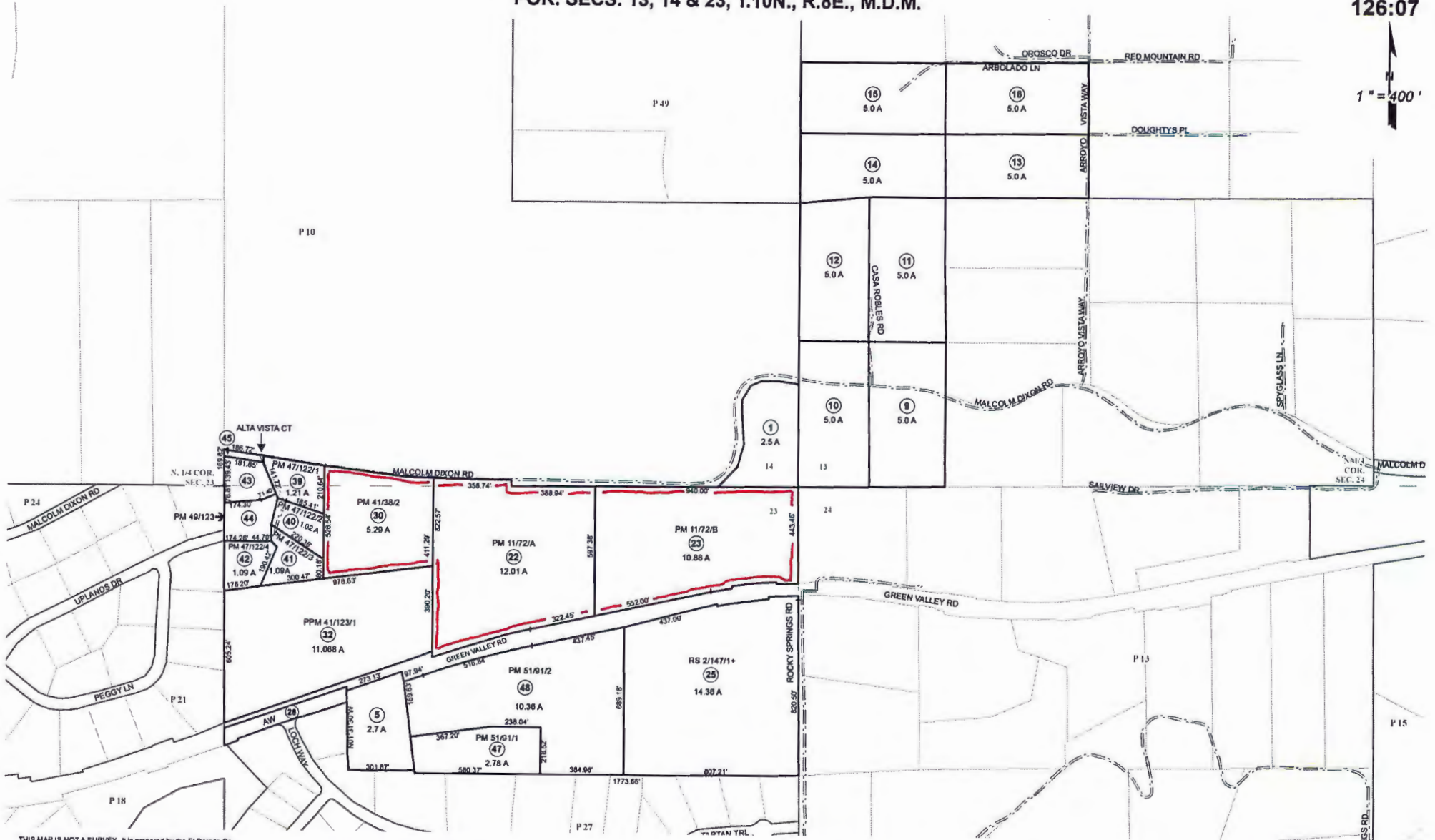


POR. SECS. 13, 14 & 23, T.10N., R.8E., M.D.M.

126:07



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.

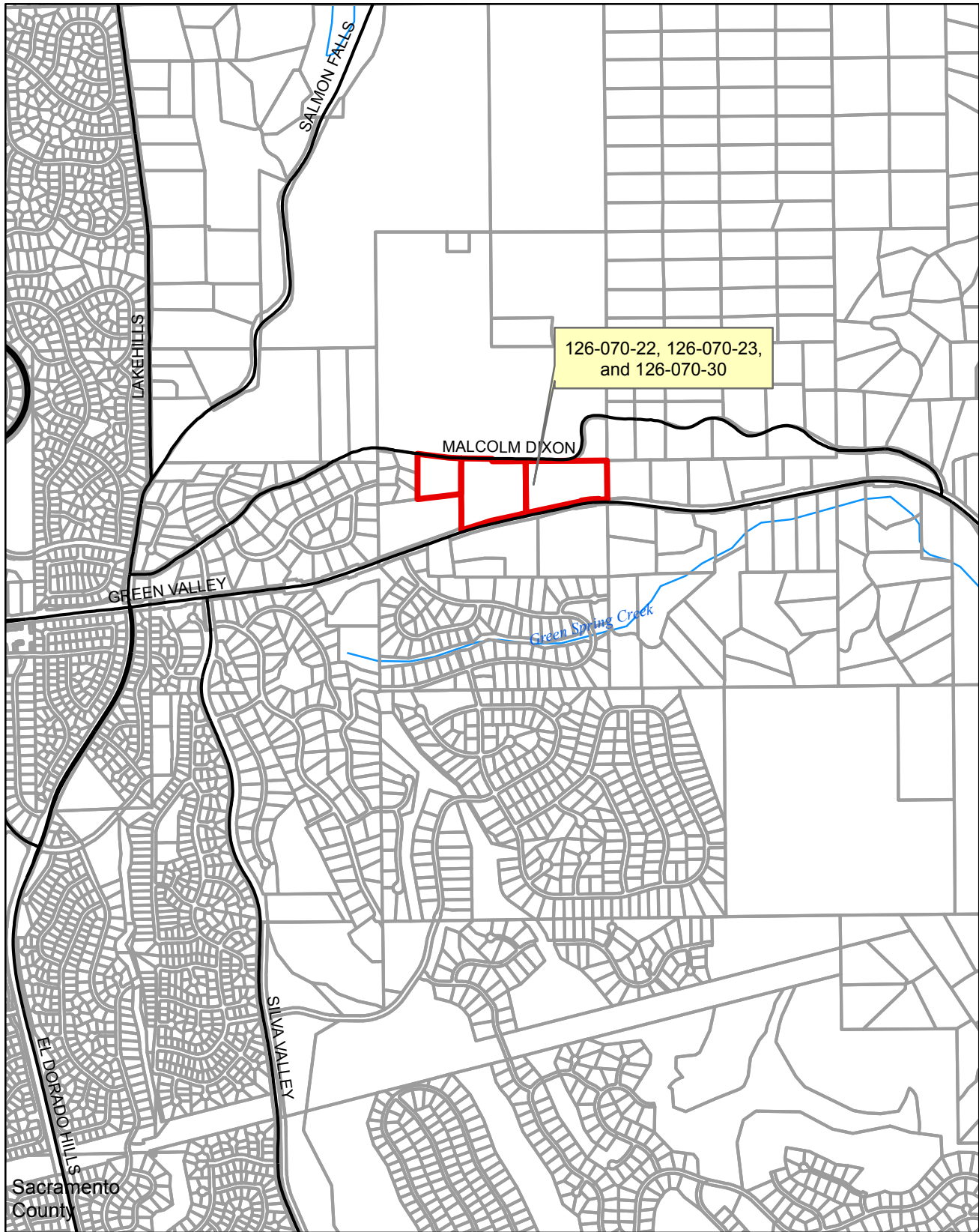
Acreages Are Estimates

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

Rev. MAR 1, 2016

Assessor's Map Bk. 126, Pg. 07
County of El Dorado, CA

Exhibit A



File No. TM14-1515-F
Location Map

-  Project Parcel
-  Parcels
-  Roads



0 1,000 2,000 Feet

Exhibit B

NOTES

- THIS SUBDIVISION CONTAINS 28.172 ACRES GROSS, CONSISTING OF 28 RESIDENTIAL LOTS AND 5 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM14-1515 APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 13, 2014.
- LOT 'R' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
- LOTS 'B' AND 'C' SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS OPEN SPACE, LANDSCAPING, DRAINAGE AND RETAINING WALLS AND ARE SUBJECT TO THE NOTICE OF RESTRICTION FILED CONCURRENTLY WITH THIS MAP.
- LOT 'N' SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS OPEN SPACE AND UTILITY CORRIDOR.
- 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.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
- REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION REGARDING AIR QUALITY CONDITIONS.
- REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION REGARDING DEVELOPMENT LIMITATIONS ON LOTS 'B' AND 'C'.
- REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION REGARDING WILDLAND FIRE SAFE PLAN.

WILSON ESTATES

PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2016 SCALE: 1" = 200'

Engineering & Surveying

SHEET 2 OF 7

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST RECORDED AUGUST 14, 2015, INSTRUMENT NO. 2015-0038163, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

FIRST AMERICAN 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 _____) SS
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.

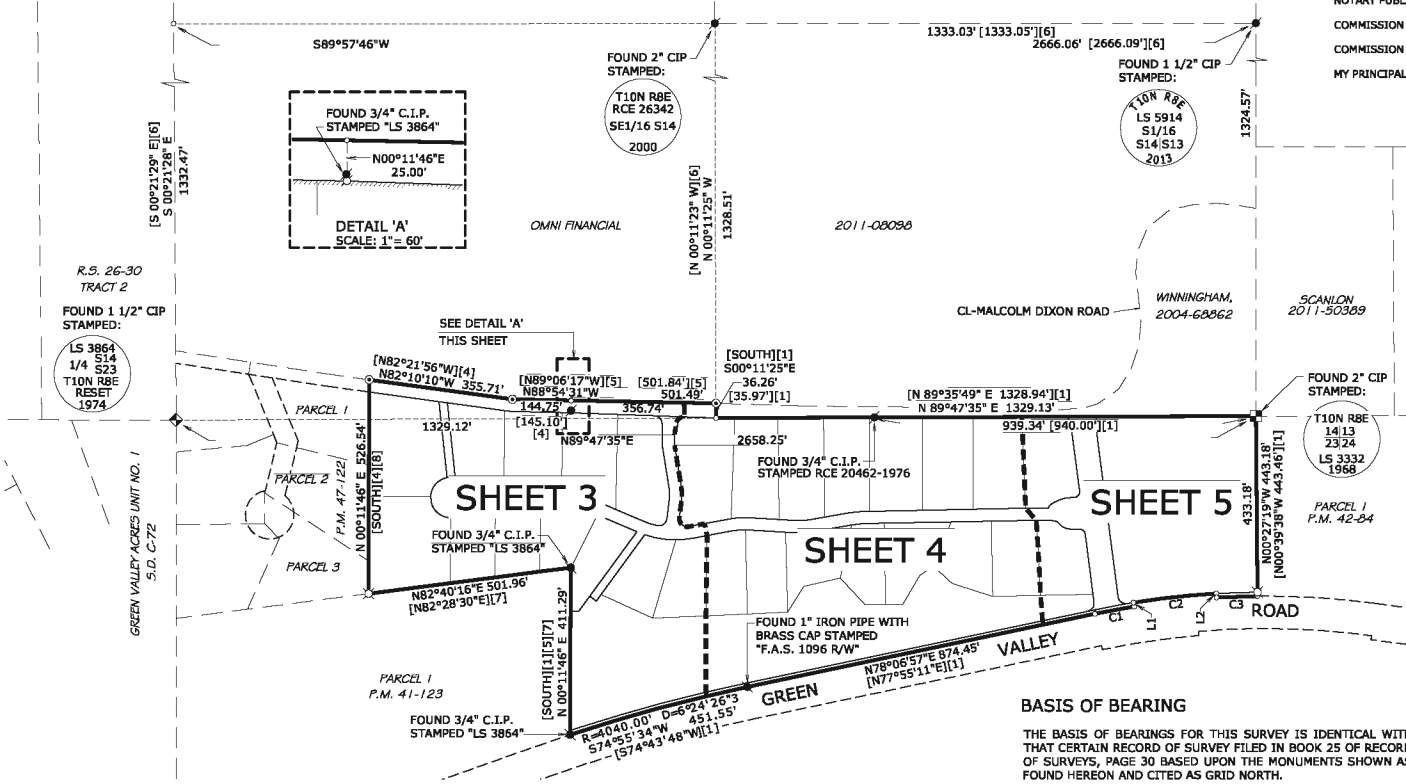
WITNESS MY HAND.

NOTARY PUBLIC _____

COMMISSION NO: _____

COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY.



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊕ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ⊗ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER 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
- S.D.E. STORM DRAIN EASEMENT
- SE SLOPE EASEMENT
- VEHICULAR ACCESS RESTRICTION

REFERENCES

- P.M. 11-72
- P.M. 42-84
- P.M. 3-112
- P.M. 41-38
- P.M. 5-175
- P.M. 25-30
- P.M. 41-123
- P.M. 47-122

LINE	BEARING	DIST.
L1	N09°06'53"W [N09°18'39"W][1][5]	10.00'
L2	S03°23'07"E [S03°54'53"E][1][5]	10.00'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	2040.00'	2°46'07"	S79°30'01"W [S79°18'15"W][1][5]	98.57'
C2	2050.00'	5°43'49"	S83°44'51"W [S83°33'05"W][1][5]	204.94'
C3	2040.00'	2°49'31"	S88°01'27"W [S87°49'41"W][1][5]	100.59'

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 25 OF RECORD OF SURVEYS, PAGE 30 BASED UPON THE MONUMENTS SHOWN AS FOUND HEREON AND CITED AS GRID NORTH.

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ▣ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ▢ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊗ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- [] RECORD DATA PER REFERENCE NUMBER
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- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- SE SLOPE EASEMENT
- //// VEHICULAR ACCESS RESTRICTION

REFERENCES

- 1) P.M. 11-72
- 2) P.M. 42-84
- 3) P.M. 3-112
- 4) P.M. 41-38
- 5) P.M. 5-175
- 6) R.S. 25-30
- 7) P.M. 41-123
- 8) P.M. 47-122

LINE	BEARING	DIST.
L1	S05°13'29"W	21.68'
L2	N07°03'38"E	81.65'
L3	S89°48'14"E	19.82'
L4	N25°01'51"E	87.21'
L5	N64°58'09"W	44.50'
L6	N25°01'51"E	40.00'
L7	N64°58'09"W	44.52'
L8	N19°58'09"W	39.04'
L9	S36°16'51"W	3.89'
L10	N07°03'38"E	4.66'
L11	S07°03'38"W	1.82'
L12	N07°03'38"E	4.82'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	350.00'	17°59'06"	N75°46'58"W	109.41'
C2	365.00'	17°59'06"	N75°46'58"W	114.10'
C3	225.00'	20°27'51"	S77°01'20"E	79.94'
C4	225.00'	13°13'40"	N86°07'54"E	51.83'
C5	225.00'	33°41'31"	S83°38'10"E	130.41'
C6	240.00'	28°50'18"	S86°03'47"E	119.53'
C7	100.00'	16°13'08"	N01°02'56"W	28.21'
C8	100.00'	16°13'08"	S01°02'56"E	28.21'
C9	20.00'	95°27'28"	N54°47'22"E	29.60'
C10	85.00'	16°13'08"	N01°02'56"W	23.98'
C11	115.00'	16°13'08"	S01°02'56"E	32.44'
C12	45.00'	19°07'00"	N02°29'52"W	14.94'
C13	29.00'	13°03'42"	S05°31'31"E	6.60'
C14	20.00'	88°54'37"	N43°26'59"W	28.01'
C15	20.00'	85°02'04"	S49°34'40"W	27.03'
C16	29.00'	18°47'30"	N16°27'23"E	9.47'
C17	45.00'	18°47'30"	S16°27'23"W	14.69'
C18	85.00'	16°13'08"	S01°02'56"E	23.98'
C19	115.00'	16°13'08"	N01°02'56"W	32.44'
C20	20.00'	105°51'40"	S45°52'12"E	31.92'
C21	210.00'	1°40'53"	N80°21'31"E	6.16'
C22	122.50'	44°01'03"	N02°02'23"E	91.81'
C23	77.50'	56°15'00"	S08°09'21"W	73.07'
C24	50.00'	23°13'21"	N89°37'58"W	20.13'

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 25 OF RECORD OF SURVEYS, PAGE 30 BASED UPON THE MONUMENTS SHOWN AS FOUND HEREON AND CITED AS GRID NORTH.

