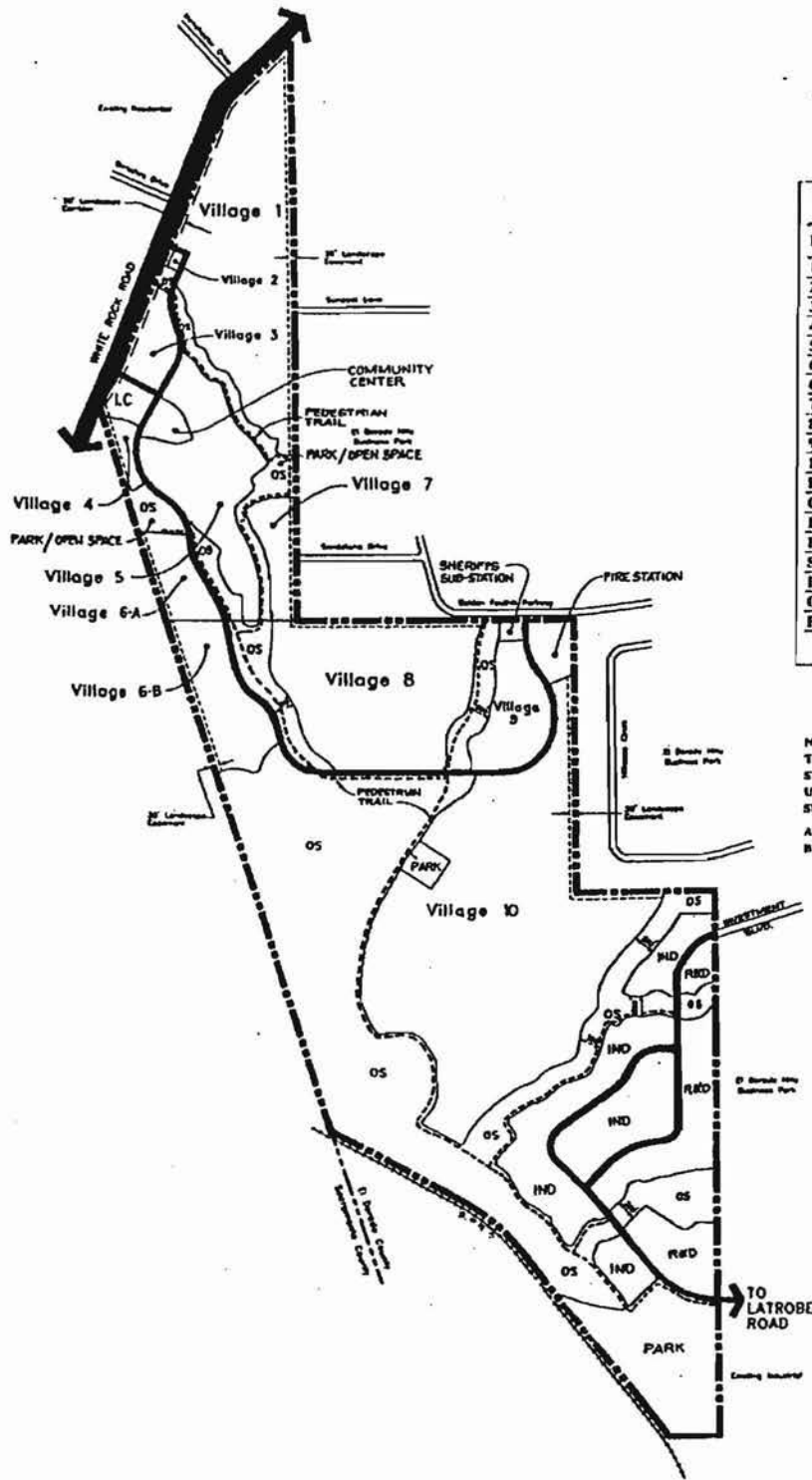
- 1) R.S. 12-97
- 2) P.M. 36-115
- 3) P.M. 37-23
- 4) P.M. 38-137
- 5) P.M. 41-66
- 6) S.D. 3-57
- 7) R.S. 17-147
- 8) R.S. 28-106
- 9) R.S. 17-25
- 10) DOC No. 2003-0069640
- 11) DOC No. 2003-0069639
- 12) P.M. 46-14

**LINE DATA TABLE**

LINE	BEARING	DIST.
LL	S33°22'24"W	8.03'
L1	N46°03'52"E	22.16'
L2	S33°22'24"W	8.03'
L3	N46°03'52"E	22.16'
L4	S33°22'24"W	8.03'
L5	N46°03'52"E	22.16'
L6	S33°22'24"W	8.03'
L7	N46°03'52"E	22.16'
L8	S33°22'24"W	8.03'



# LAND USE PLAN



LAND USE CALCULATIONS			
LAND USE VILLAGES	ACRES	UNITS	D.U.A.
1	74.8	255	3.4
2	1.1	4	3.6
3	9.5	28	2.9
4	3.2	7	2.2
5	31.2	125	4.0
6-A	10.4	36	3.4
6-B	20.9	83	4.0
7	9.2	41	4.0
8	55.3	384	5.5
9	16.6	67	4.0
10	136.4	750	5.5
RESEARCH & DEVELOPMENT	34.4	0	
COMMUNITY CENTER	3.0	0	
LOCAL COMMERCIAL (LC)	4.6	0	
INDUSTRIAL (IND)	59.7	0	
SHERIFF SUB-STATION	1.2	0	
PARKS	37.0	0	
OPEN SPACE (OS)	198.9	0	
FIRE STATION	5.4	0	
<b>TOTAL</b>	<b>712.8</b>	<b>1700</b>	

NOTE: UNIT COUNT SHOWN HEREON MAY CHANGE FROM VILLAGE TO VILLAGE, AND WILL BE FINALIZED AT THE TENTATIVE MAP STAGE. THE CHANGES ARE PERMITTED SO LONG AS THE TOTAL UNIT COUNT DOES NOT EXCEED THE MAXIMUM UNIT COUNT AS SHOWN ON THE SPECIFIC PLAN.  
ACREAGES SHOWN HEREON ARE APPROXIMATE ONLY, AND WILL BE FINALIZED AT TENTATIVE MAP STAGE.

## Carson Creek Specific Plan

### Exhibit G



# PROPOSED ZONING MAP

SCALE: 1"=1000'

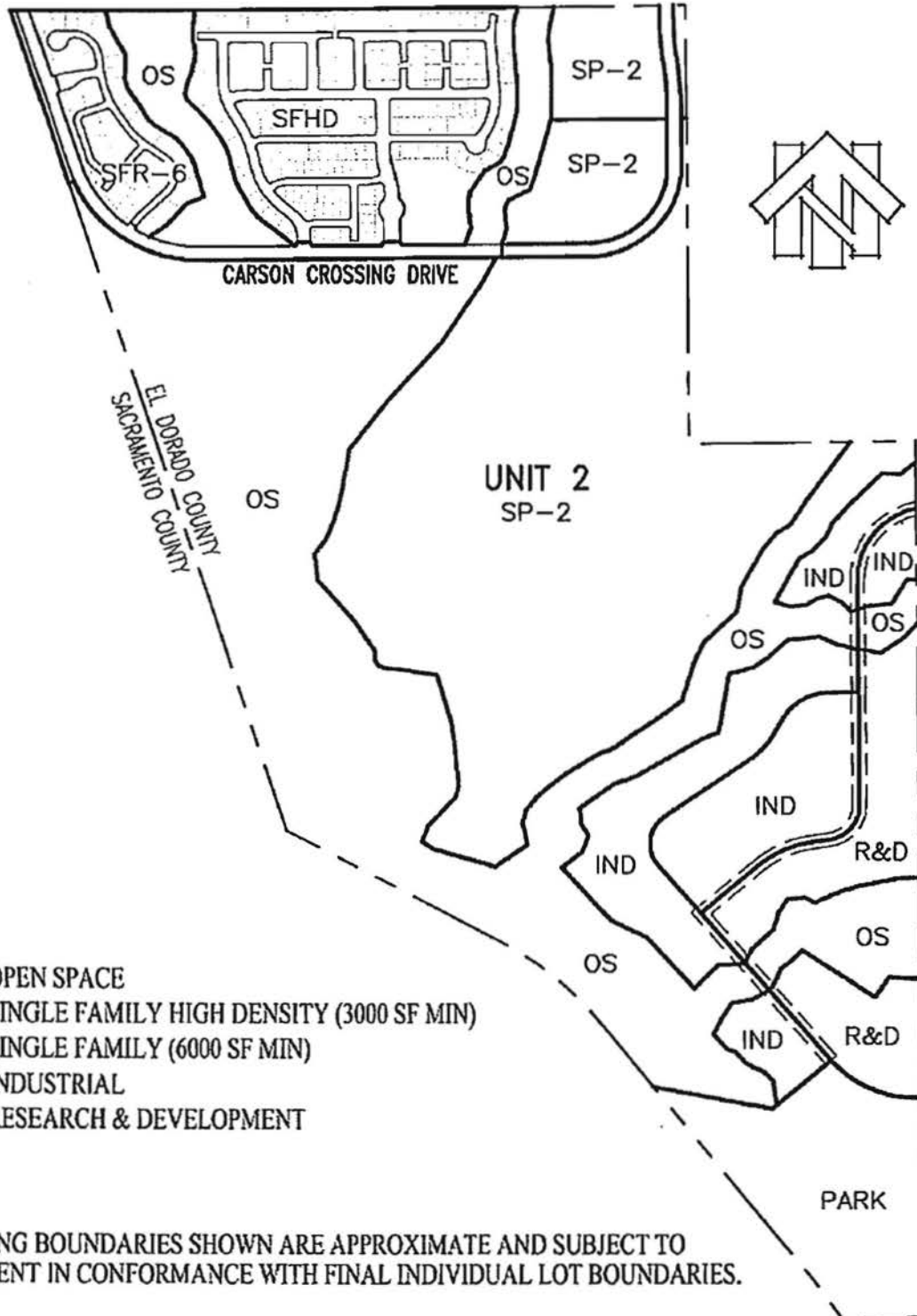


EXHIBIT M: PROPOSED ZONE MAP

# VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

## Tentative Map TM04-1391-F4 – Carson Creek Unit 1, Phase B

**TM04-1391 – As approved by the Planning Commission February 14, 2008**

**TM04-1391-R – As amended and approved by the Planning Director on January 31, 2014**

**TM04-1391-R2 – As amended and approved by the Planning Director August 6, 2014**

1. The Substantial Conformance review of the revised Carson Creek Phase 2, Unit 1 Tentative Map is based upon and limited to compliance with the project description for the revised map, Exhibit A attached in the Planning Director Approval Letter (dated January 31, 2014), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

The revised Carson Creek Phase 2 Unit 1 Tentative Map consists of:

- Reduced lot count within Village 8 portion of the subdivision from 255 to 238 residential lots;
- Re-classified the large lots as shown on Phase 0 of the Large Lot Map; and
- Reduced original tentative map approval of 302 residential lots to 285 lots

The Substantial Conformance review of the second revised Carson Creek Phase 2, Unit 1 Tentative Map is based upon and limited to compliance with the project description for the revised map, Exhibit A attached in the Planning Director Approval Letter (dated August 11, 2014), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

- 1) Modified open space Lot M and extended the lot lines of Lot 70 to lot 99 to the north boundary;
- 2) Eliminate Lot L;
- 3) Eliminate Lots U, S, T and Q (Lot T adjacent to Lot 265 remains as shown);
- 4) Modify Lot N;
- 5) Expand Open Space Lot A to include the rears of Lot 4 through 8; and
- 6) Modify Lot 277, 278, 279, and 280 to increase Lot Z for landscaping from the existing 11 feet including sidewalk to 16 feet (+/-)

Note: The total lot count remains unchanged. The approved roadway configuration remains the same.

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

*Staff Verification: Consistent. County review of the Carson Creek Unit 1, Phase A plans including improvement plans, grading plans, and final map have been verified for conformance with the above condition of approval.*

### **Planning Services**

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

3. Prior to issuance of building permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.

*Staff Verification: Consistent. All Development Services Division fees are paid to date.*

4. Prior to approval of Final Map for any portion of the proposed tentative map, the applicant shall provide written statement justifying the project's consistency with the mitigation measures in the adopted Mitigation Monitoring Reporting Program for Carson Creek Specific Plan. The documentation shall be provided to and reviewed by the Development Services-Planning Division and, as needed, shall consult and verify with the affected agency.

*Staff Verification: Consistent. The applicant submitted a written statement, dated March 10, 2015, describing consistency with mitigation measures in the adopted Mitigation Monitoring and Reporting Program for Carson Creek Specific Plan, as well as describing compliance with the project conditions of approval. This written statement demonstrates compliance with this condition.*

5. As a condition of approval of all tentative maps, a minimum 6-foot-tall wood or other solid fence shall be required to be constructed for all parcels adjacent to the boundaries of the Specific Plan. Materials may be specified through the revised acoustical analysis for the project.

*Staff Verification: Consistent. The Overall Site Plan identifies either wood fencing or block walls for parcels adjacent to the boundaries of the specific plan, demonstrating compliance with this condition.*

6. An open space management plan shall be prepared by the developer, subject to review and approval by the El Dorado Hills CSD. The plan shall include wild fire management plans for the site.

*Staff Verification: Consistent. This condition of approval was waived with the execution of the Pre-Annexation Agreement entered into between the EDH CSD and the Developer (Euer Ranch, LLC, AKT Mosher Partners, John W. Euer, and Robert B. Euer). It relates to former condition of approval number 36 of the Euer Ranch Tentative Map (Carson Creek Unit 1). However, a Wildland Fire Safe Plan was prepared by CDS Fire Prevention Planning (William Draper), dated October 12, 2014, which demonstrates compliance with this condition.*

7. A financing mechanism or mechanisms, such as a Landscaping and Lighting District (LLAD) for development and maintenance of parks, and for maintenance of open space, landscaping, lighting, fencing, trails, walkways, corridors, signage, sound walls, entry monuments, and other common or public areas shall be determined prior to approval of the final map: Improvement plans for the above referenced items will be submitted to the El Dorado Hills Community Services District (EDHCSD) for approval, and the financing mechanisms shall be in place prior to issuance of building permits (section 5.2 of the Carson Creek Specific Plan). Upon annexation of this project into the EDHCSD; the Carson Creek Specific Plan area shall be subject to the adopted park impact fee imposed for new development within the EDHCSD boundary and will be paid by the developer at the time a building permit is issued.

*Staff Verification: Consistent. This condition of approval was waived with the execution of the Pre-Annexation Agreement entered into between the EDH CSD and the Developer (Euer Ranch, LLC, AKT Mosher Partners, John W. Euer, and Robert B. Euer). It relates to MM5-3 and former condition of approval number 67 of the Euer Ranch Tentative Map (Carson Creek Unit 1).*

8. As a condition of approval of all tentative maps, a wood or other solid fence, at least six feet in height, will be constructed by the developer for all residential lots adjacent to the boundaries of the Specific Plan:

Agricultural fencing per County Resolution No. 98A-90 shall be required along the Sacramento/El Dorado County line in any location not adjacent to a residential lot/parcel.