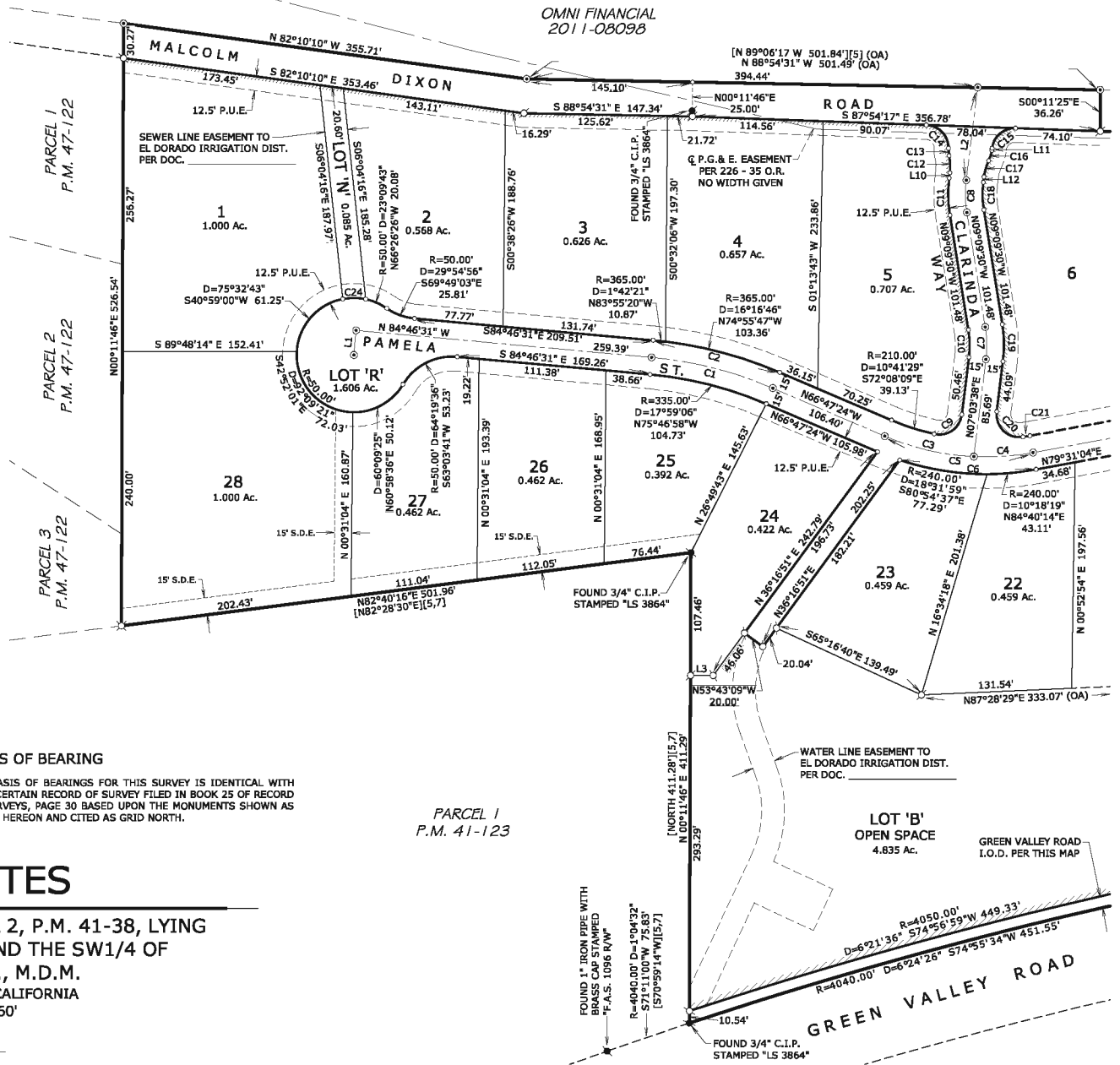
PARCEL 1
P.M. 41-123

WILSON ESTATES

PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA JULY, 2016 SCALE: 1"= 60'

cta Engineering & Surveying

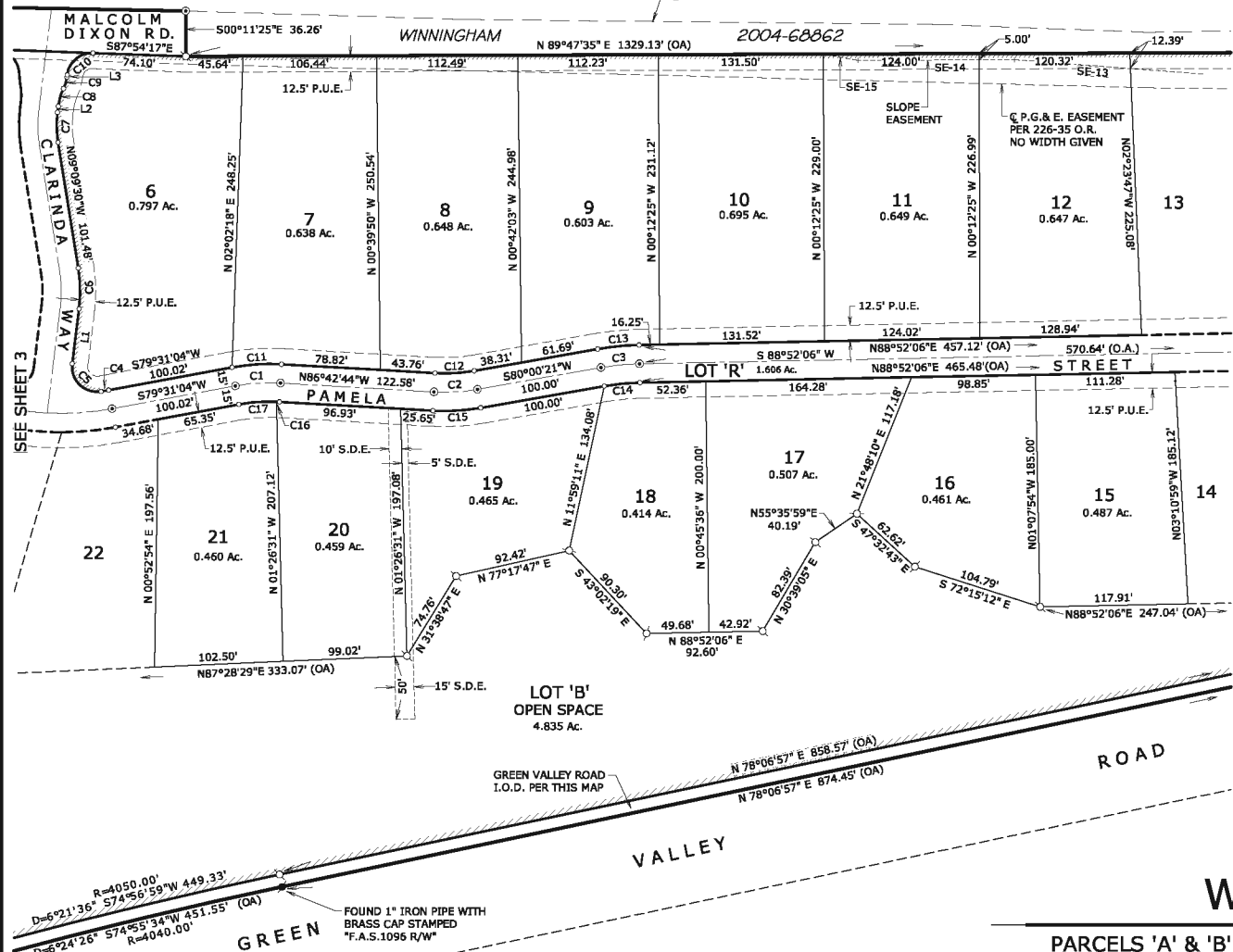
SHEET 3 OF 7



SEE SHEET 4

OMNI FINANCIAL
2011-08098

CL MALCOLM DIXON ROAD



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ⊗ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER 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
- S.D.E. STORM DRAIN EASEMENT
- SE SLOPE EASEMENT
- VEHICULAR ACCESS RESTRICTION

REFERENCES

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- 2) P.M. 42-84
- 3) P.M. 3-112
- 4) P.M. 41-38
- 5) P.M. 5-175
- 6) R.S. 25-30
- 7) P.M. 41-123

BASIS OF BEARING

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SLOPE EASEMENT (SE) DATA

- SE-13 N85°37'59"W 150.48'
- SE-14 S88°47'35"W 125.00'
- SE-15 N79°55'29"W 28.01'

LINE DATA TABLE

LINE	BEARING	DIST.
L1	N07°03'38"E	44.09'
L2	N07°03'38"E	4.82'
L3	S07°03'38"W	1.82'

CURVE DATA TABLE

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	150.00'	13°46'12"	S86°24'10"W	35.96'
C2	150.00'	13°16'55"	N86°38'49"E	34.69'
C3	200.00'	8°51'44"	S84°26'13"W	30.90'
C4	210.00'	1°40'53"	N80°21'31"E	6.16'
C5	20.00'	105°51'40"	S45°52'12"E	31.92'
C6	115.00'	16°13'08"	N01°02'56"W	32.44'
C7	85.00'	16°13'08"	S01°02'56"E	23.98'
C8	45.00'	18°47'30"	S16°27'23"W	14.69'
C9	29.00'	18°47'30"	N16°27'23"E	9.47'
C10	20.00'	85°02'04"	S49°34'40"W	27.03'
C11	165.00'	13°46'12"	S86°24'10"W	39.56'
C12	135.00'	13°16'55"	N86°38'49"E	31.22'
C13	215.00'	8°51'45"	S84°26'13"W	33.22'
C14	185.00'	8°51'45"	S84°26'13"W	28.59'
C15	165.00'	13°16'55"	N86°38'49"E	38.16'
C16	135.00'	1°01'20"	N87°13'24"W	2.41'
C17	135.00'	12°44'52"	S85°53'30"W	29.97'

WILSON ESTATES

PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA JULY, 2016 SCALE: 1" = 60'

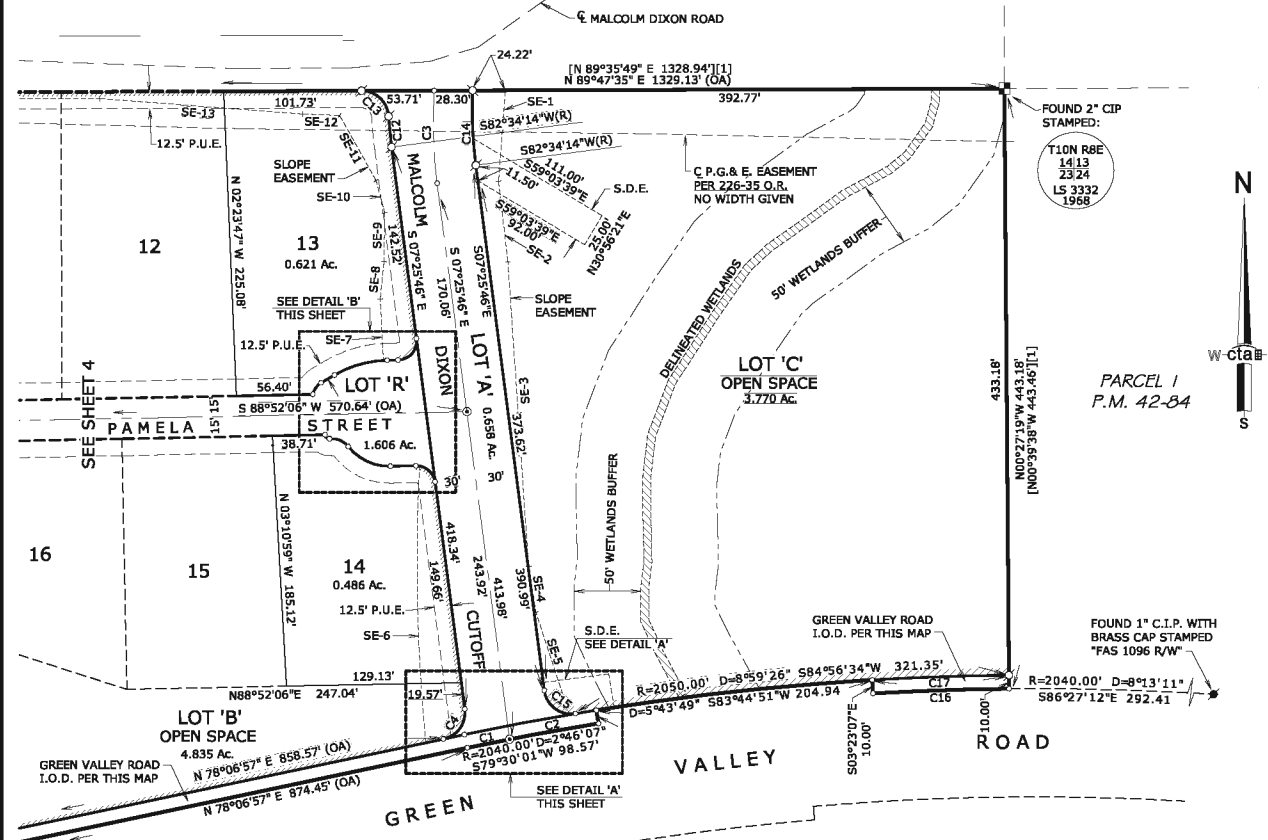
cta Engineering & Surveying

SHEET 4 OF 7

OMNI FINANCIAL
2011-08098

WINNINGHAM
2004-68862

SCANLON
2011-50389



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ⊗ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
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- VEHICULAR ACCESS RESTRICTION

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- 5) P.M. 5-175
- 6) R.S. 25-30
- 7) P.M. 41-123

BASIS OF BEARING

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LINE	BEARING	DIST.
L1	N88°52'06"E	18.88'
L2	S59°36'59"W	11.40'
L3	N88°52'06"E	8.03'
L4	N09°06'53"W	10.00'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	2040.00'	0°53'47"	S78°33'51"W	31.92'
C2	2040.00'	1°52'20"	S79°56'55"W	66.66'
C3	350.00'	11°13'44"	S01°48'54"E	68.48'
C4	20.00'	85°32'43"	N35°20'36"E	27.16'
C5	14.00'	82°05'35"	N50°05'07"W	18.39'
C6	39.00'	52°24'01"	S64°55'54"E	34.44'
C7	15.50'	57°41'20"	N67°34'34"W	14.96'
C8	3.00'	95°17'19"	S48°46'34"E	4.43'
C9	13.00'	47°38'37"	S35°47'40"W	10.50'
C10	80.00'	29°15'07"	S74°14'32"W	40.40'
C11	14.00'	96°17'51"	N40°43'10"E	20.86'
C12	305.00'	4°16'51"	S05°17'21"E	22.78'
C13	20.00'	87°03'30"	N46°40'40"W	27.55'
C14	320.00'	9°54'41"	S02°28'26"E	55.29'
C15	20.00'	92°07'15"	S53°29'23"E	28.80'
C16	2040.00'	2°49'31"	S88°01'27"W	100.59'
C17	2050.00'	2°49'33"	S88°01'28"W	101.10'
C18	2050.00'	0°26'06"	S80°40'02"W	15.56'

SLOPE EASEMENT (SE) DATA

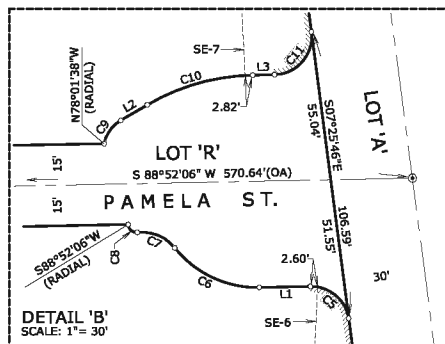
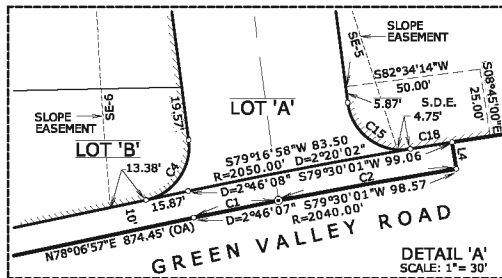
- SE-1 S04°13'42"W 67.42'
- SE-2 S06°34'28"E 59.79'
- SE-3 S03°53'09"E 225.52'
- SE-4 S09°09'00"E 34.26'
- SE-5 S18°07'45"E 78.84'
- SE-6 R=1372.00' D=8°32'35" S01°17'05"E 204.38'
- SE-7 N02°51'20"W 45.35'
- SE-8 N05°42'34"E 27.79'
- SE-9 N00°52'54"E 35.80'
- SE-10 N14°54'31"W 24.74'
- SE-11 N29°13'51"W 55.22'
- SE-12 N87°54'59"W 27.30'
- SE-13 N85°37'59"W 150.48'

WILSON ESTATES

PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA JULY, 2016 SCALE: 1" = 60'

cta Engineering & Surveying

SHEET 5 OF 7



WILSON ESTATES

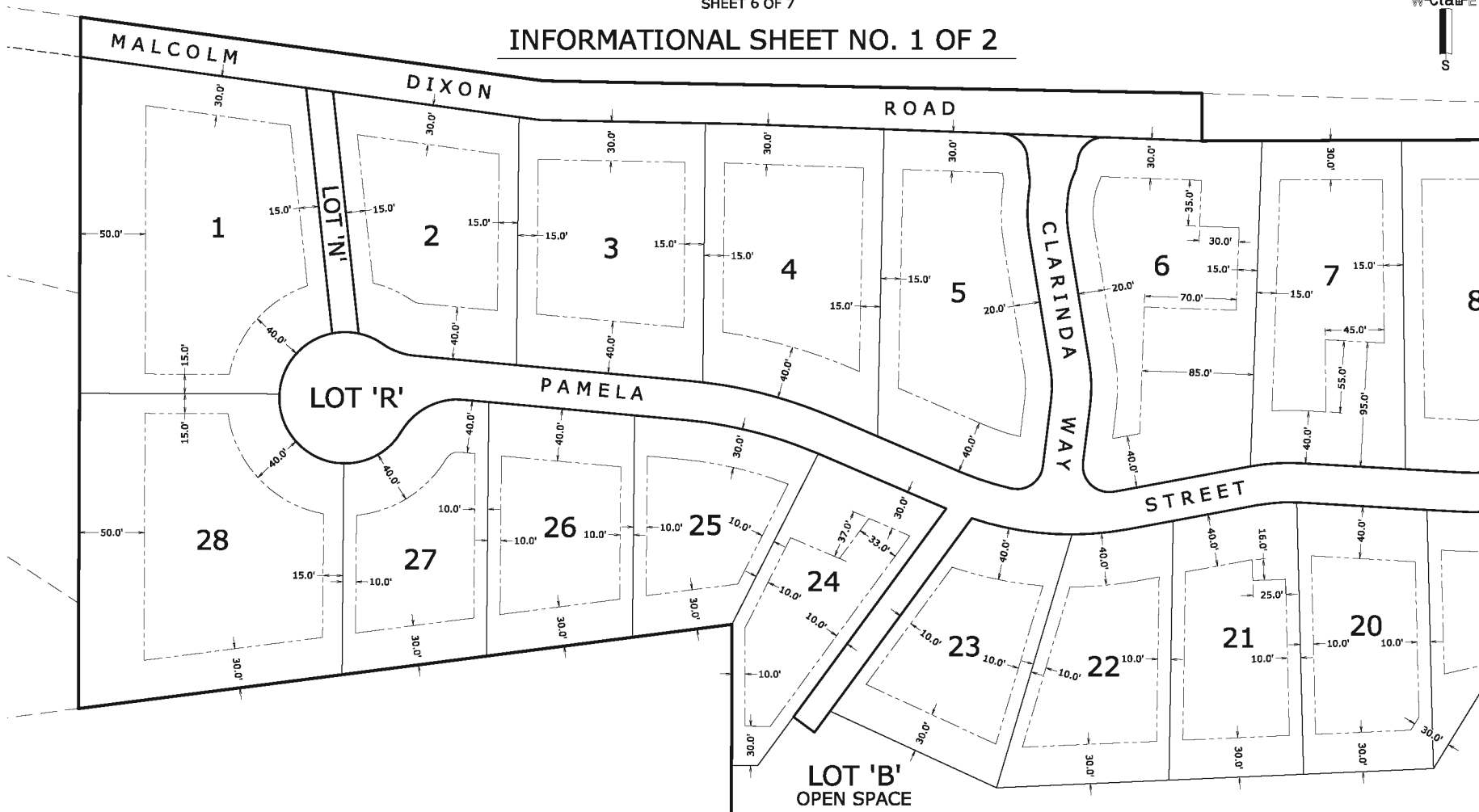
PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING
WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF
SECTION 14, T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2016 SCALE: 1" = 50'

Cta Engineering & Surveying

SHEET 6 OF 7

INFORMATIONAL SHEET NO. 1 OF 2

----- BUILDING SETBACK LINE
THE BUILDING SETBACK LINES SHOWN HEREON,
PARALLEL THE ADJACENT LOT LINES AND ARE
DIMENSIONED PERPENDICULAR TO SAID LOT LINES.



SEE INFORMATIONAL SHEET 2 OF 2

WILSON ESTATES

----- BUILDING SETBACK LINE
THE BUILDING SETBACK LINES SHOWN HEREON,
PARALLEL THE ADJACENT LOT LINES AND ARE
DIMENSIONED PERPENDICULAR TO SAID LOT LINES.

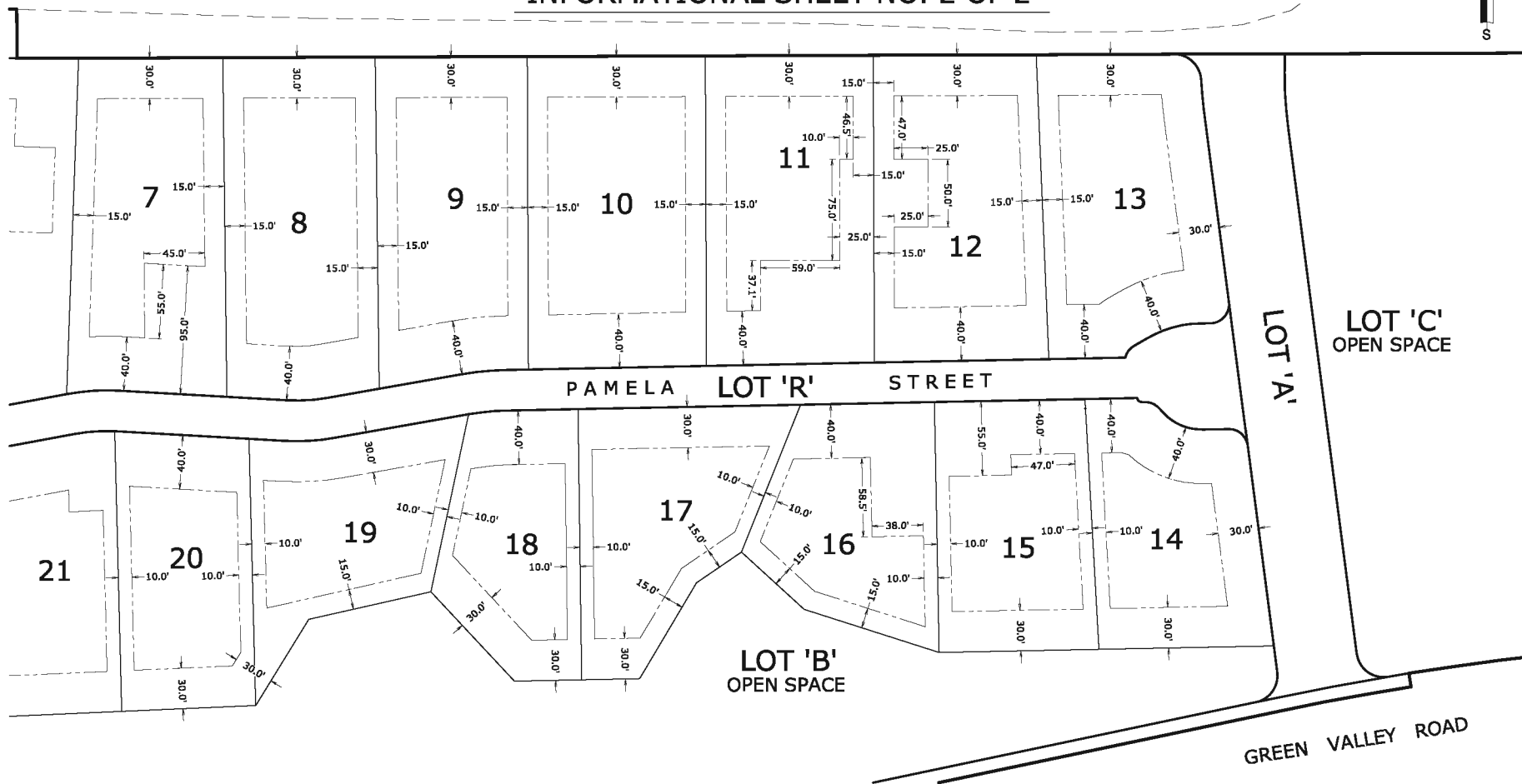
PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING
WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF
SECTION 14, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2016 SCALE: 1"= 50'

Cta Engineering & Surveying

SHEET 7 OF 7

INFORMATIONAL SHEET NO. 2 OF 2



TENTATIVE MAP WILSON ESTATES

COUNTY OF EL DORADO

AUGUST, 2014

STATE OF CALIFORNIA

OWNERS OF RECORD

USA VOGLSANG
CATHERINE RYAN
JULIE RYAN

1615 GREENWICH STREET
SAN FRANCISCO, CA 94123

APPLICANT
CIA ENGINEERING & SURVEYING
3233 MONTEREY CIRCLE
RANCHO CORDONA, CA 95742

ENGINEER

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
5295 Holliston Circle, Rancho Cordova, CA 95742
TEL: 916-875-1100 FAX: 916-875-1101

MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

PORTION OF SECTIONS 13, 14 & 23, T.10N., R.6E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 126-070-22, 126-070-23, 126-070-30

GENERAL PLAN

HR-1 IN A COMMUNITY REGION

PRESENT ZONING

R1A

PROPOSED ZONING

R1A - PD / OS-PD (ZONE BOUNDARY ESTABLISHED BY FINAL MAP)

TOTAL AREA

28.18 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS (A-B)	16.51 AC
PRIVATE ROAD LOT (LOT #)	1.45 AC
LETTERED LOT (B), LOT #	
OPEN SPACE, DRAINAGE & WATERLINES	8.41 AC 30% OPEN SPACE
NEW CONNECTION (LOT A)	0.65 AC
MALCOLM DIXON ROADWAY DEDICATION	0.52 AC
GREEN VALLEY ROAD ROADWAY DEDICATION	0.54 AC
TOTAL AREA	28.18 AC

MINIMUM LOT AREA

20,004 SQUARE FEET

**WATER SUPPLY and
SEWAGE DISPOSAL**

EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL
FIRE PROTECTION**

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

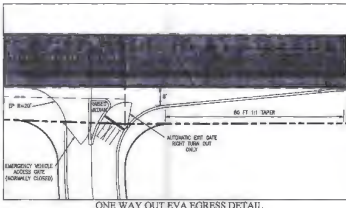
AUGUST, 2014

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

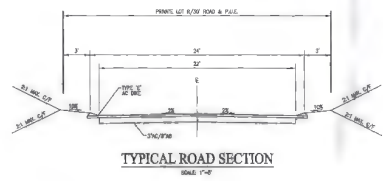
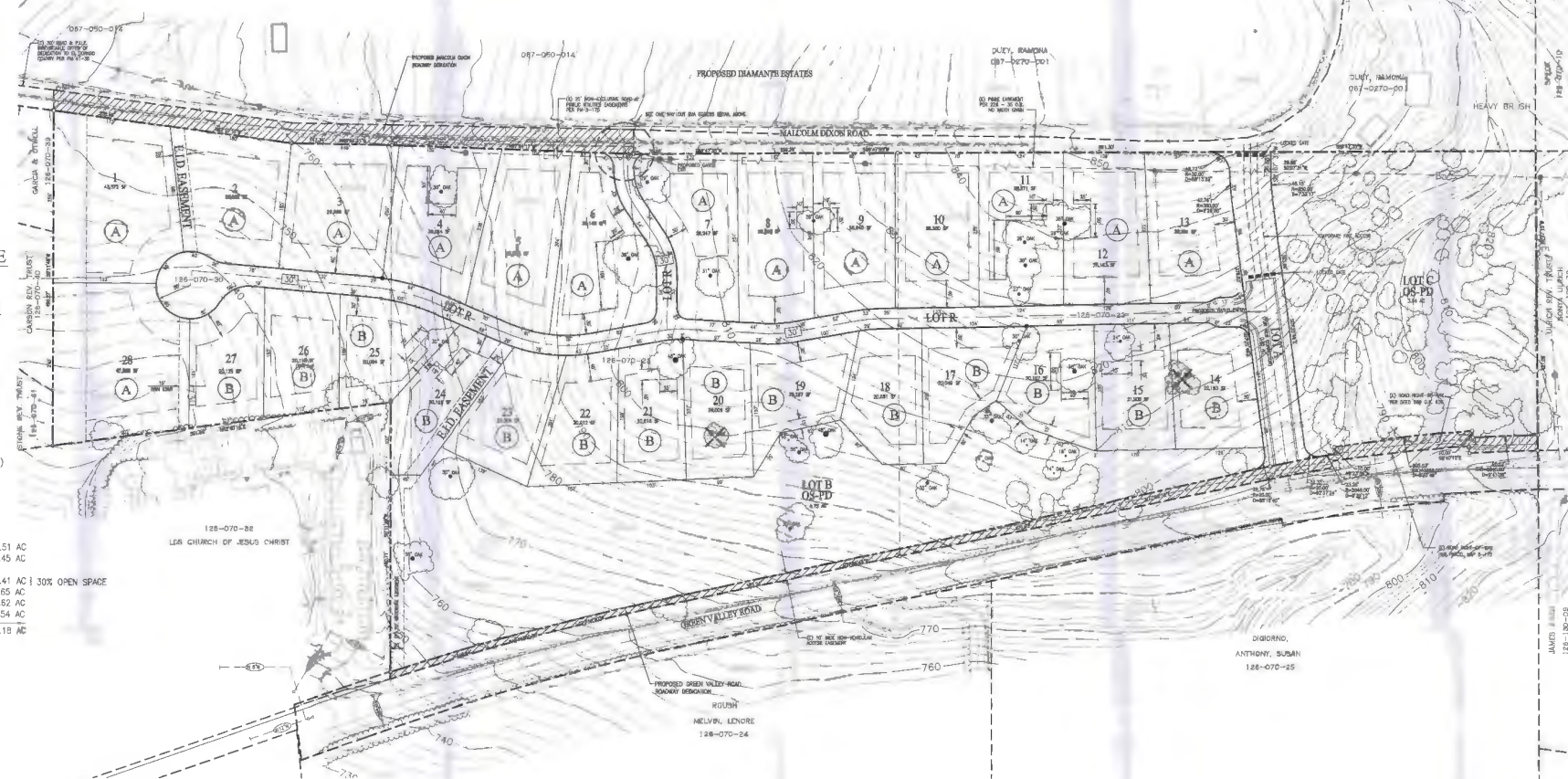
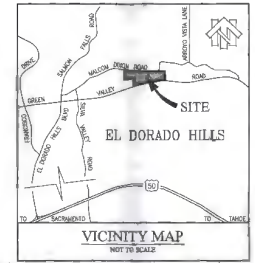
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS WILSON ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.