The CC&Rs will specify the fence design approval process. Fence design will be approved by the El Dorado Hills Community Services District and the appropriate design review committee.

The developer will provide a funding mechanism, such as a homeowners association or a Landscaping and Lighting District, for the maintenance of fencing adjacent to open space.

*Staff Verification: Consistent. This condition of approval was waived with the execution of the Pre-Annexation Agreement entered into between the EDH CSD and the Developer (Euer Ranch, LLC, AKT Mosher Partners, John W. Euer, and Robert B. Euer). It relates to former condition of approval number 67 of the Euer Ranch Tentative Map (Carson Creek Unit 1).*

9. The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels. (Costs of water meters for parks may or may not be a credit to developer pending negotiations with EDHCSD Board of Directors)

*Staff Verification: Consistent. An El Dorado Irrigation District Meter Award Letter dated June 3, 2015 has been secured for the necessary public water and sewer service.*

10. The filing of tentative map and recording of the final map shall establish the appropriate zoning.

*Staff Verification: Consistent. The second revised tentative map was approved on August 6, 2014 and identified the proposed zoning for the proposed subdivision. The proposed zoning will be established concurrently with the filing of the final map. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

**The following are Mitigation Measures from the EIR:**

11. Golden Foothills Parkway at Carson Creek
- a) Use native plant species as the majority of those planted in the proposed 30-foot greenbelt to maximize a compatible visual relationship with the surrounding natural terrain and vegetation.

*Staff Verification: Consistent. The 30-foot greenbelt located east of Carson Crossing Drive will be planted with a variety of native trees including Valley Oak, Interior Live*

*Oak and California Sycamore. There will also be native shrubs and groundcovers included in the plant list as well as other non-native plant materials.*

- b) Require use of natural colored roof materials in project developments to maximize consistency with the surrounding natural environment and to minimize stark visual contrasts.

*Staff Verification: Consistent. The dominant roofing material that will be used at Carson Creek is tile shingles of varying colors of grays, reds, and browns which will blend into the natural environment.*

- c) Use natural components in fencing materials (e.g., wood, stone, and brick) in developments along Carson Creek to enhance visual compatibility with the natural surroundings of the site.

*Staff Verification: Consistent. The masonry walls at Carson Creek will match the walls constructed at Four Seasons (Euer Ranch Tentative Map, Carson Creek Phase 1) to be consistent with the theme and style of the area. The masonry block is composed of brown and tan colors which will be visually compatible with the surrounding environment. Areas along open spaces, creek corridors, and common areas will be fenced with open, tubular steel fencing to allow views into and out of the natural environment. Wood fencing will be used as a good neighbor fencing between homes.*

- d) Use natural components in pedestrian trail features (e.g., fences, trail materials) to enhance visual compatibility with the natural surroundings of the site.

*Staff Verification: Consistent. The multi-use trails are being designed to blend into the natural environment. Native tree planting, gathering areas, benches, and signage is being incorporated into the design to enhance the experience of using the trails and enhancing the visual compatibility of the trails that are adjacent to the creek corridors and open space.*

- e) Retain unobstructed views of Carson Creek from locations along Golden Foothills Parkway.

*Staff Verification: Consistent. As Carson Creek passes under Golden Foothills Parkway, a 215 foot wide creek corridor has been preserved with unobstructed views from the road to Carson Creek. There will be open fencing all along Carson Creek to provide views of Carson Creek from the adjacent properties.*

## 12. Phase II (Facilities Phase) Construction Emissions

- a) Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.)



- b) Construction equipment engines shall be maintained in proper operating condition.
- c) Low-emission stationary construction equipment shall be used,
- d) A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.
- e) Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.
- f) The project applicant shall comply with El Dorado County APCD Rule 224.
- g) The project applicant shall comply with El Dorado County APCD Rule 215.

*Staff Verification: Consistent. Notes 1 through 7 under the section titled "Phase II (Facilities Phase) Construction Emission" on Sheet 2 of the improvement plans draw the contractor's attention to this requirement. Approval of the improvement plans and final map by the Transportation Division is further proof of satisfaction of this condition.*

13. Stationary Source Emissions

- a) The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed levels of planning. These design features may include, but are not limited to, the following:
  - 1) Shade trees;
  - 2) Energy-efficient and automated air conditioners;
  - 3) Double-pane glass in all windows;
  - 4) Energy-efficient low-sodium parking lot lights;
  - 5) Adequate ventilation systems for enclosed parking facilities;
  - 6) Solar or low-emission water heaters;
  - 7) Energy-efficient lighting and lighting controls
  - 8) Central water heating systems;

*Staff Verification: Consistent. The homes at Carson Creek will be energy efficient with features including solar panels, low E2 windows, Title 24 compliant gas water heaters or tankless water heaters, and energy efficient lighting. The California Building Code dictates the mandated energy efficient features of new homes.*

- b) The applicant, future successors in interest or future homebuilders shall install only EPA-certified woodstoves and fire places.

*Staff Verification: Consistent. Fireplaces are not installed in every home. When fireplaces are included, they will be gas fireplaces.*

14. Regional Mobile Source Emissions - The County shall coordinate with the Folsom, El Dorado, Cordova TMA to consider including the project site within the TMA's jurisdiction.

*Staff Verification: Consistent. This mitigation measure directs the County to coordinate with the Folsom, El Dorado, Cordova TMA. The mitigation measure places no requirement for action on the applicant.*

15. Short-Term Construction Noise - Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: Between the hours of 7:00 a.m. and 5:00 p.m. on any weekday; Between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays; Prohibited on Sundays and holidays

At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.

*Staff Verification: Consistent. Note 13 under the section titled "Standard General Notes – Roadwork, Grading & Drainage" on Sheet 2 of the improvement plans draw the contractor's attention to this requirement. Approval of the improvement plans and final map by the Transportation Division is further proof of satisfaction of this condition.*

16. Increased Traffic Noise

Where the development of a project could result in the exposure of noise-sensitive land uses to existing or projected future traffic noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that the project would contribute to traffic noise levels in excess of applicable County noise standards at proposed on-site or planned future off-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setback, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.

Notwithstanding the above condition, the following are additional recommended mitigation measures applicable to the specific noise impacts evaluated for this project. Prior to Final Map approval, the applicant shall provide a copy of the following documents to Development Services- Planning Division:

- a) An updated Traffic Study evaluating and determining the accurate Average Daily Trips (ADT) vehicular volume along Carson Crossing Drive.

*Staff Verification: Consistent. The applicant submitted a memorandum from Mark Thomas & Company, dated June 22, 2012 (Alternative 1), demonstrating compliance with this mitigation measure.*

- b) Based on item a), the applicant shall provide an updated Acoustical Analysis affirming the applicable recommended noise measures identified in the analysis conducted by Bollard Acoustical Consultants, Inc dated September 17, 2007. Specifically, the analysis shall address the type, appropriate height, and location of the noise barrier along Carson Crossing Drive. The study shall analyze the required standard construction material rating necessary to substantially reduce the interior noise effects borne by the anticipated traffic on Carson Crossing Drive.

Planning Services staff shall review the acoustical study and determine if the appropriate changes have been made to the project to fully mitigate the noise impacts.