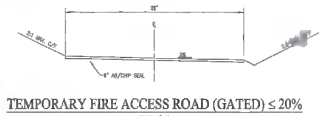
ONE WAY OUT EVA EGRESS DETAIL. SCALE: 1"=60'



SCALE: 1"=60'



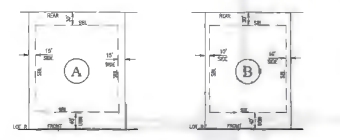
TYPICAL ROAD SECTION
SCALE: 1"=10'



TEMPORARY FIRE ACCESS ROAD (GATED) <= 20%
SCALE: 1"=10'



NEW CONNECTION
SCALE: 1"=10'



MODIFIED R-1A SETBACKS UON MODIFIED R-20,000 SETBACKS UON
**TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL
UNLESS OTHERWISE NOTED (UON) ON TENTATIVE MAP**

LEGEND:

- (P) FIRE HYDRANT
- (P) SUBDIVISION BOUNDARY
- (P) RIGHT OF WAY LINE
- (P) LOT LINE
- (P) LOT R WIDTH

PLANNED CORNER:
APPROVAL, PERIOD, DATE
BOARD OF SUPERVISORS:
APPROVAL, PERIOD, DATE

DAVID R. CROSAROLI R.C.E. 34520 DATE 8/18/14

DATE

*ALL LOTS IN UNIMPROVED AREAS
PER 2009, 2014 WIDE 18'
OR WIDER



Roger Trout <roger.trout@edcgov.us>

Wilson Estates Alternative Egress Location

2 messages

Steve Kessler <skessler@renascidevelopment.com>

Mon, Jul 20, 2015 at 8:46 AM


To: Roger Trout <roger.trout@edcgov.us>

Cc: Omar Badawi <obadawi@renascidevelopment.com>, Dave Crosariol <dcrosariol@ctaes.net>

Roger – we may have another one of these odd prescriptive easement issues that could affect our egress onto Malcolm Dixon Road. The easy fix is for us to move that exit road about one lot width to the left. The plan attached shows where it would go now to alleviate this potential conflict.

It seems a no harm no foul and I would expect it is a staff level approval since it is a minor tweak to the PD. I am hoping it is administrative and something you can approve rather than a full PC hearing.

Can you opine on it for me.

 **15-017-001-UTIL-BASE.pdf**
238K

Roger Trout <roger.trout@edcgov.us>

Mon, Jul 20, 2015 at 9:25 AM

To: Steve Kessler <skessler@renascidevelopment.com>

Cc: Omar Badawi <obadawi@renascidevelopment.com>, Dave Crosariol <dcrosariol@ctaes.net>

Steve,

The change is minor and reasonable. I approve it under Planning Director authority. Please proceed.

Thanks,

[Quoted text hidden]

--

Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5369 / FAX (530) 642-0508
roger.trout@edcgov.us

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

Exhibit E

Minor Revision approval background:

Hi Roger:

Please review the attachments. EID does not want easements for their utilities any longer; they prefer to place them in a so-called Lot R as shown. So far we have provided the Lot R(s) as shown. Unfortunately it affects our resulting lot size as opposed to what was shown on the Tentative Map (R1A-PD). This was similar to what we experienced in the West Valley Village Y-Z wherein we made the EID easements part of Lot R in lieu of easements. Can CDA Planning find this in substantial conformance or do I have to go back to the EID and tell them that we can only provide an easement? Lot 18 can be made 20,000 SF; we were adjusting it for house fits but can always go back, if necessary. We are mainly concerned with Lot 24 and 25 with respect to this matter.

Your thought, suggestion?

Thanks,

David R. Crosariol, P.E.

CTA Engineering & Surveying

Roger Trout <roger.trout@edcgov.us>

11:49 AM (6 minutes ago)

to Dave, kheeney, dmerlo

David,

We have reviewed your request and can approve the changes. It looks like the following lots are changed to be less than 20,000 square feet:

Lot 18 goes from 20,051 to 18,033;

Lot 24 goes from 20,198 to 18,382;

Lot 25 goes from 20,004 to 17,075.

Since the subdivision was approved as a 28 lot R1A-PD subdivision, reducing the lot size through the Planning Director's authority is allowed. This email is your approval of this change. (R. Trout, 3/16/16)

7ZTf8

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊗ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ⊗ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
- ⊗ SET SURVEY SPIKE AND WASHER 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
- S.D.E. STORM DRAIN EASEMENT
- ▬ VEHICULAR ACCESS RESTRICTION

REFERENCES

- 1) P.M. 11-72
- 2) P.M. 42-84
- 3) P.M. 3-112
- 4) P.M. 41-38
- 5) P.M. 5-175
- 6) R.S. 25-30
- 7) P.M. 41-123
- 8) P.M. 47-122

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 25 OF RECORD OF SURVEYS, PAGE 30 BASED UPON THE MONUMENTS SHOWN AS FOUND HEREON AND CITED AS GRID NORTH.

LINE	BEARING	DIST.
L1	S05°13'29"W	21.68'
L2	N07°03'38"E	81.65'
L3	S89°48'14"E	19.82'
L4	N25°01'51"E	87.21'
L5	N64°58'09"W	44.50'
L6	N25°01'51"E	40.00'
L7	N64°58'09"W	44.52'
L8	N19°58'09"W	39.04'
L9	S36°16'51"W	3.89'
L10	N07°03'38"E	4.66'
L11	S07°03'38"W	1.82'
L12	N07°03'38"E	4.82'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	350.00'	17°59'06"	N75°46'58"W	109.41'
C2	365.00'	17°59'06"	N75°46'58"W	114.10'
C3	225.00'	20°27'51"	S77°01'20"E	79.94'
C4	225.00'	13°13'40"	N86°07'54"E	51.83'
C5	225.00'	33°41'31"	S83°38'10"E	130.41'
C6	240.00'	28°50'18"	S86°03'47"E	119.53'
C7	100.00'	16°13'08"	N01°02'56"W	28.21'
C8	100.00'	16°13'08"	S01°02'56"E	28.21'
C9	20.00'	95°27'28"	N54°47'22"E	29.60'
C10	85.00'	16°13'08"	N01°02'56"W	23.98'
C11	115.00'	16°13'08"	S01°02'56"E	32.44'
C12	45.00'	19°07'00"	N02°29'52"W	14.94'
C13	29.00'	13°03'42"	S05°31'31"E	6.60'
C14	20.00'	88°54'37"	N43°26'59"W	28.01'
C15	20.00'	85°02'04"	S49°34'40"W	27.03'
C16	29.00'	18°47'30"	N16°27'23"E	9.47'
C17	45.00'	18°47'30"	S16°27'23"W	14.69'
C18	85.00'	16°13'08"	S01°02'56"E	23.98'
C19	115.00'	16°13'08"	N01°02'56"W	32.44'
C20	20.00'	105°51'40"	S45°52'12"E	31.92'
C21	210.00'	1°40'53"	N80°21'31"E	6.16'
C22	122.50'	44°01'03"	N02°02'23"E	91.81'
C23	77.50'	56°15'00"	S08°09'21"W	73.07'

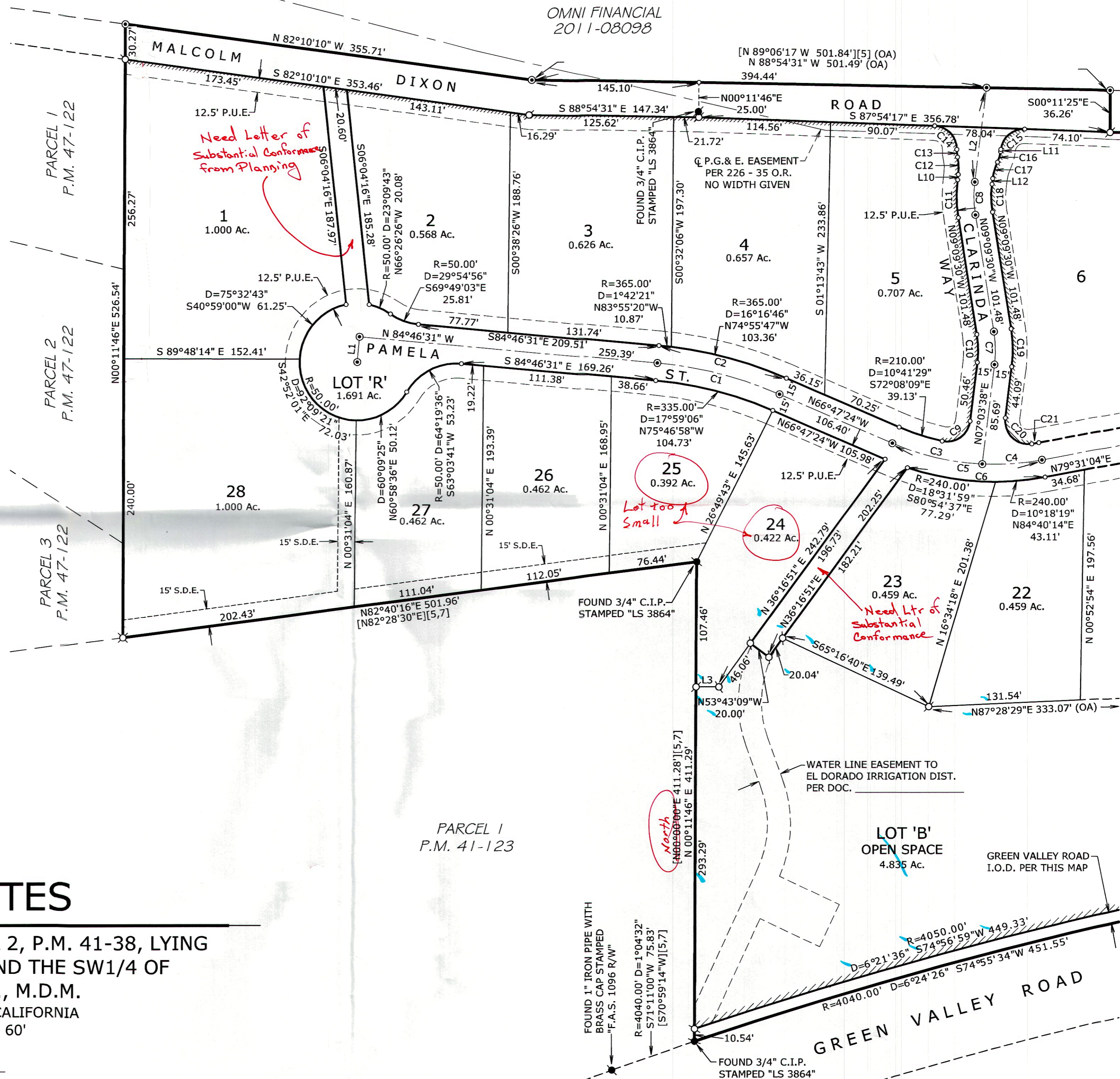
WILSON ESTATES

PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2016 SCALE: 1" = 60'

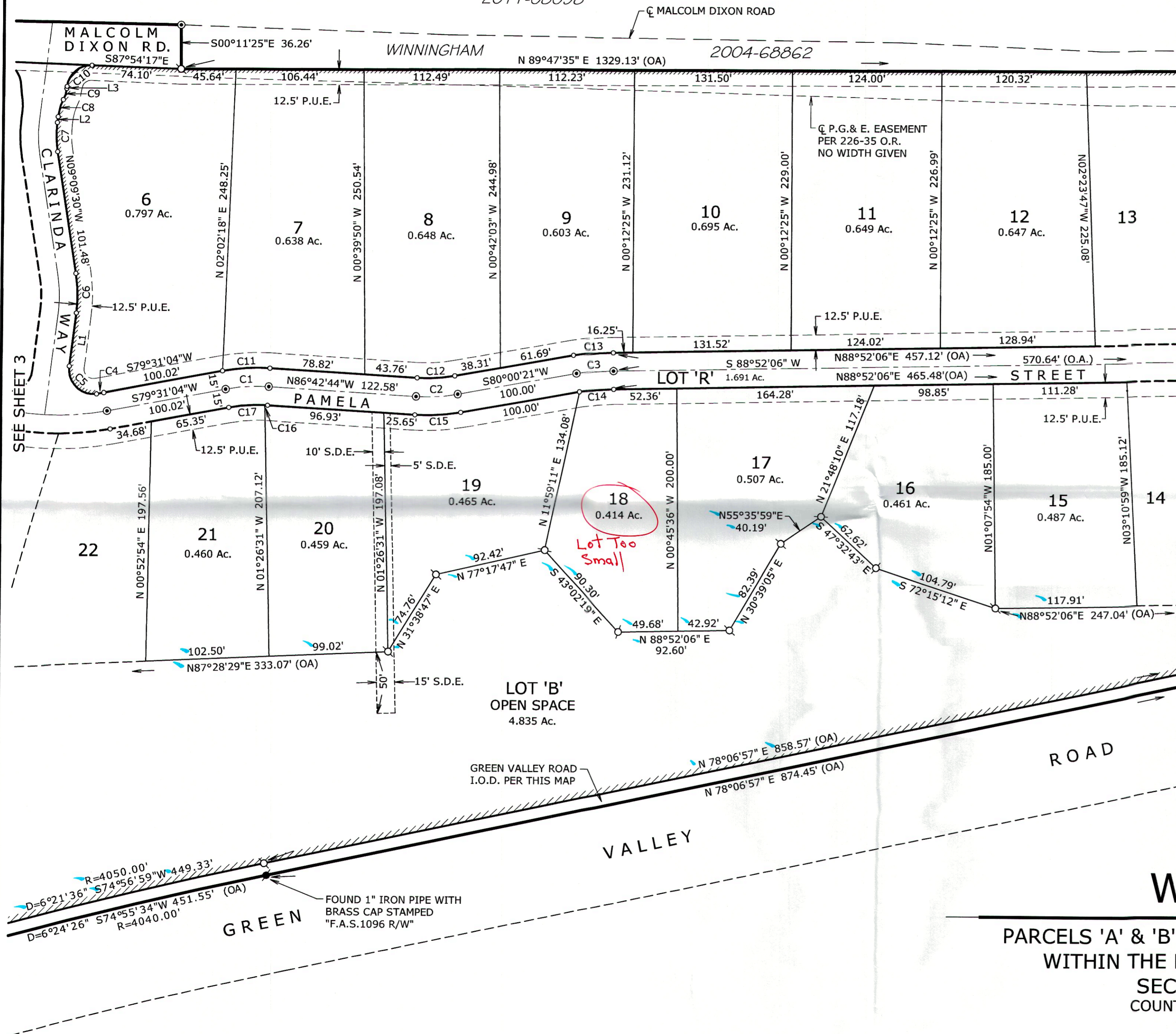
cta Engineering & Surveying

SHEET 3 OF 7



SEE SHEET 4

OMNI FINANCIAL
2011-08098



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- ⊗ SET 1 1/2" CAPPED IRON PIPE STAMPED LS 5914
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- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
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- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- ▬ VEHICULAR ACCESS RESTRICTION

REFERENCES

- 1) P.M. 11-72
- 2) P.M. 42-84
- 3) P.M. 3-112
- 4) P.M. 41-38
- 5) P.M. 5-175
- 6) R.S. 25-30
- 7) P.M. 41-123

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 25 OF RECORD OF SURVEYS, PAGE 30 BASED UPON THE MONUMENTS SHOWN AS FOUND HEREON AND CITED AS GRID NORTH.



LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N07°03'38"E	44.09'
L2	N07°03'38"E	4.82'
L3	S07°03'38"W	1.82'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	150.00'	13°46'12"	S86°24'10"W	35.96'
C2	150.00'	13°16'55"	N86°38'49"E	34.69'
C3	200.00'	8°51'44"	S84°26'13"W	30.90'
C4	210.00'	1°40'53"	N80°21'31"E	6.16'
C5	20.00'	105°51'40"	S45°52'12"E	31.92'
C6	115.00'	16°13'08"	N01°02'56"W	32.44'
C7	85.00'	16°13'08"	S01°02'56"E	23.98'
C8	45.00'	18°47'30"	S16°27'23"W	14.69'
C9	29.00'	18°47'30"	N16°27'23"E	9.47'
C10	20.00'	85°02'04"	S49°34'40"W	27.03'
C11	165.00'	13°46'12"	S86°24'10"W	39.56'
C12	135.00'	13°16'55"	N86°38'49"E	31.22'
C13	215.00'	8°51'45"	S84°26'13"W	33.22'
C14	185.00'	8°51'45"	S84°26'13"W	28.59'
C15	165.00'	13°16'55"	N86°38'49"E	38.16'
C16	135.00'	1°01'20"	N87°13'24"W	2.41'
C17	135.00'	12°44'52"	S85°53'30"W	29.97'

WILSON ESTATES

PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA MARCH, 2016 SCALE: 1"= 60'

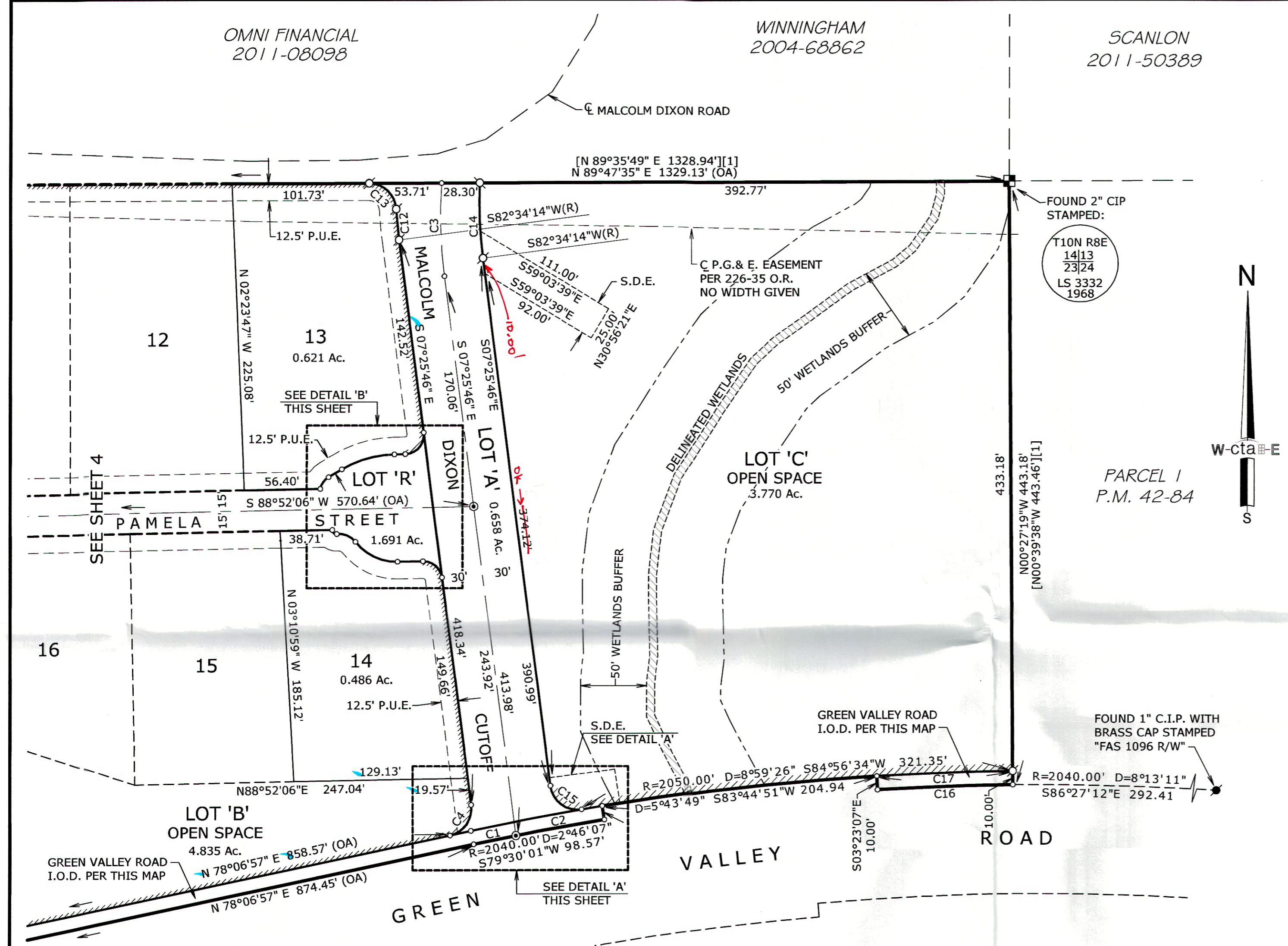
cta Engineering & Surveying

SHEET 4 OF 7

OMNI FINANCIAL
2011-08098

WINNINGHAM
2004-68862

SCANLON
2011-50389



LEGEND

- o DIMENSION POINT
- FOUND MONUMENT AS NOTED
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- //// VEHICULAR ACCESS RESTRICTION

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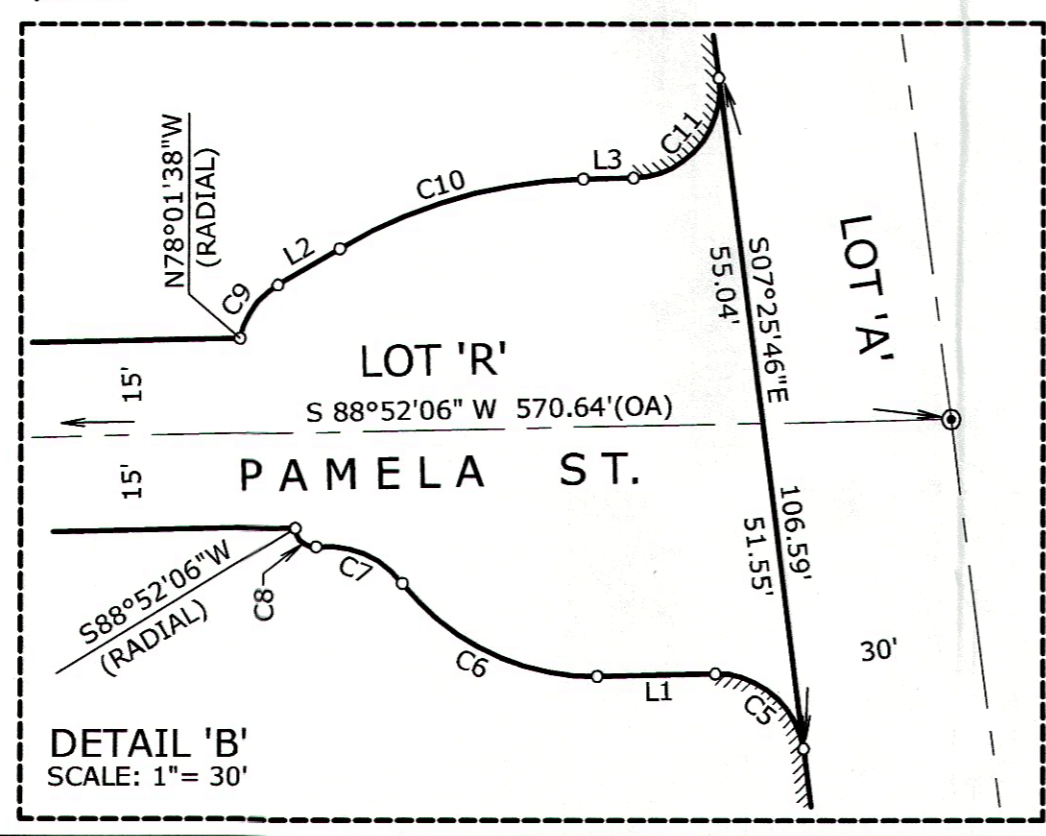
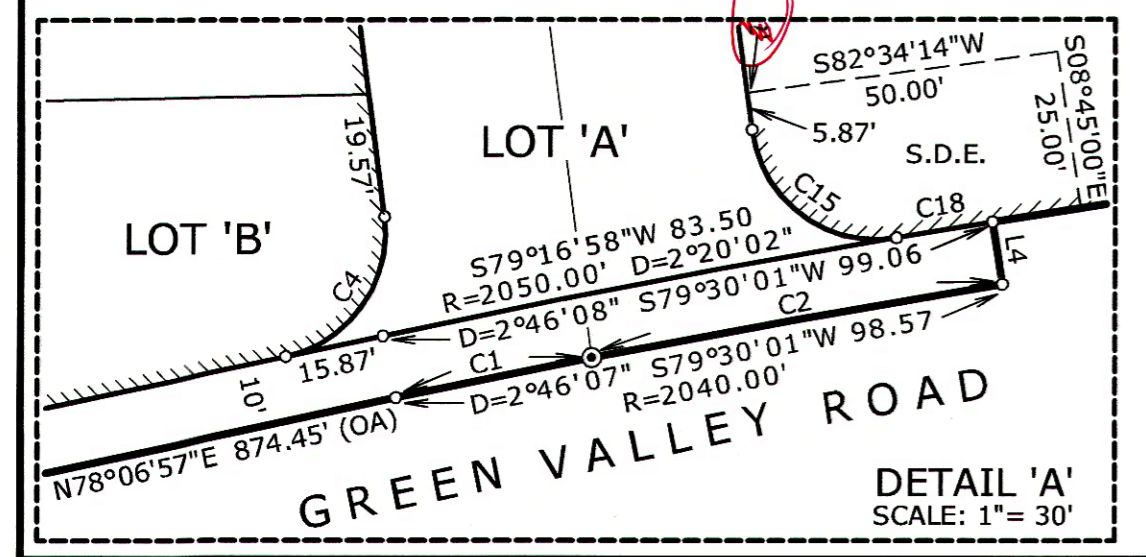
- 1) P.M. 11-72
- 2) P.M. 42-84
- 3) P.M. 3-112
- 4) P.M. 41-38
- 5) P.M. 5-175
- 6) R.S. 25-30
- 7) P.M. 41-123

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LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N88°52'06"E	18.88'
L2	S59°36'59"W	11.40'
L3	N88°52'06"E	8.03'
L4	N09°06'53"W	10.00'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	2040.00'	0°53'47"	S78°33'51"W	31.92'
C2	2040.00'	1°52'20"	S79°56'55"W	66.66'
C3	350.00'	11°13'44"	S01°48'54"E	68.48'
C4	20.00'	85°32'43"	N35°20'36"E	27.16'
C5	14.00'	82°05'35"	N50°05'07"W	18.39'
C6	39.00'	52°24'01"	S64°55'54"E	34.44'
C7	15.50'	57°41'20"	N67°34'34"W	14.96'
C8	3.00'	95°17'19"	S48°46'34"E	4.43'
C9	13.00'	47°38'37"	S35°47'40"W	10.50'
C10	80.00'	29°15'07"	S74°14'32"W	40.40'
C11	14.00'	96°17'51"	N40°43'10"E	20.86'
C12	305.00'	4°16'51"	S05°17'21"E	22.78'
C13	20.00'	87°03'30"	N46°40'40"W	27.55'
C14	320.00'	9°54'41"	S02°28'26"E	55.29'
C15	20.00'	92°07'15"	S53°29'23"E	28.80'
C16	2040.00'	2°49'31"	S88°01'27"W	100.59'
C17	2050.00'	2°49'33"	S88°01'28"W	101.10'
C18	2050.00'	0°26'06"	S80°40'02"W	15.56'



WILSON ESTATES

PARCELS 'A' & 'B', P.M. 11-72 AND PARCEL 2, P.M. 41-38, LYING WITHIN THE NE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 14, T. 10 N., R. 8 E., M.D.M. COUNTY OF EL DORADO STATE OF CALIFORNIA MARCH, 2016 SCALE: 1"= 60'

cta Engineering & Surveying

SHEET 5 OF 7

COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>



PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

June 1, 2016

Tom McCook
Renasci Development
28118 W. Agoura Road, Suite 105
Agoura Hills, CA 91301

**RE: Wilson Estates Masonry Sound Wall Removal
Administrative Approval Letter
Z14-0002/PD14-0001/TM14-1515**

Dear Mr. McCook:

The Planning Director has approved the request to remove the requirement for construction of a six-foot masonry block sound wall as shown on Exhibit G (see Attachment 2) of the staff report and as required by Condition of Approval No. 7 of the Final Conditions of Approval as approved by the Board of Supervisors on November 13, 2014.

In accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA), an Addendum to the adopted Mitigated Negative Declaration for the Wilson Estates project was prepared to assess the environmental effects of removing the sound wall and concluded that modification to the project does not introduce new significant environmental effects, substantially increase the severity of previously identified environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible (see Attachment 3). Therefore, the request to remove the requirement for construction of a six-foot masonry block sound wall is hereby administratively approved with removal of Mitigation Measure Noise 1 from the Mitigated Negative Declaration and the corresponding Condition of Approval No. 7 from the Final Conditions of Approval and modification of Condition of Approval No. 20.b to remove the maintenance requirement of the sound wall (see Attachment 1).

Please note, the changes to the approved project resulting from this administrative approval should be reflected in the conformance with conditions of approval documents submitted with the final map application for the Wilson Estates project.

Exhibit G

Should you have any questions, please feel free to contact me at (530) 621-6644 or Robert.Peters@edcgov.us.

Sincerely,

ROGER P. TROUT
Development Services Division Director

By: 
Rob Peters, Associate Planner

Attachments: Attachment 1 – Modified Conditions of Approval
 Attachment 2 – Wilson Estates Fence Exhibit (Staff Report Exhibit G)
 Attachment 3 – Addendum to Initial Study/Mitigated Negative
 Declaration

cc: CTA Engineering and Surveying, David Crosariol, 3233 Monier Circle, Rancho Cordova,
 CA 95742
 Law Offices of Craig M. Sandberg, 1024 Iron Point Road, Suite 100 #1280, Folsom, CA
 95630
 Tiffany Schmid, Principal Planner

7. ~~**Noise 1:** A six foot masonry block sound wall shall be constructed and located as shown in the Fence Exhibit G, dated August 2014, and shall not result in the removal of oak trees.~~

~~**Monitoring Responsibility:** Planning Services and Applicant~~

~~**Monitoring Requirement:** Planning Services shall review the final development plan for the construction of the wall prior to issuance of the building and/or grading permit. Planning Services shall confirm that the wall has been constructed in compliance with this mitigation measure prior to building permit final, which shall occur prior to approval and recordation of the final map.~~

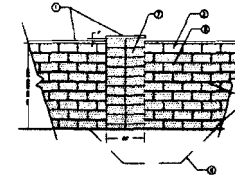
20. **HOA and CC&RS:** A Homeowner's Association (HOA) shall be formed that shall be responsible for enforcement of the Covenants, Conditions, and Restrictions (CC&Rs) which shall be recorded for each parcel. Said CC&Rs shall, at a minimum, include the following provisions:
- a. Responsibility for the protection and maintenance of oak trees, ongoing maintenance and monitoring of the shared private road easement area, as well as Open Space Lots B and C, that are entirely within the subdivision boundary as shown on TM14-1515, Exhibit E, as well as the associated drainage facilities, and fire safety management of those areas in accordance with the approved Fire Safe Plan dated September 2, 2011 as updated by the Wilson Estates Amendment A Fire Safe Plan addendum dated May 28, 2014. The ongoing maintenance and monitoring Lots B and C may become the responsibility of a future Landscaping and Lighting Assessment District, if one is established. The ownership deeds to the Open Space Lots B and C shall be held by the HOA and shall remain commonly-held open space for their mutual use, not to be utilized for residential uses.
 - b. Responsibility for the ongoing maintenance, and access rights for, any fences and walls constructed on the subdivision's perimeter property lines, ~~as well as the six-foot tall masonry sound wall within Lot B,~~ and the other fences described above in Condition 9, and shown in Exhibit H.
 - c. Ensuring that no construction or grading of any kind shall occur within the non-building setback areas shown on the Final Map 50-feet on both sides of Dutch Ravine.
 - d. Providing to El Dorado Hills Community Services District (EDHCSD) a copy of any landscape and streetscape designs for any HOA projects, for EDHCSD records.

- e. Development of accommodations to store a minimum of three waste and recycle material containers in an area not visible from the street, on each residential lot in consideration of the EDHCSO mandatory waste management services requirements.
- f. Development, implementation, and maintenance of the Wildland Fire Safe Plan, William Draper, Registered Professional Forester #898, dated September 2, 2011, as updated by the Wilson Estates Amendment A Fire Safe Plan addendum dated May 28, 2014, that is approved according to State Fire Safe Regulations and shall address the homes that back up to the open wildland areas that surround this project.
- g. Language that restricts any future modifications by the HOA of County required provisions without prior County approval.

The Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to Development Services for review, and County approval, prior to filing of the Final Map.

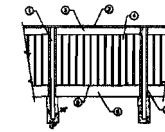
**WILSON ESTATES
FENCE EXHIBIT**
COUNTY OF EL DORADO, CALIFORNIA
AUGUST, 2014

14 AUG 19 PM 3:26
**RECEIVED
PLANNING DEPARTMENT**



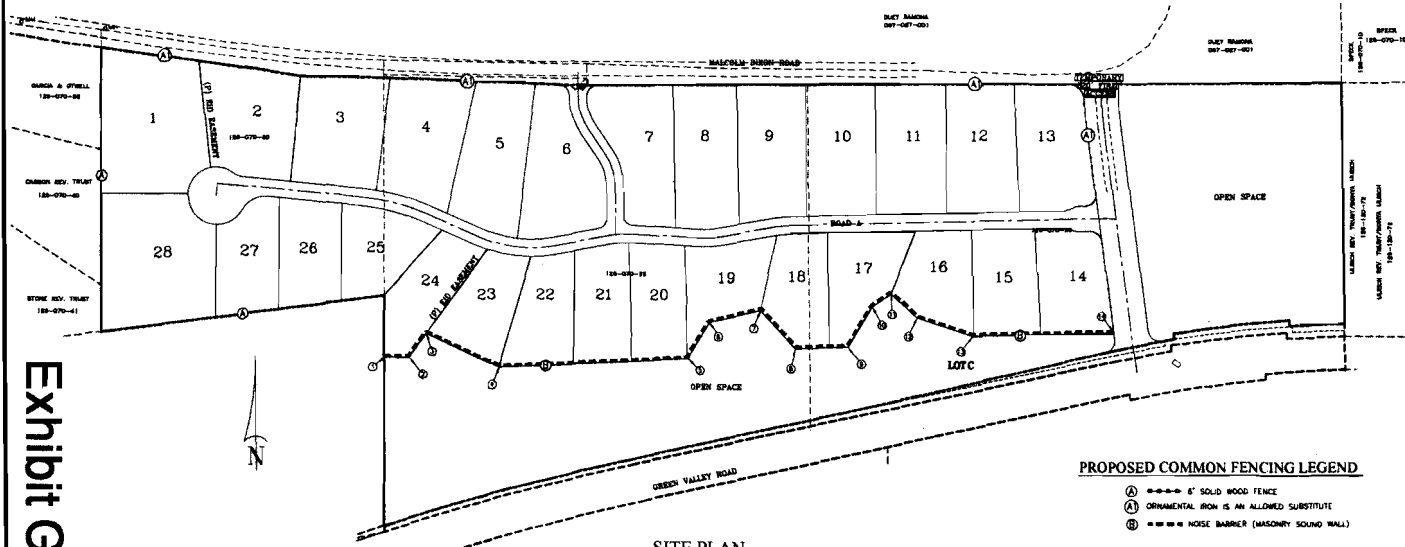
**NOISE BARRIER DETAIL
(MASONRY SOUND WALL)**
SCALE: 1"=4'

1. SPLUT PAPER CAP BY BASALTE. COLOR: TAN D-345.
 2. TOP COURSE: INSULATE PHOTO & MASONRY 8"x8"x16" BLOCK, 202' FACE-COMBED BACK. COLOR: TAN D-345. PLACE REINFOR AND PUT OVER STEEL TENSION ROD.
 3. REINFORCED FIELD COURSES: BASALTE PHOTO & MASONRY 8"x8"x16" SPLUT FACE-COMBED BACK BLOCK. COLOR: TAN D-345.
 4. HORIZONTAL JOINT REINFORCING: PER MANUFACTURER'S SPECIFICATIONS. SEE PHOTO & ENGINEERING.
 5. CONCRETE SETTING AND.
 6. CONCRETE FOOTING: DASHED LINE INDICATES LINE OF TOP FOOTING OR LINE OF CONTINUOUS TRENCH FOOTING. SEE PHOTO & ENGINEERING.
 7. 3/4" WIDE 1 1/2" DEEP PLASTER, PLACED MIN. 200' O.C. BASALTE PHOTO & MASONRY 8"x8"x16" BLOCK. STD. FACE/END. BACK. COLOR: TAN D-345.
- NOTE: ALL MASONRY WALLS ARE TO BE PAINTED WITH AN ANTI-SPLATTER COATING. COATING TO BE BLACK GUARD (PROCOOL, MONOCHEM, PENNA. SHELD (VISTA PAINT), ACRYL-WINDER (CONCRETE MATTERS), 100' 1000 (GODFREY CONTRA, INC.) OR APPROVED EQUAL, NON-SACRIFICIAL TYPE ONLY.



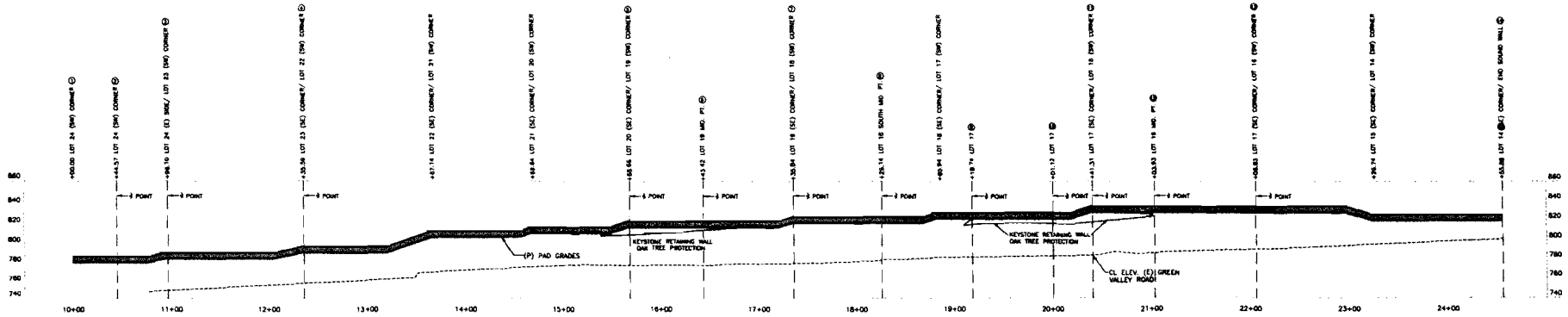
6' SOLID WOOD FENCE
SCALE: 1"=5'

1. 4"x4 1/2"x16" STEEL TUBE POST
2. 2"x4" REDWOOD CH
3. 2"x4" REDWOOD TOP RAIL
4. 2"x4" REDWOOD STYL
5. 2"x4" REDWOOD BOTTOM RAIL
6. 2"x4" REDWOOD FRAM. BOARD
7. BOLTED TO STEEL TUBE



- PROPOSED COMMON FENCING LEGEND**
- A ——— 6' SOLID WOOD FENCE
 - B ——— ORNAMENTAL IRON IS AN ALLOWED SUBSTITUTE
 - C ——— NOISE BARRIER (MASONRY SOUND WALL)

SITE PLAN
SCALE: 1"=100'



6' NOISE BARRIER (MASONRY SOUND WALL) PROFILE
SCALE: 1"=50'HORIZ. & VERT.

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2850 Stanley Circle, Roseville, California, CA 95678
Telephone: 916.263.8888 • Fax: 916.263.8888

Attachment 2

Exhibit G

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**ADDENDUM TO INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Z14-0002/PD14-0001/TM14-1515/Wilson Estates**

I. INTRODUCTION

A. DETERMINATION

This document constitutes an Addendum to the November 13, 2014 Initial Study/Mitigated Negative Declaration (2014 IS/MND) originally prepared for the Wilson Estates Tentative Subdivision Map (hereafter referred to as the Project). This Addendum evaluates whether modifications/refinements to the Project, consisting of the elimination of the masonry sound walls currently called for in the Project design, would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the 2014 IS/MND and otherwise be consistent with the intent of the County in approving the Project. Other than the elimination of the sound walls there are no other modifications to the Project as approved. Accordingly, all other aspects of the analyses and the conclusions in the 2014 IS/MND remain current and valid. The proposed revision to the Project, in the form of elimination of the sound wall, would not cause new significant effects not identified in the MND nor increase the level of environmental effect to substantial or significant, and, hence, no new mitigation measures would be necessary to reduce significant effects. No change has occurred with respect to circumstances surrounding the Project that would cause new or substantially more severe significant environmental effects than were identified in the 2014 IS/MND. In addition, no new information has become available that shows that the Project would cause new or substantially more severe significant environmental effects which have not already been analyzed in the 2014 IS/MND. Therefore, no further environmental review is required beyond this Addendum.

B. BACKGROUND

The Project was formally evaluated in a 2014 IS/MND for the Wilson Estates Tentative Subdivision Map which was approved on November 13, 2014. The 2014 IS/MND was prepared pursuant to the California Environmental Quality Act (CEQA) and adopted by the County. The Project as approved consists of 28 lots ranging from 20,004 to 43,572 square feet in size. The Wilson Estates project as approved was actually a resubmittal of an earlier project which consisted of 49 lots of considerably smaller size which was considered and rejected by the County in 2013 (the “2013 Project”). A Noise Study was performed, dated May 3, 2012, which analyzed the noise impacts associated with the 2013 Project, most particularly with respect to the impacts from Green Valley Road adjacent to the Project. The Noise Study concluded that a 6’ high masonry sound wall would be required to mitigate for the exterior sound levels at the lot boundaries adjacent to Green Valley Road. Although the 2014 IS/MND was prepared for the Project as ultimately approved, the Noise Study for the 2013 Project was utilized in its preparation. The Project as approved has significantly larger setbacks from Green Valley Road than the 2013 Project. Further, the County has in the interim completed a County-wide Traffic Demand Model as part of its General Plan update process which reveals that the projected traffic trips on Green Valley Road in the vicinity of the Project will be considerably less than assumed in the 2012 Noise Study and the 2014 IS/MND. Policies 6.5.1.3 and 6.5.1.5 of the County

General Plan discourage the use of sound walls particularly for noise abatement along high volume roadways. These policies read as follows:

Policy 6.5.1.3 Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Policy 6.5.1.5 Setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high volume roadways.

C. PURPOSE OF THIS ADDENDUM

In light of the County's desire to eliminate the need for sound walls in accordance with the General Plan, the purpose of this Addendum is to evaluate whether the masonry sound walls are still necessary for mitigation of the noise impacts of Green Valley Road in light of the changed Project design and would the removal of the sound walls result in any new or substantially greater significant effects or require any new mitigation measures not identified in the 2014 IS/MND for the Project. This Addendum, together with the 2014 IS/MND will be used by the County as the environmental clearance for the removal of the sound wall requirement.

D. CEQA FRAMEWORK FOR ADDENDUM

For a proposed modified project, State CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary **or** none of the following conditions calling for the preparation of a subsequent MND have occurred:

Substantial changes in the project which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of MND adoption, shows any of the following:

- i) the project will have one or more significant effects not discussed in the MND,
- ii) the project will result in impacts substantially more severe than those disclosed in the MND,
- iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or

iv) mitigation measures or alternatives that are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

The purpose of this Addendum is to evaluate the elimination of the sound walls as called for in the 2014 IS/MND for the Project. Based on the analysis provided below, an Addendum to the 2014 IS/MND is the appropriate CEQA document.

E. DISCUSSION

This Addendum can be very narrowly focused in its discussion as the only modification to the Project is the elimination of the sound walls. In considering the CEQA checklist for potential impacts the only relevant inquiries would be noise impacts and aesthetic impacts. The elimination of the sound walls will have no appreciable impact, or any impact different than outlined in the 2014 AS/MND on biological resources, greenhouse gas emissions, land use/planning/ population/housing, transportation/traffic, agriculture; cultural resources, mineral resources, public services, utilities, air quality, geology/soils, hydrology/water quality, or recreation. Accordingly, these topics are not discussed.

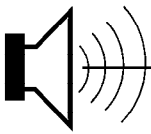
With respect to aesthetics, the elimination of the sound walls will further the County's policies to avoid the use of sound walls as unsightly, imbedded in Policies 6.5.1.3 and 6.5.1.5 cited above. Not only would the sound walls be observed from the Green Valley Road, even with landscaping designed to hide its appearance, the walls would have the effect of blocking the views of the future residents of the Project. Many of the lots within the Project will have views of Folsom Lake and the local foothills which would be effectively blocked by the sound walls. Thus, the elimination of the sound walls would have a beneficial impact both from without and within the Project.

To evaluate the potential noise impacts of the elimination of the sound walls, Bollard Acoustical Consultants, Inc, ("BAC") were engaged to reassess the Project in light of the redesign and the revised traffic projections on Green Valley Road. BAC performed the original analysis in May, 2012. BAC's letter and conclusions, together with technical analysis performed are attached to this Addendum as Exhibit A.

In summary, BAC concludes that due to the greater setbacks provided by the Project as approved, as compared to the 2013 Project, the sound walls will not be required to maintain the County's noise standards. The revised setbacks provide for topographic separation from the roadway allowing for the noise at the exterior locations of the lots to conform to General Plan standards. Further, the reduced traffic projections for Green Valley Road incrementally reduce any potential impacts. The updated analysis does not identify any new or modified mitigation requirements for noise.