*Staff Verification: Consistent. The applicant submitted an Environmental Noise Assessment prepared by Bollard Acoustical Consultants for Carson Creek Unit 2, dated January 21, 2009, along with a letter from Bollard Acoustical Consultants, dated January 28, 2015, indicating recommendations for the Unit 1 sound wall for the north side of Carson Crossing Drive consistent with that report, which together demonstrate compliance with this mitigation.*

17. Stationary Source Noise - Where the development of a project could result in the exposure of on-site noise-sensitive land uses to projected on-site or off-site stationary source noise levels in excess of the applicable County noise standards the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed on-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform with the applicable County standards.

Notwithstanding the above condition, the following are additional recommended mitigation measure applicable to the specific impact identified for this project.

Prior to Final Map approval, the applicant shall provide a copy of the following documents to Development Services- Planning Division:

- a) An updated Acoustical Analysis affirming the applicable recommended noise measures identified in the analysis conducted by Bollard Acoustical Consultants, Inc dated September 17, 2007. Specifically, the study shall also analyze the appropriate noise barrier along the northern portion of the common property line adjacent to Aerometals Inc. necessary to substantially minimize the facility noise to less than significant level. Details of the barrier shall be reflected on the

Improvement Plans for the proposed development. Planning Services staff shall review the acoustical study and determine if the appropriate changes have been made to the project to fully mitigate the noise impacts.

- b) A draft copy of the disclosure statement detailing the potential operation impacts of the Aerometals Inc. facility to the future residents of the residential subdivision. The document shall be provided for review and approval by the Development Services-Planning Division. A proof of the final disclosure statement shall be provided prior to issuance of any residential building permit for any portion of the subdivision.

*Staff Verification: Consistent. The noise barrier assessment prepared by Bollard Acoustical Consultants, dated February 14, 2008 submitted by the applicant, along with the disclosure regarding the Aerometals manufacturing facility demonstrates compliance with this condition.*

18. Loss of Wetlands

- a) Prior to issuance of a grading permit, a Stream Bed Alteration Agreement shall be obtained from CDFG, pursuant to §1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.

*Staff Verification: Consistent. An application for a Stream Bed Alteration Agreement has been submitted to the California Department of Fish and Wildlife which addresses each stream crossing and other activities affecting the bed bank, and associated riparian vegetation of the stream. The applicant shall abide by conditions of the executed permit in compliance with this mitigation measure.*

- b) Grading activities shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control situation, and the potential discharge of pollutants into drainages.

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the SWPPP (WDID#5S09C367846) coupled with Foothill Associates correspondence dated July 24, 2014 confirming that all work will be performed outside of the creek bed and bank, and abiding by the conditions of the executed Stream Bed Alteration Agreement demonstrates compliance with this condition.*

19. Liquefaction

- a) The El Dorado County Department of Transportation (DOT) shall consult with the El Dorado County Planning Department during the grading permit approval process to ensure that earth resources impacts related to development in the Carson Creek Specific Plan area are sufficiently addressed.
- b) Prior to the approval of a grading permit for development in the Carson Creek drainage, the applicant shall submit to, and receive approval from, the El Dorado County Department of Transportation (DOT) a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.

*Staff Verification: Consistent. Transportation Division and Youngdahl Consulting Group's approval of the rough grading and improvement plans demonstrates compliance with this condition.*

20. Ground Staking

Prior to the issuance of building permits all structures shall be designed in accordance with the Uniform Building Code (UBC), Chapter 23. Although wood frame buildings of not more than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum; Final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites.

Prior to the approval of subdivision maps in the vicinity of the Mormon Island Fault Zone, a ground acceleration analysis shall be conducted for the Mormon Island Fault Zone. All structures shall be designed in accordance with the ground acceleration analysis for the Mormon Island Fault Zone and the on-site ground accelerations anticipated from the Bear Mountains Fault Zone.

*Staff Verification: Consistent. This condition will be enforced at time of building permit.*

21. Topographic Alteration (Ground Stability & Erosion) Prior to the issuance of grading permits, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include:

- a) Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water run off

immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2:1 (horizontal to vertical) unless authorized by the Geotechnical Engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone.

- b) Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities.
- c) During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations.
- d) Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction to conform With National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.
- e) Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and convey the runoff off-site. Conduits intended to convey drainage water off-site shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material.
- f) Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from these structures, to collect water concentrated by these surfaces and to convey water away from the Site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

*Staff Verification: Consistent. Transportation Division and Youngdahl Consulting Group's approval of the rough grading and improvement plans demonstrates compliance with this condition.*

## 22. Increased Surface Runoff

- a) Prior to the approval of the first tentative subdivision or parcel map, a condition of approval shall be placed on the tentative map that states prior to the issuance of a grading plan, the project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Department of Transportation. These

final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to El Dorado County Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective, by the Department of Transportation, will be implemented as necessary and appropriate:

- *Soil Stabilization Practices*
  - Straw Mulching
  - Hydromulching
  - Jute Netting
  - Revegetation
  - Preservation of Existing Vegetation
  
- *Sediment Barriers*
  - Straw Bale Sediment Barriers
  - Filter Fences
  - Straw Bale Drop Inlet Sediment Barriers
  
- *Site Construction Practices*
  - Winterization
  - Traffic Control
  - Dust Control
  
- *Runoff Control in Slopes/Streets*
  - Diversion Dikes
  - Diversion Swales
  - Sediment Traps

- b) Specific measures shall be identified in the final drainage plans to reduce storm water discharge at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall include detention basins of adequate size to reduce post-development discharge to pre-development levels. Maintenance of

the detention basin and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the Storm Water Pollution Prevention Plan (SWPPP) (WDID#5S09C367846) demonstrates compliance with this condition.*

23. 100-Year Flood Event

Prior to the approval of the final map, the applicant shall submit a final drainage plan that clearly identifies the 100-year flood zone following project development to the El Dorado County Department of Transportation for approval. Project development shall not occur in areas within the 100-year flood zone shown in the final drainage plan. The final drainage plan shall be prepared by a registered civil engineer and contain a hydrologic study that outlines the 100-year flood zones associated with the project and proposed flood control measures such as detention basins. Alternatively, 100-year flood protection improvements, approved by the El Dorado County Department of Transportation, can be implemented to allow development in these areas. All storm drainage facilities and embankments shall be designed in compliance with the County Drainage Manual.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

24. Short-Term Construction-Related Water Quality Impacts

- a) Prior to issuance of a grading permit, the developer shall obtain from the CVRB a General Construction Activity Storm water Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities.
- b) Prior to issuance of a grading permit, the project applicant shall submit to the El Dorado County Department of Transportation and the Resource Conservation District for review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measure 4.10-1, and as follows: sediment basins, sediment traps, silt fences, hay bale dikes, gravel construction entrances, maintenance programs, and hydroseeding.

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the Storm Water Pollution Prevention Plan (SWPPP) (WDID#5S09C367846) demonstrates compliance with this condition.*



25. Long-Term Water Quality Impacts

- a) On-site detention basins shall be constructed and maintained through the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. Periodic maintenance of detention basins, such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness.
- b) Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface Water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation that ensures the long-term implementation of the program.