F. CONCLUSION

On the basis of the discussion above, the elimination of the sound walls along Green Valley Road originally called for in the Project, will not trigger any conditions requiring further CEQA review. Thus this Addendum satisfies the requirements of CEQA Guidelines 15162 and 15164. The modification to the Project does not introduce new significant environmental effects, substantially increase the severity of previously identified environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. The analyses and conclusions in the 2014 IS/MSD remain current and valid.



May 4, 2016

Mr. Steve Kessler
Renasci Development
28118 Agoura Road, Suite 105
Agoura Hills, CA 91301
Transmitted via email: Skessler@renascidevelopment.com

Subject: Revised noise mitigation conclusions for the Wilson Estates project.

Dear Mr. Kessler,

Pursuant to your request, Bollard Acoustical Consultants, Inc. (BAC) has reviewed the updated traffic data and current site and grading plans for the Wilson Estates project. Figure 1 shows the new site plan and project area. In our noise study prepared for this project dated May 3, 2012, we recommended the construction of a noise barrier 6 feet in height relative to backyard elevations at the lots located nearest to Green Valley Road.

The new site plan proposes larger lot setbacks from Green Valley Road than those evaluated in our 2012 assessment. In addition, site grading is such that the primary outdoor activity areas (backyards) will be partially shielded from view of Green Valley Road traffic by intervening topography. Finally, the most recent traffic forecasts (SACOG) indicate that future traffic volumes on Green Valley Road will be incrementally lower than those used to evaluate future traffic noise impacts in BAC's 2012 study. As a result, current predictions of future traffic noise exposure within the nearest backyards to Green Valley Road are lower than the previously predicted levels.

To quantify the decrease in future traffic noise levels at the project site, BAC utilized the FHWA model with current site and grading plans, and the most recent future traffic forecasts. Attachment A contains detailed results of the FHWA Model. Prior to considering shielding provided by site grading, Attachment A indicates that Lots 14 – 16 would be exposed to future traffic noise levels in excess of El Dorado County's 60 dB L_{dn} exterior noise standard. However, after consideration of shielding provided by the current grading plan, the highest predicted traffic noise exposure would be 58 dB L_{dn} at Lot 14 even without construction of noise barriers. Noise levels at all other lots would be even lower. See Attachment B for detailed analysis of predicted future traffic noise levels at each lot.

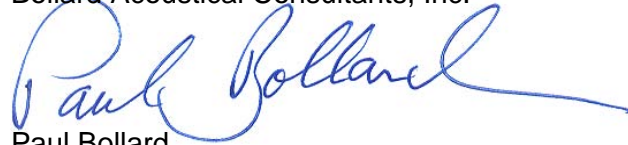
Because project future traffic noise exposure of the backyards of the Wilson Estates development which are located closest to Green Valley Road are predicted to be below the County's 60 dB L_{dn} exterior noise level standard without mitigation based on the most current site and grading plans, this analysis concludes that the previously required 6-foot tall sound barrier would no longer be required.

Mr. Steve Kessler
May 4, 2016
Page 2

This concludes our review. Please contact me at (916) 663-0500 or paulb@bacnoise.com if you have any comments or questions regarding this letter.

Sincerely,

Bollard Acoustical Consultants, Inc.

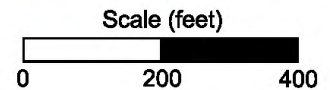
A handwritten signature in blue ink that reads "Paul Bollard". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul Bollard
President

Figure 1
Project Area and Proposed Site Plan
Wilson Estates - El Dorado County, California



Legend
— Approximate Project Area



**Attachment A
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet**

Project Information:

Job Number: 2011-043
Project Name: Wilson Estates
Roadway Name: Green Valley Road

Traffic Data:

Year: 2035
Average Daily Traffic Volume: 14,800
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 0.1
Assumed Vehicle Speed (mph): 50
Intervening Ground Type (hard/soft): **Soft**

Predicted Traffic Noise Levels Prior to Considering New Grading Plan:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Lot 14 backyard	135	0	63	54	45	63
2	Lot 15 backyard	145	0	62	53	44	63
3	Lot 16 backyard	190	0	61	51	43	61
4	Lot 17 backyard	235	0	59	50	41	60
5	Lot 18 backyard	235	0	59	50	41	60
6	Lot 19 backyard	280	0	58	49	40	59
7	Lot 20 backyard	270	0	58	49	40	59

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	23
70	49
65	106
60	229

Notes:



Attachment B-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2011-043
 Project Name: Wilson Estates
 Roadway Name: Green Valley Road
 Location(s): Lot 14 backyard

Noise Level Data: Year: 2035
 Auto L_{dn}, dB: 63
 Medium Truck L_{dn}, dB: 54
 Heavy Truck L_{dn}, dB: 45

Site Geometry: Receiver Description: Lot 14 backyard
 Centerline to Barrier Distance (C₁): 100
 Barrier to Receiver Distance (C₂): 35
 Automobile Elevation: 794
 Medium Truck Elevation: 796
 Heavy Truck Elevation: 802
 Pad/Ground Elevation at Receiver: 812
 Receiver Elevation¹: 817
 Base of Barrier Elevation: 812
 Starting Barrier Height 0

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
812	0	58	49	40	58	Yes	Yes	No
813	1	57	48	40	58	Yes	Yes	No
814	2	57	48	40	57	Yes	Yes	Yes
815	3	56	47	39	56	Yes	Yes	Yes
816	4	55	46	38	55	Yes	Yes	Yes
817	5	54	45	37	54	Yes	Yes	Yes
818	6	53	44	37	54	Yes	Yes	Yes
819	7	52	43	36	53	Yes	Yes	Yes
820	8	52	43	35	52	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



Attachment B-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2011-043
 Project Name: Wilson Estates
 Roadway Name: Green Valley Road
 Location(s): Lot 15 backyard

Noise Level Data: Year: 2035
 Auto L_{dn}, dB: 62
 Medium Truck L_{dn}, dB: 53
 Heavy Truck L_{dn}, dB: 44

Site Geometry: Receiver Description: Lot 15 backyard
 Centerline to Barrier Distance (C₁): 115
 Barrier to Receiver Distance (C₂): 30
 Automobile Elevation: 789
 Medium Truck Elevation: 791
 Heavy Truck Elevation: 797
 Pad/Ground Elevation at Receiver: 816
 Receiver Elevation¹: 821
 Base of Barrier Elevation: 816
 Starting Barrier Height 0

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
816	0	57	48	39	58	Yes	Yes	No
817	1	56	47	39	57	Yes	Yes	Yes
818	2	55	46	39	56	Yes	Yes	Yes
819	3	54	45	38	55	Yes	Yes	Yes
820	4	53	45	37	54	Yes	Yes	Yes
821	5	53	44	36	53	Yes	Yes	Yes
822	6	52	43	35	53	Yes	Yes	Yes
823	7	51	42	34	52	Yes	Yes	Yes
824	8	51	42	34	51	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



Attachment B-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2011-043
 Project Name: Wilson Estates
 Roadway Name: Green Valley Road
 Location(s): Lot 16 backyard

Noise Level Data: Year: 2035
 Auto L_{dn}, dB: 61
 Medium Truck L_{dn}, dB: 51
 Heavy Truck L_{dn}, dB: 43

Site Geometry: Receiver Description: Lot 16 backyard
 Centerline to Barrier Distance (C₁): 155
 Barrier to Receiver Distance (C₂): 35
 Automobile Elevation: 785
 Medium Truck Elevation: 787
 Heavy Truck Elevation: 793
 Pad/Ground Elevation at Receiver: 820
 Receiver Elevation¹: 825
 Base of Barrier Elevation: 820
 Starting Barrier Height 0

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
820	0	55	46	38	55	Yes	Yes	Yes
821	1	54	45	37	55	Yes	Yes	Yes
822	2	53	44	36	54	Yes	Yes	Yes
823	3	52	43	36	53	Yes	Yes	Yes
824	4	52	43	35	52	Yes	Yes	Yes
825	5	51	42	34	51	Yes	Yes	Yes
826	6	50	41	33	51	Yes	Yes	Yes
827	7	50	41	32	50	Yes	Yes	Yes
828	8	49	40	32	50	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



Attachment B-4
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2011-043
 Project Name: Wilson Estates
 Roadway Name: Green Valley Road
 Location(s): Lot 17 backyard

Noise Level Data: Year: 2035
 Auto L_{dn}, dB: 59
 Medium Truck L_{dn}, dB: 50
 Heavy Truck L_{dn}, dB: 41

Site Geometry: Receiver Description: Lot 17 backyard
 Centerline to Barrier Distance (C₁): 190
 Barrier to Receiver Distance (C₂): 45
 Automobile Elevation: 782
 Medium Truck Elevation: 784
 Heavy Truck Elevation: 790
 Pad/Ground Elevation at Receiver: 816
 Receiver Elevation¹: 821
 Base of Barrier Elevation: 816
 Starting Barrier Height 0

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
816	0	54	45	36	54	Yes	Yes	Yes
817	1	53	44	36	53	Yes	Yes	Yes
818	2	52	43	35	53	Yes	Yes	Yes
819	3	51	42	34	52	Yes	Yes	Yes
820	4	51	42	34	51	Yes	Yes	Yes
821	5	50	41	33	50	Yes	Yes	Yes
822	6	49	40	32	50	Yes	Yes	Yes
823	7	49	40	31	49	Yes	Yes	Yes
824	8	48	39	31	49	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



Attachment B-5
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2011-043
 Project Name: Wilson Estates
 Roadway Name: Green Valley Road
 Location(s): Lot 18 backyard

Noise Level Data: Year: 2035
 Auto L_{dn}, dB: 59
 Medium Truck L_{dn}, dB: 50
 Heavy Truck L_{dn}, dB: 41

Site Geometry: Receiver Description: Lot 18 backyard
 Centerline to Barrier Distance (C₁): 175
 Barrier to Receiver Distance (C₂): 60
 Automobile Elevation: 779
 Medium Truck Elevation: 781
 Heavy Truck Elevation: 787
 Pad/Ground Elevation at Receiver: 812
 Receiver Elevation¹: 817
 Base of Barrier Elevation: 812
 Starting Barrier Height 0

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
812	0	52	43	36	53	Yes	Yes	Yes
813	1	52	43	35	52	Yes	Yes	Yes
814	2	51	42	34	52	Yes	Yes	Yes
815	3	50	41	34	51	Yes	Yes	Yes
816	4	50	41	33	50	Yes	Yes	Yes
817	5	49	40	32	50	Yes	Yes	Yes
818	6	49	40	32	49	Yes	Yes	Yes
819	7	48	39	31	49	Yes	Yes	Yes
820	8	48	39	31	48	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



Attachment B-6
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2011-043
 Project Name: Wilson Estates
 Roadway Name: Green Valley Road
 Location(s): Lot 19 backyard

Noise Level Data: Year: 2035
 Auto L_{dn}, dB: 58
 Medium Truck L_{dn}, dB: 49
 Heavy Truck L_{dn}, dB: 40

Site Geometry: Receiver Description: Lot 19 backyard
 Centerline to Barrier Distance (C₁): 250
 Barrier to Receiver Distance (C₂): 30
 Automobile Elevation: 775
 Medium Truck Elevation: 777
 Heavy Truck Elevation: 783
 Pad/Ground Elevation at Receiver: 806
 Receiver Elevation¹: 811
 Base of Barrier Elevation: 806
 Starting Barrier Height 0

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
806	0	54	44	36	54	No	No	No
807	1	53	44	35	54	No	No	No
808	2	53	44	35	54	Yes	Yes	No
809	3	53	44	35	53	Yes	Yes	Yes
810	4	52	43	34	52	Yes	Yes	Yes
811	5	51	42	33	51	Yes	Yes	Yes
812	6	50	41	33	51	Yes	Yes	Yes
813	7	49	40	32	50	Yes	Yes	Yes
814	8	48	39	31	49	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



Attachment B-7
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2011-043
 Project Name: Wilson Estates
 Roadway Name: Green Valley Road
 Location(s): Lot 20 backyard

Noise Level Data: Year: 2035
 Auto L_{dn}, dB: 58
 Medium Truck L_{dn}, dB: 49
 Heavy Truck L_{dn}, dB: 40

Site Geometry: Receiver Description: Lot 20 backyard
 Centerline to Barrier Distance (C₁): 210
 Barrier to Receiver Distance (C₂): 60
 Automobile Elevation: 777
 Medium Truck Elevation: 779
 Heavy Truck Elevation: 785
 Pad/Ground Elevation at Receiver: 803
 Receiver Elevation¹: 808
 Base of Barrier Elevation: 803
 Starting Barrier Height 0

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
803	0	53	44	35	54	Yes	Yes	Yes
804	1	53	44	35	53	Yes	Yes	Yes
805	2	52	43	35	53	Yes	Yes	Yes
806	3	51	42	34	52	Yes	Yes	Yes
807	4	51	42	34	51	Yes	Yes	Yes
808	5	50	41	33	51	Yes	Yes	Yes
809	6	49	40	32	50	Yes	Yes	Yes
810	7	49	40	32	49	Yes	Yes	Yes
811	8	48	39	31	49	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



**VERIFICATION OF FINAL MAP CONFORMANCE
WITH CONDITIONS OF APPROVAL**

Tentative Map TM14-1515-F – Wilson Estates

TM14-1515 - As approved by Board of Supervisors November 13, 2014.

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

- Exhibit ETentative Map; August 2014
- Exhibit F.....Preliminary Grading and Drainage Plan, and Tree Preservation Plan; July 2014
- Exhibit G.....Fence Exhibit; August 2014
- Exhibit H.....Zoning Map (rezone); August 2014

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 approval shall include the following and applies to the parcels identified by Assessor’s Parcel Numbers 126-070-22, -23, -30:

- a. Rezone to change from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD); and
- b. Tentative Subdivision Map and Development Plan to create 28 single-family lots ranging in size from 20,004 to 43,572 square feet in size and the following, as shown on the Tentative Map dated August 2014:
 - 1. One interior private road lot (Lot R) to provide primary access to one exterior road “Lot A, New Connector” road to Green Valley Road;
 - 2. Installation of the “Lot A,” the “New Connector” with a fully constructed intersection to Green Valley Road up to and including the interior roadway;
 - 3. A fire access road built to an interim roadway grade of less than 20 between the private access connection and Malcolm Dixon Road with a controlled access that consists of a locked gate at each end with a Knox lock for the Fire Department;
 - 4. A secondary right out only access to Malcolm Dixon Road from the “Lot R” interior roadway with an emergency only right in for the benefit of the Fire Department;
 - 5. Two lettered lots (B and C) for open space, drainage and waterlines;
 - 6. Two twenty-foot wide utility easements located; and

7. Lots with Modified R1A (designated with an “A”), R-20,000 (designated with a “B”), and “Unless Otherwise Noted” setbacks as shown on the Tentative Map.

c. Approval of the following Design Waivers:

1. Reduce Lot R right-of-way widths from 50 feet to 30 feet;
2. Reduce cul-de-sac right-of-way radii from 60 to 50 feet;
3. Reduce roadway width from 28-foot 101B width to a modified 101C 22-foot CF/CF asphalt paved with Type E AC Dike and three-foot shoulder as shown; and
4. Reduce cul-de-sac Lot R-1 from 60 feet to 50 feet top back of mountable dike at 47 feet, 50 feet to hinge point; 3-foot shoulder designed to support a 40,000 lb. load.

All lots will be served by public water and sewer. The map may be recorded in phases, subject to Development Services Director review.

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 must be submitted for review and approval and shall be implemented as approved by the County.

Staff Verification: Consistent. County review of the Wilson Estates plans including Rough Grading Plans, Improvement Plans, and Final Map has verified conformance with the above condition of approval and incorporates Administrative Minor Revisions to the approved Wilson Estates Tentative Map, as approved by the Planning Director, to relocate Clarinda Way “Lot R”, reduce in the minimum lot size for three residential lots, and remove the requirement to construct a sound wall.