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the Storm Water Pollution Prevention Plan (SWPPP) (WDID#5S09C367846) demonstrates compliance with this condition.*

26. Archaeological Sites CC-1, CC-2, CC-3, CC-4, CC-5, CC-6 and Archaeological Linear Features CC-LF-1, CC-LF-2, and CC-LF-3

- a) Prior to grading and construction activities, significant cultural resources found on the project site shall be recorded or described in a professional report and submitted to the North Central Information Center at California State University at Sacramento.
- b) During grading and construction activities, the name and telephone number of an El Dorado County-approved, licensed archaeologist shall be available at the project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall ensure that all activities will cease in the vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance. If a find is authenticated, the archaeologist shall determine proper methods of handling the resource(s) for transport and placement in an appropriate repository. Grading and construction activities may resume, after the resource is either, retrieved or found to be not of consequence.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition. Note 43 under the section titled “Standard General Notes – Roadwork, Grading & Drainage” on Sheet 2 of the improvement plans draw the contractor’s attention to this requirement.*

27. School Fees

- a) The project applicant shall pay the commercial school fee of \$0.31 per square foot for the age-restricted residential development.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

- b) The project applicant shall reimburse the Latrobe School District for out-of-pocket expenses incurred in planning for school sites within the Carson Creek Specific Plan area before it was age restricted.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that this condition is not applicable. There are no known outstanding reimbursements owed.*

- c) The project applicant also shall meet with the Latrobe School District and the El Dorado Union High School. District to renegotiate school fees in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.

*Staff Verification: Consistent. This condition is not applicable as all of Carson Creek is age-restricted.*

28. Law Enforcement

The project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area, as demonstrated by one of the following mechanisms:

- a) Prior to the issuance of each building permit, the project applicant will be required to obtain a service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy.
- b) Prior to the issuance of the building permit, the project applicant shall create an assessment district or other mechanism to provide funding to the El Dorado County Sheriff's Department for adequate law enforcement staff and equipment upon occupancy and in the future.

*Staff Verification: Consistent. This condition will be enforced at time of building permit.*

29. Water Consumption

Project impacts cannot be reduced to a less than significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at build out in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation, measures would reduce

potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits.

- a) 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 the phases of the project.

*Staff Verification: Consistent. Approval of the Facilities Plan Report and improvement plans by El Dorado Irrigation District (EID) and meter award letter from EID demonstrates compliance with this condition.*

- b) Low-volume and low-flow fixtures shall be installed to reduce water consumption.

*Staff Verification: Consistent. This condition will be enforced at time of building permit.*

- c) Efficient irrigation systems shall be installed 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 landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.

*Staff Verification: Consistent. Transportation Division and EID's approval of the improvement plans, which includes landscaping and irrigation plans, demonstrates compliance with this condition.*

### 30. Historic Mining

Prior to the issuance of a grading permit, shallow groundwater and on-site drainage areas shall be sampled to determine the potential presence of on-site contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

*Staff Verification: Consistent. Transportation Division and Youngdahl Consulting Group's approval of the rough grading and improvement plans demonstrates compliance with this condition.*

### 31. Underground Storage Tanks (USTs)

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential on-site contamination resulting from the operation of off-site USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency

shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

*Staff Verification: Consistent. Transportation Division and Youngdahl Consulting Group's approval of the rough grading and improvement plans demonstrates compliance with this condition.*

32. The project applicant shall undertake the following activities to encourage construction of the 30-acre regional park as soon as feasible:
- a) The applicant shall rough grade the regional park site and shall construct a chip-and-seal road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch (Phase 1).
  - b) The County intends to form a county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit to pay for ongoing regional park maintenance and any improvements, including those noted in subsection d) below. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections c) through h) below.
  - c) The Carson Creek Specific Plan Area shall join in the agreed-upon financing mechanism.
  - d) The applicant shall seek to annex the Carson Creek Specific Plan Area into EID in order to obtain the necessary water resources for the regional park; reclaimed water shall be used to the extent feasible to water the ball fields but potable water is necessary for drinking fountains.
  - e) The applicant shall advance funds, or conducting a nexus study for the regional park assessment district or other agreed-upon, formed financing mechanism within 120 days.
  - f) The applicant shall advance funds, within 180 days after the County approves the first tentative map for Phase 2 of the Carson Creek Specific Plan Area, to pay for completing the following:
    - 1) Grading 20 acres for ball fields per County specifications;
    - 2) Installing chip-and-seal parking area at the regional park;
    - 3) Installing potable and reclaimed water lines to the regional park;
    - 4) Obtaining EDUs for EID water and/or installing a well- water system;
    - 5) Installing shielded sports lighting on 15 acres of ball fields;
    - 6) Installing restrooms, bleachers, and concession stands;
    - 7) Installing drainage system, irrigation system, and turf on 15 acres of ball fields.

- g) The applicant's contributions noted above in subsections a), e), and f) shall be considered a loan, which shall be paid back by the assessment district or other approved financing mechanism, upon the sale of the bonds necessary to construct the facility.

*Staff Verification: Consistent. As part of the 37 acres of parks contemplated in the Carson Creek Specific Plan, a 30-acre Regional Park is designated in the southernmost portion of the plan area. This park was envisioned to provide for large scale recreational activities. Condition of approval number 32 speaks to the applicant undertaking a list of activities (a through g above) to encourage construction of the 30-acre Regional Park as soon as feasible. Lennar Homes recorded a Large Lot Final Map which created a 30 acre parcel (APN 117-570-18) in anticipation of the future regional park site. However, none of the listed activities have occurred to date and the timing for some of the activities has already lapsed.*

*The El Dorado County Park and Trail Department has not prioritized the site as part of its future recreational park plans. However, the Department, which administers the County-portion of the Sacramento-Placerville Transportation Corridor (SPTC) trail that borders the park site along the southwestern perimeter, has expressed the importance of the regional park site to the county for connection to the SPTC, in potentially having connection to the park from the natural trail which the Joint Powers Authority is completing from Iron Point to Latrobe, as well as utilizing a portion of the site for natural areas with restroom and vehicular parking for trail patrons. The site could also be the connection to the business park and homes in the corridor.*

*The park site was annexed into the El Dorado Hills Community Service District (EDHCSD) service area in 2003 and is currently designated as Community Park in the district's 2007 Parks and Facilities Master Plan. However, the EDHCSD maintains that the condition involves the construction of a regional park, which would typically be undertaken through a capital improvement project by the El Dorado County Park and Trail Department. EDHCSD focuses its resources toward managing and maintaining neighborhood and community level recreational parks.*

*Condition of approval number 32(a) requires the applicant to rough grade the regional park site and construct an access road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch (Phase 1). The time frame for implementing the condition is no longer valid and the proposed construction activities would be considered premature until a decision has been made on the feasibility of the regional park. Also, no county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit has been established to pay for acquisition of the regional park site, to construct improvements, or to conduct ongoing park maintenance as required by condition of approval number 32b. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections c) through g).*

*While a 30-acre Regional Park, as originally envisioned, could provide an opportunity for active recreational use by the general public, it may not meet the recreational needs of the age restricted community being established through development of the Carson Creek Specific Plan. Lennar Homes will continue to coordinate and cooperate with staff, the El Dorado County Park and Trail Department, and the EDHCSD to determine the feasibility of a regional park and/or community park at Carson Creek and develop a strategy for implementation, as applicable.*

*The 30 acre regional park site is located approximately 1/2 mile south of the Unit 1 Final Map area in the southern end of the specific plan area. Vacant Industrial and Research and Development-zoned lands, which are owned by the applicant, separate the regional park site from the Unit 1 residential development. Currently, and with approval of the final map, there is no pedestrian or vehicular access to the site. The proposed trail system within the Carson Creek Phase 2 Unit 2 tentative map would provide an indirect connectivity to the park. Recordation of the Phase 2 Unit 1 Final Maps will not affect the ability of the County and EDHCSD, in coordination with Lennar Homes, to determine the feasibility of a regional park and/or community park at Carson Creek and develop and strategy for implementation. Further, the recordation of the Phase 2 Unit 1 Final Maps will not affect the ability of the County to ensure compliance of the conditions of approval regarding the 30 acre regional park site.*

33. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.

*Staff Verification: Consistent. This condition is not applicable as no light rail fee has been imposed.*

34. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.
- a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and road crossings shall be bridged.
  - b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary means of accommodating stormwater runoff and existing surface water bodies, in residential areas, where the homes front the

streets, site design shall emphasize drainage to open, vegetated channels away from streets and towards the back and side lots. In instances where such drainage is not engineering practicable, drainage towards streets shall utilize gutters, A.C. dikes, rolled curbs, and/or vertical curbs will be utilized. These drainage facilities shall be kept to a minimum and will convey drainage to open channel ditches (1) along collectors and other streets where homes do not front the streets and (2) between lots. Piped drainage facilities shall be kept to a minimum. Open channel ditches shall convey the drainage to natural drainage channels in the open space areas but not before ensuring that water quality standards are maintained through the implementation of best management practices.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

35. Roadways in the Carson Creek Specific Plan Area shall be curvilinear and separated from pedestrian pathways that run around, over, under, and between structures. Where feasible cul-de-sacs will be incorporated into circulation system designs. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Furthermore, the Carson Creek Specific Plan Phase 2 street development standards (asphalt portion only), shall be modified to incorporate the following maximum widths:

- a) One-way streets shall be no more than 18 feet wide;
- b) Two-way streets shall be no more than 24 feet wide;
- c) Minor collectors with less than 350 average daily trips ("ADT") shall be no more than 24 feet wide;
- d) Minor collectors with more than 350 average daily trips ("ADT") shall be no more than 26 feet wide;
- e) Major collectors with homes fronting the street, shall be no more than 30 feet wide;
- f) Major collectors, without homes fronting the street and with less than 350 ADT, shall be no more than 24 feet wide;
- g) Major collectors, without homes fronting the street and with more than 350 ADT, shall be no more than 26 feet wide. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Parking bays may be required for emergency parking along collectors and in residential areas where these standards prohibit parking along the streets. The parking bays shall be kept to a minimum and located where topography permits. Street standards are subject to the review of the El Dorado Hills Fire Departments; for public safety reasons, the fire

department may require wider roads in some places or turn-arounds, hammerheads, or other measures to facilitate the movement of emergency vehicles.

For the Carson Creek Specific Plan, Phase 1, these road standards will be adopted only if the County finds that the final maps, containing these standards, are consistent with the tentative maps, as required by law.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

36. The final Grading/Improvement Plan shall reflect an ultimate pad elevation of 497 feet for Lots 7 and 8 of Village 6B of the Carson Creek Phase 2, Unit 1 subdivision.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

## **Department of Transportation**

### *Project Specific Conditions*

37. The applicant shall be subject to all applicable Conditions as specified for the Carson Creek Specific Plan as well as any required Mitigation Measures described in the Mitigation Monitoring Checklist for the Carson Creek Specific Plan.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

38. The applicant shall provide a striped turn pocket along Golden Foothill Parkway onto Carson Crossing Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

*Staff Verification: Consistent. Transportation Division approval of Carson Crossing Drive improvement plans demonstrates compliance with this condition.*

39. The applicant shall provide left turn pockets for the first and fourth residential street intersections and Carson Crossing Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

*Staff Verification: Consistent. Transportation Division approval of Carson Crossing Drive improvement plans demonstrates compliance with this condition.*

40. The applicant shall provide a minimum 20-foot break in the landscaped median at the intersection with the second and third residential street intersections and Carson Crossing



Drive for fire access. These streets shall be emergency exists with right out exits only. No left turn signage shall be provided at said intersections. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

All roads shall be constructed in conformance with the Carson Creek Specific Plan and the Design and Improvements Standard Manual as noted in the table below. The applicant shall provide a non-exclusive road and public utility easement (R&PUE) for onsite roadways as listed in the table and 60ft wide radius R&PUE for any cul-de-sac. Sidewalk widths for cross sections provided in the table can be found on the exhibit dated October 18, 2007 provided by CTA. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

*Staff Verification: Consistent. Transportation Division approval of Carson Crossing Drive improvement plans demonstrates compliance with this condition.*

Road Name	Section	Right of Way Width	Pavement Width	Design Speed Limits	Exceptions/Notes
Residential Street I	A-A, B-B, & C-C	40' R/W plus utility easements	24ft travel way	25 MPH	Type 1 rolled curb & gutter on both sides, plus either none, one, or two 4ft sidewalks
Residential Street II	D-D & E-E	64' R/W (44' R/W-section E-E) plus utility easements	24ft travel way	25 MPH	Type 1 rolled curb & gutter on both sides, open swale drainage on both sides, plus one or two 6ft sidewalks
Residential Collector	F-F	64' R/W plus utility easements	26ft travel way	25 MPH	Type 2 vertical curb & gutter on one side and type 1 rolled curb & gutter on the other (sidewalk) side, open swale drainage on both sides, plus one 6ft detached sidewalk
Residential Collector Entry Road (Village 8)	G-G	100' TO 80' R/W plus utility easements	36ft (2-18ft lanes) travel way, landscaped median (width varies), open swale drainage	25 MPH	Type 2 vertical curb & gutter on both sides, open swale drainage on both sides, plus one 6ft detached sidewalk
Residential Collector Secondary Entry Road (Village 8)	H-H & I-I	80' R/W plus utility easements	36ft (2-18ft lanes) travel way, landscaped median (width varies), open swale drainage	25 MPH	Type 2 vertical curb & gutter on both sides, open swale drainage on both sides, plus one 6ft detached sidewalk
Residential Collector Entry Road (Village 6B)	J-J & K-K	100' TO 50' R/W plus utility easements	Transition 36ft (2-18ft lanes) to 24ft (2-12ft lanes) travel way, landscaped median (width varies), open swale drainage	25 MPH	Type 2 vertical curb & gutter on both sides, open swale drainage on both sides, plus two 6ft detached sidewalks

Exhibit I

Residential Collector Secondary Entry Road (Village 6B)	L-L	56' R/W plus utility easements	36ft (2-12ft lanes) travel way, landscaped median (width varies), open swale drainage	25 MPH	Type 1 rolled curb & gutter on both sides, open swale drainage on both sides, plus one 4ft detached sidewalk
Existing Carson Crossing Drive (Transition Section)	M-M Sta. 28+00 to Sta. 30+60 (+/- 50 feet)	Existing 72' R/W	Existing 64ft pavement width plus utility/ slope easements - Transition from four lane to two lane travel ways, stripe median (width varies)	40 MPH	Existing Type 2 vertical curb & gutter w/ 6ft attached sidewalk one side only and bike lane on both sides. Transition length to be determined by traffic engineer
Carson Crossing Drive (Channelization Section)	N-N Sta. 30+60 (+/-50 feet) to Sta.33+10 (+/- 50 feet)	80' R/W plus 10-foot landscape and public service easements (in Lot G)	Transition 46ft (2-23ft lanes) to 36ft (2-18ft lanes) travel way (4ft bike lanes on both sides), control line/ roadway channelization 7.5ft to the centerline of the 80' R/W, landscaped median (width varies)	40 MPH	Transition from Type 2 vertical curb & gutter to roadside ditch w/ 6ft attached sidewalk on one side. Channelization length to be determined by traffic engineer
Carson Crossing Drive	O-O & P-P	80' R/W plus 10-foot landscape and public service easements (in Lot G)	36ft (2-18ft lanes) travel way with 2-2' benches on either side of travel way (4ft bike lanes on both sides), landscaped median	40 MPH	Roadside ditch w/ 6ft detached sidewalk on one side

Exhibit I

			(width varies), roadside drainage ditch on both sides		
Carson Crossing Drive	Q-Q	80' R/W plus utility/ slope easements	36ft (2-18ft lanes) travel way with 2-2' benches on either side of travel way (4ft bike lanes on both sides), landscaped median (width varies), roadside drainage ditch on both sides, 14ft pedestrian path/ access road	40 MPH	Roadside ditch w/ 6ft detached sidewalk on one side and 14ft access/ pedestrian path (8ft asphalt paved w/ 2-3ft AB shoulders)

**Notes:**

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

**Curb face for rolled curb and gutter is considered as 6" from the back of the curb.**

41. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

*Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.*

42. The County shall accept the offer of Carson Crossing drive and it is in the County maintenance program. Therefore, remove requirement for maintenance by a CSAZOB or appropriate entity with the filing of the final map.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

43. The applicant shall irrevocably offer to dedicate the ROW as shown on the tentative map dated November 2007 (January 2008) with the filing of the final map. This offer will be rejected by the County.

*Staff Verification: Consistent. Transportation Division approval of the Final Map demonstrates compliance with this condition.*

44. Prior to filing of final map, the applicant shall join or form a drainage zone of benefit or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.

*The Carson Creek Master Association (HOA) will form a drainage zone of benefit or other appropriate entity. See section 1.1.14-Master Association Maintenance Areas in the CC&Rs. For Carson Crossing Drive, the applicant has submitted the drainage zone of benefit application to, and is working with, the El Dorado County Transportation Division to ensure formation of the drainage zone of benefit so that all storm water drainage facility maintenance requirements are met. The formation of the drainage zone of benefit for Carson Creek Drive is anticipated to be completed in January 2016.*

#### *Standard Conditions*

45. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

46. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

47. 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, prior to filing the final map.

*Staff Verification: Consistent. Execution of the Subdivision Improvement Agreement (SIA) and related bonds demonstrates compliance with this condition.*

48. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.

*Staff Verification: Consistent. Execution of the Subdivision Improvement Agreement (SIA) and related bonds demonstrates compliance with this condition.*

49. The final map shall show all utility, road and drainage easements per 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.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

50. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval/satisfaction of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

51. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. 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.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

52. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

53. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the Storm Water Pollution Prevention Plan (SWPPP) (WDID#5S09C367846) demonstrates compliance with this condition.*

54. All outside agency permit numbers shall be placed on the improvement plan set prior to approval of improvement plans.

*Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.*

55. The applicant shall submit a soil and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.

*Staff Verification: Consistent. Transportation Division and Youngdahl Consulting Group's approval of the rough grading and improvement plans demonstrates compliance with this condition.*

56. 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. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the Storm Water Pollution Prevention Plan (SWPPP) (WDID#5S09C367846) demonstrates compliance with this condition.*

57. If the project disturbs more than one acre of land area (43,560 square feet), the Developer shall file a “Notice of Intent” (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A notice of Intent form, the appropriate fee, and a location map are required for this filing. A copy of the Application shall be submitted to the County with two (2) copies of the Storm Water Pollution Prevention Plan (SWPPP), prior to building permit issuance, and by state law must be done prior to commencing construction

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the Storm Water Pollution Prevention Plan (SWPPP) (WDID#5S09C367846) demonstrates compliance with this condition.*

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

*Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the Storm Water Pollution Prevention Plan (SWPPP) (WDID#5S09C367846) demonstrates compliance with this condition.*

59. Turnarounds shall be constructed at any proposed entry gates within this subdivision and the design are subject to the review and approval by the Department of Transportation at the improvement plan stage.

*Staff Verification: Consistent. Transportation Division approval of the rough grading and improvement plans demonstrates compliance with this condition.*

60. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

61. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage



report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition.*

62. The applicant shall pay the traffic impact fees in effect at the time a building application is deemed complete.

*Staff Verification: Consistent. This condition will be enforced at time of building permit.*

## **EL DORADO HILLS FIRE DEPARTMENT**

63. The potable water system for the purpose of the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for 2-hour duration. This equipment is based on a single-family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow shall be in excess of the maximum daily consumption rate of this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

*Staff Verification: Consistent. Transportation Division and Fire Department approval of the improvement plans demonstrates compliance with this condition.*

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

*Staff Verification: Consistent. Transportation Division and Fire Department approval of the improvement plans demonstrates compliance with this condition.*

65. To enhance nighttime visibility, each hydrant shall be painted with safety white and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.

*Staff Verification: Consistent. Transportation Division and Fire Department approval of the improvement plans demonstrates compliance with this condition.*

66. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

*Staff Verification: Consistent. Transportation Division and Fire Department approval of the improvement plans demonstrates compliance with this condition.*

67. Prior to Final Map approval, the applicant shall submit a Wildland Fire Safe Plan, subject to review and approval by the Fire Department. Specifically, the Plan shall include provisions for type, dimension, and location of gates and fencing for lots along Wildland Open Space.

*Staff Verification: Consistent. A Wildland Fire Safe Plan was prepared by CDS Fire Prevention Planning (William Draper), dated October 12, 2014, which demonstrates compliance with this condition.*

68. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.

*Staff Verification: Consistent. Transportation Division and Fire Department approval of the improvement plans demonstrates compliance with this condition.*

69. The final design and configuration for the all primary and secondary emergency access gate entries located along Carson Crossing Drive shall be submitted to the department for review and approval at the time of Improvement Plans and Final Map process.

*Staff Verification: Consistent. Transportation Division and Fire Department approval of the improvement plans and landscaping plans demonstrates compliance with this condition.*

## **EL DORADO HILLS COMMUNITY SERVICES DISTRICT (EDHCSD)**

70. Parkland Dedication requirements are triggered for subdivision projects with 50 or more residential units. Based on 3.3 persons per household and in accordance with Quimby Act, the District requires 5.0 acre of parkland to be dedicated (302 residential units x 3.3 persons/household (residential unit) x 5 acres/ 1,000 persons). Carson Creek Phase 2, Unit 1 subdivision includes “Lot X”, measuring 4.9 acres, identified to be a private recreation facility. The District would provide up to 50 percent park credit for private facilities, totaling a 2.5 acre credit against the 5.0 required parkland acres. The balance of 2.5 acres will be made up in in-lieu Quimby fees, or request of park land, which are calculated using the equivalent value of finished in-project acres. This is determined through a formal appraisal process or through mutual agreement with the District and Developer. In-lieu fees shall be due and payable in full upon recording of final map.

*Staff Verification: Consistent. The Park Development Agreement with the EDHCSD designates the park dedication formula and satisfaction of the park dedication for the final map.*

71. The proposed multi-use trails shall be maintained by a new Homeowners Association (HOA) or through a Landscape Lighting Assessment District (LLAD) in coordination

with the CSD. Evidence of a dedicated funding mechanism for trail maintenance is required prior to filing the first final map.

*Staff Verification: Consistent. The Carson Creek Master Association (HOA) will maintain the multi-use trail as outlined in Section 1.1.14 – Master Association Maintenance Areas of the CC&R's.*

72. The applicant shall coordinate with CSD on the trail design and approval. The open space trails shall remain open to public and not gated. The trails will connect to the existing trail system to the North (Euer Ranch-Four Seasons) and will continue through to the future southern portions of the Carson Creek Specific Plan.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition. Trail plans will be submitted to EDHCSD for review and approval.*

73. The project shall grant an Irrevocable Offer of Dedication through the open space area for trails to the El Dorado Hills Community Services District upon recording of the final map.

*Staff Verification: Consistent. The applicant stated in a letter dated March 10, 2015, that they acknowledge this condition. The Irrevocable Offer of Dedication will be granted to EDHCSD.*

74. Prior to recordation of the first final map, the applicant shall coordinate with the District in forming a shell Landscaping and Lighting Assessment District (LLAD). The LLAD shall function as a back-up funding mechanism to the Carson Creek Homeowner's Association for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities and other common or public areas.

*Staff Verification: Consistent. A CFD is being prepared as a backup funding mechanism. The timing of the formation of the CFD is after recordation of the first final maps. However, the Park Development Agreement obligates Lennar to complete the formation of the CFD prior to closing of any homes at Carson Creek.*

75. Payment of applicable Park Impact Fees shall be remitted to the District at the time of building permit issuance.

*Staff Verification: Consistent. This condition will be enforced at time of building permit.*

76. Street lights shall be installed at the primary and secondary access gate intersections. All streetlights shall comply with dark sky standards.

*Staff Verification: Consistent. Transportation Division approval of the improvement plans and the landscaping plans demonstrates compliance with this condition.*

77. Bicycle lanes along Carson Crossing Road shall be Class II, striped and signed appropriately. All other bicycle lanes within the project shall be Class I.

*Staff Verification: Consistent. Transportation Division approval of Carson Crossing Drive improvement plans demonstrates compliance with this condition.*

## **COUNTY SURVEYOR**

78. All survey monuments must be set prior to the representation of the final map to the Board of Supervisors for approval, or the developer shall a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyor's Office.

*Staff Verification: Consistent. A monumentation bond demonstrates compliance with this condition.*

79. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the final map.

*Staff Verification: Consistent. A Road Name Petition was approved on March 17, 2014, which demonstrates compliance with this condition.*



**METER AWARD LETTER**

This serves as an award for:

Date: June 4, 2015

SUBDIVISION

PARCEL SPLIT

OTHER

**APPLICANT/S NAME AND ADDRESS**

**PROJECT NAME, LOCATION & APN**

Lennar Homes of California, Inc.  
1420 Rocky Ridge Rd., Ste. 320  
Roseville, CA 95661

Carson Creek Unit 1, Phase B  
APN: 117-570-01, -02, -03, -04 and -07

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.

**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.
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.

**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: 47 EDUs (Equivalent Dwelling Unit).  
RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).  
WASTEWATER: 47 EDUs (Equivalent Dwelling Unit).

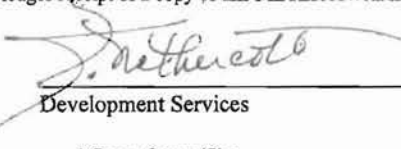
Project No. / Work Order No: 2043DEV 700668  
Service Purchase Project No.: 2255SP

**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

  
Development Services

Original Copy - Project File

1 Copy - Applicant

1 Copy - County/City

# CARSON CREEK UNIT 1 PHASING EXHIBIT

EL DORADO COUNTY, CALIFORNIA

SCALE: 1" = 200'

JANUARY, 2015

PHASE A   
  PHASE B   
  PHASE C   
  PHASE D

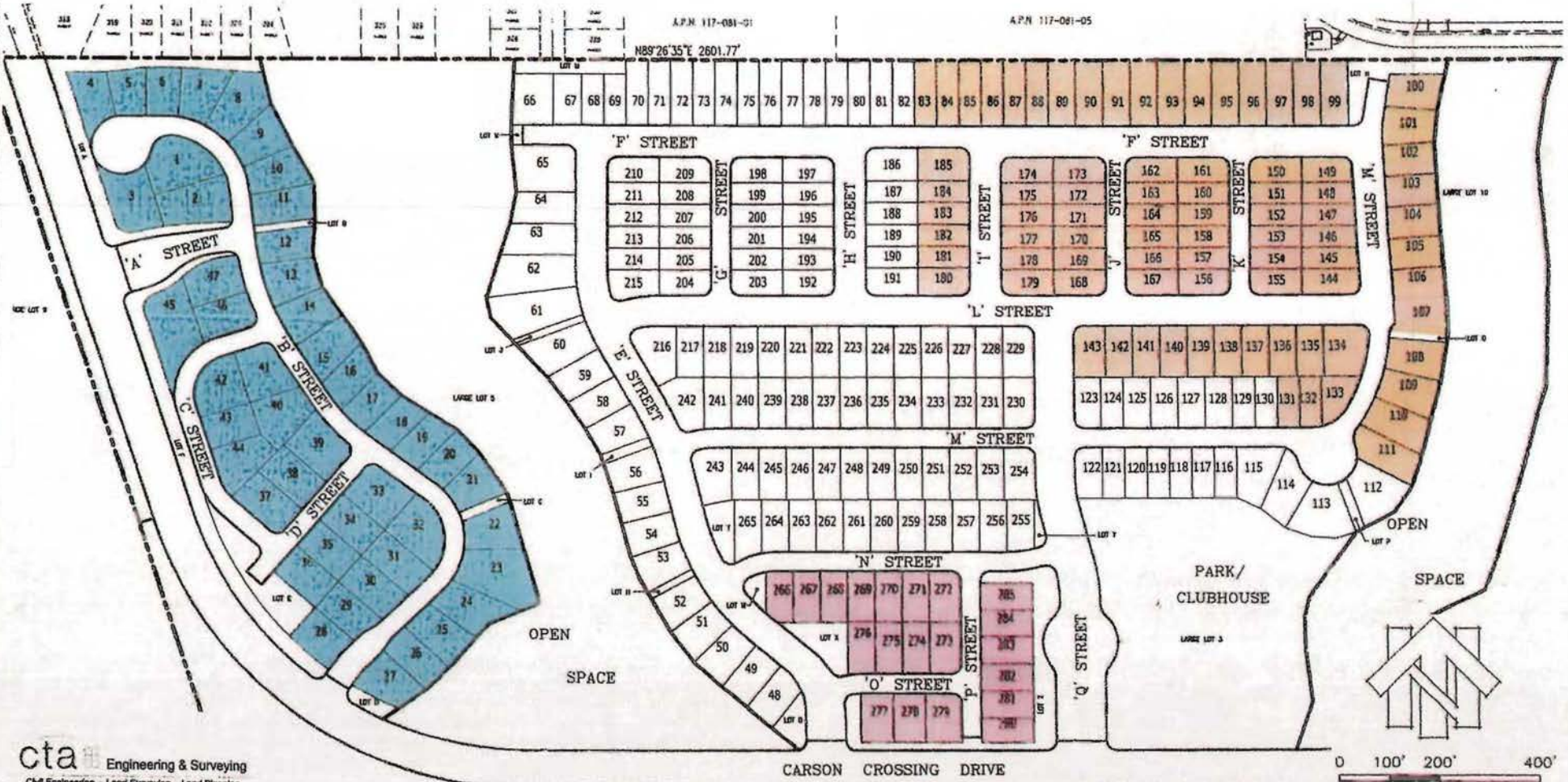


Exhibit K

**cta** Engineering & Surveying  
 Civil Engineering - Land Surveying - Land Planning  
 2223 Miller Clark, Riverside, CA 92512

M:\04-050-010-ENGINEERING\EXHIBITS\04-050-010-PHASING EXHIBIT.dwg, 2/2/2015 10:26:56 AM, Plotter