Conditions from the Mitigated Negative Declaration

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

2. **Air Quality 1:** In order to reduce long-term operational impacts to air quality, the follow shall be required of all future residences:
 - a. Wood-burning devices: The installation of open hearth wood-burning fireplaces or woodstoves shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, “natural-gas or propane only” fireplaces with flues/chimneys designed to only accommodate natural gas /propane burning shall be permitted.

- b. Electric Vehicle Charging: All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (110V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.
- c. Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.

Monitoring Responsibility: Planning Services and El Dorado County Air Quality Management District (AQMD).

Monitoring Requirement: The applicant shall record a Notice of Restriction (NOR) requiring that each new parcel owner shall include the provisions of a-c above in the building plans for their building permit. Planning Services shall review each building permit for the inclusion of those provisions. The AQMD shall review and approve the language of the NOR prior to recordation, and recordation shall occur with the recording of each final map.

Staff Verification: Consistent. The draft NOR submitted by the applicant has been reviewed and approved by AQMD. Note 7 on Final Map Sheet 2 of 7 draws attention to this NOR. The NOR will record just before the Final Map. The condition will further be satisfied by Planning Services at time of building permit demonstrating compliance with this condition.

3. **BIO-1:** If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests. If construction is scheduled to begin between 1 February and 31 August then a qualified biologist shall conduct a preconstruction survey for active nests at the construction site. In order to avoid take (FGC § 86) of protected birds and raptors (FGC § 3503, 3503.5, 3511, and 3513), a pre-construction bird and raptor nest survey shall be conducted within 10 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to CDFW. If active raptor nests are found, a quarter-mile (1320 feet) initial temporary nest disturbance buffer shall be established. If active passerine nests are found, a two hundred foot (500 feet for special status species) initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an on-site biologist/monitor experienced with the species' behavior shall be retained by the project proponent to monitor the nest, and shall along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if birds/raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated on-site biologist/monitor shall be on-site daily if necessary while construction related activities are taking place and shall have the authority to stop work if birds/raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the birds/raptors, over time it may be

determined that the on-site biologist/monitor may no longer be necessary due to the birds/raptors' acclimation to construction related activities.

Monitoring Responsibility: Planning Services.

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

Staff Verification: Consistent. Planning Services and Transportation Division approval of the Rough Grading Plans and Improvement Plans demonstrates compliance with this condition.

4. **Bio-2: No Disturbance Buffer:** A 50-foot setback line shall be shown on the Final Map that begins at all high-water marks or the outer boundary of any adjacent wetlands identified in the Jurisdictional Delineation, dated January 2009, and as determined by the Corps of Engineer's verified wetland delineation of waters of the United States. No development shall occur within the setback area. The setback shall be shown on the Final Map.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to filing of the Final Map, Development Services shall verify that the setback is shown on the Final Map. The setback lines shall be shown on any development plan submitted to Development Services Department. The Department shall verify that no development occurs within the setback prior to issuance of any development permit.

Staff Verification: Consistent. The 50-foot setback line is included on the Final Map, as shown on Sheet 5 of 7, demonstrating compliance with this condition.

5. **Cultural Resources 1:** During the course of grading activities within the perimeter of the Charles Dixon Farm Site as defined by Figure 1 of the Phase 1 Archaeological Study of the Wilson Estates Project, dated January 2011, archeological monitoring shall occur. If previously unidentified or subsurface archeological sites or features are discovered, work shall stop at that location and the discovery shall be examined for its potential significance and removed if deemed of scientific value, after which work can proceed once again.

Monitoring Responsibility: Planning Services

Monitoring Requirement: A note shall be placed on the grading plans for this particular area of the project. Planning Services shall confirm that the mitigation has been included on the plans prior to issuance of any grading permit for this particular area of the project.

Staff Verification: Consistent. The perimeter of the site identified by the Phase 1 Archaeological Study of the Wilson Estates Project was identified on the Grading Plan, Sheet 19 of 27 of the Improvement Plans, and the Condition of Approval is identified on Sheet 3 of 27 of the Improvement Plans drawing attention to the monitoring requirement. Planning Services and Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

6. **Cultural Resources 2:** An interpretive sign shall be designed in consultation with the El Dorado County Historical Museum to commemorate the location of the Charles Dixon Farm and the Live Oak School. The sign shall be located in an appropriate location near the site and along Malcolm Dixon Road.

Monitoring Responsibility: Planning Services and Applicant

Monitoring Requirement: The applicant shall provide Planning Services with proof this has been completed prior to approval and recordation of the final map.

Staff Verification: Consistent. A letter from the El Dorado County Historical Museum dated June 30, 2016, stating that the requirements of Condition of Approval 6 of the Wilson Estates project have been met, was submitted to Planning Services demonstrating compliance with this condition.

7. **Noise 1:** A six-foot masonry block sound wall shall be constructed and located as shown in the Fence Exhibit G, dated August 2014, and shall not result in the removal of oak trees.

Monitoring Responsibility: Planning Services and Applicant

Monitoring Requirement: Planning Services shall review the final development plan for the construction of the wall prior to issuance of the building and/or grading permit. Planning Services shall confirm that the wall has been constructed in compliance with this mitigation measure prior to building permit final, which shall occur prior to approval and recordation of the final map.

Staff Verification: Consistent. The requirement to construct a six-foot masonry block sound wall was removed by the Administrative Minor Revision to Approved Wilson Estates Tentative Map, approved by the Planning Director on June 1, 2016, and an Addendum to the adopted Mitigated Negative Declaration for the Wilson Estates project was prepared.

El Dorado County Planning Services

8. **Notice of Restriction:** A Notice of Restriction shall be recorded with, and noted on, the final map that states that Lots B and C are for open space, landscaping, drainage, and retaining walls and that they shall not be utilized for residential development.

Staff Verification: Consistent. Note 8 on Final Map Sheet 2 of 7 draws attention to this NOR. The NOR will record just before the Final Map demonstrating compliance with this condition.

9. **Fencing/Walls:** The project shall construct the following fencing, as shown on the Fence Exhibit; August 2014 (Exhibit G):
- a. A six-foot tall solid wood screening fence around the Tentative Map perimeter of Lots 1 and 25-28;
 - b. A six-foot tall solid wood or ornamental iron fence around the Tentative Map perimeter along the “New Connector” road and Malcolm Dixon Road right-of-ways adjoining Lots 1-14.

Staff Verification: Consistent. Proposed project fencing has been incorporated into the Improvement Plans and Planning Services and Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

10. **Oak Woodland:** The project shall mitigate for the loss of 0.06 acre of oak tree canopy as shown on Tentative Map dated August 2014, and the Preliminary Grading, Drainage, and Tree Preservation Plan map dated July 2014, provided as Exhibits E and F at a 1 to 1 ratio within Lot B, in compliance with the Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A). The final oak tree planting plan shall be substantially consistent with the Tentative Map, and shall be reviewed and approved by Planning Services prior to issuance of any grading or building permit for the masonry wall/Lot B area. Said final oak tree planting plan shall indicate that all on-site replacement oak trees be of 15-gallon size.

Prior to recording any final map, building envelopes shall be designated for each parcel as shown on the Tentative Map dated August 2014. The building envelopes shall be designed to avoid disturbance of any tree not shown on the Tentative Map as being removed as part of the subdivision grading improvements. The envelopes shall be recorded with the Final Map.

Staff Verification: Consistent. The Final Oak Tree Planting Plan was submitted and is in substantial conformance with the approved tentative map. Sheets 6 and 7 of the Final Map identify the building envelope for the project lots. Further, Planning Services and Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

11. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.

Staff Verification: Consistent. The Tentative Map was approved on November 13, 2014 and is in effect until November 13, 2017. The applicant stated in a letter dated June 27, 2016 that they acknowledge this condition.

12. **Compliance with Conditions:** At the same time of a filing of a Final Map, and at submittal of any grading permit authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval that applies at each said stage. Planning Services shall verify compliance prior to issuance of the road improvement grading permit and concurrent with the filing of a Final Map.

Staff Verification: Consistent. The applicant has submitted a letter dated June 27, 2016, together with appropriate documentation, that describes the conformance of the project with each condition imposed as a part of the project approval demonstrating compliance with this condition.

13. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.

Staff Verification: Consistent. All Development Services Division fees are paid to date demonstrating compliance with this condition.

14. **California Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$2,181.25 Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.

Staff Verification: Consistent. The applicant submitted the required recording fee and Department of Fish and Wildlife fee to Planning Services and the fees were paid as evidenced by receipt # 447467 and demonstrating compliance with this condition.

15. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services at the time of Final Map filing.

Staff Verification: Consistent. An EID Meter Award Letter dated July 27, 2016 has been secured for the necessary public water and sewer service.

16. **Park In-lieu Fees:** Pursuant to Section 16.12.090, the project is responsible for parkland dedication which shall be satisfied by park in lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of appraisal, the applicant shall pay the park fee, to the El Dorado Hills Community Services District, and shall submit the receipt to El Dorado County Development Services with the Final Map.

Staff Verification: Consistent. The applicant submitted the required appraisal fee to Planning Services, and the fees were paid as evidenced by El Dorado Hills Community Services District receipt #586669 demonstrating compliance with this condition.

17. **Liens for Assessment or Bonds:** Prior to filing the Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code

Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

Staff Verification: Consistent. Signature on the Mylar Map by the Tax Collector demonstrates compliance with this condition.

18. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archeological resource”, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

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

Staff Verification: Consistent. Note 17 under the Section entitled “Standard General Notes – Roadway, Grading and Drainage” on Sheet 2 of 27 of the Improvement Plans and Condition of Approval 18 on Sheet 3 of 17 of the Improvement Plans draw the contractor’s attention to this requirement. Approval of the Improvement Plans by Planning Services and the Transportation Division is further proof of satisfaction of this condition.

19. **Human Remains:** The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human

remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

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

Staff Verification: Consistent. Note 42 under the Section entitled “Standard General Notes – Roadway, Grading and Drainage” on Sheet 2 of 27 of the Improvement Plans and Condition of Approval 19 on Sheet 3 of 17 of the Improvement Plans draw the contractor’s attention to this requirement. Approval of the Improvement Plans by Planning Services and the Transportation Division is further proof of satisfaction of this condition.

20. **HOA and CC&RS:** A Homeowner’s Association (HOA) shall be formed that shall be responsible for enforcement of the Covenants, Conditions, and Restrictions (CC&Rs) which shall be recorded for each parcel. Said CC&Rs shall, at a minimum, include the following provisions:

- a. Responsibility for the protection and maintenance of oak trees, ongoing maintenance and monitoring of the shared private road easement area, as well as Open Space Lots B and C, that are entirely within the subdivision boundary as shown on TM14-1515, Exhibit E, as well as the associated drainage facilities, and fire safety management of those areas in accordance with the approved Fire Safe Plan dated September 2, 2011 as updated by the Wilson Estates Amendment A Fire Safe Plan addendum dated May 28, 2014. The ongoing maintenance and monitoring Lots B and C may become the responsibility of a future Landscaping and Lighting Assessment District, if one is established. The ownership deeds to the Open Space Lots B and C shall be held by the HOA and shall remain commonly-held open space for their mutual use, not to be utilized for residential uses.
- b. Responsibility for the ongoing maintenance, and access rights for, any fences and walls constructed on the subdivision’s perimeter property lines, as well as the six-

foot tall masonry sound wall within Lot B, and the other fences described above in Condition 9, and shown in Exhibit H.

- c. Ensuring that no construction or grading of any kind shall occur within the non-building setback areas shown on the Final Map 50-feet on both sides of Dutch Ravine.
- d. Providing to El Dorado Hills Community Services District (EDHCSD) a copy of any landscape and streetscape designs for any HOA projects, for EDHCSD records.
- e. Development of accommodations to store a minimum of three waste and recycle material containers in an area not visible from the street, on each residential lot in consideration of the EDHCSD mandatory waste management services requirements.
- f. Development, implementation, and maintenance of the Wildland Fire Safe Plan, William Draper, Registered Professional Forester #898, dated September 2, 2011, as updated by the Wilson Estates Amendment A Fire Safe Plan addendum dated May 28, 2014, that is approved according to State Fire Safe Regulations and shall address the homes that back up to the open wildland areas that surround this project.
- g. Language that restricts any future modifications by the HOA of County required provisions without prior County approval.

The Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to Development Services for review, and County approval, prior to filing of the Final Map.

Staff Verification: Consistent. The applicant has submitted draft Articles of Incorporation for the HOA and Declaration of Restriction for the Overlook (Wilson Estates) along with a letter dated June 22, 2016 from Procopio to Planning Services stating conformance with the project Conditions of Approval demonstrate compliance with this condition.

21. **Hold Harmless Agreement:** 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 Government Code.

The subdivider 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.

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

Staff Verification: Consistent. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

El Dorado County Transportation Division (TD)

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

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SHOULDER WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Lot "R" – Interior Roads	Std Plan 101C (Modified) Structural section to be determined by Geotech Report	22 ft / 3 ft	30 ft	Two 11 foot wide lanes, Type "E" HMA dike plus 3' shoulders. No Curb, gutter or sidewalk. 25 MPH Design Speed.

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

** Non-exclusive road and public utility easements included.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

23. **Offer of Dedication, Interior Roads:** Developer shall irrevocably offer to dedicate in fee, a 30 foot wide road and public utilities easement as determined by TD, and for all other onsite roadways, prior to the filing of the map. Slope easements shall be included as necessary. This offer will be rejected by the County.

Staff Verification: Consistent. This Offer of Dedication was made on the Final Map demonstrating compliance with this condition.

24. **Area of Benefit Improvements:** The Subdivider shall construct the following improvements necessary to serve the project, consistent with the Malcolm Dixon Area Traffic Circulation Plan, to the satisfaction of the County prior to filing of the final map:
- a. New Connector Road from Station 10+00 to Station 13+32;
 - b. Left Turn Pocket on Green Valley Road at the New Connector Road intersection;

- c. Temporary 20-foot wide emergency access roadway along the alignment of the New Connector Road from Station 13+32 to Station 15+44.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and approval of the Road Improvement Agreement (RIA) (Agreement No. 16-54409) by the Board of Supervisors on May 17, 2016 demonstrates compliance with this condition.

25. **Multi-Project Area of Benefit:** In the event that the Malcolm Dixon Road Area of Benefit financing district is formed, and the Improvements are constructed by another interest prior to the final map being recorded for this project, the subdivider shall participate in the Area of Benefit and pay their fair share towards the financing district costs based on the pro-rata share of residential lots or equivalent share basis.

Staff Verification: Consistent. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

26. **Offer of Dedication, New Connector Road between Malcom Dixon Road and Green Valley Road:** The applicant shall irrevocably offer to dedicate, in fee, 60 feet of right of way for the on-site portion of the New Connector Road, and any slope easements necessary to accommodate construction of the New Connector Road prior to or concurrent with filing the final map. This offer will be accepted by the County upon construction of the improvements.

Staff Verification: Consistent. This Offer of Dedication was made on the Final Map demonstrating compliance with this condition.

27. **Offer of Dedication, Malcom Dixon Road:** The applicant shall irrevocably offer to dedicate, in fee, right of way for the on-site portion of Malcom Dixon Road as shown on the tentative map concurrent with or prior to filing the final map. In addition, the applicant shall irrevocably offer to dedicate Slope easements (where necessary) to contain cut / fill slopes, plus 2 feet beyond tops / toes, for Area of Benefit improvements to Malcolm Dixon Road. These offers will be accepted by the County.

Staff Verification: Consistent. This Offer of Dedication was made on the Final Map demonstrating compliance with this condition.

28. **Offer of Dedication, Green Valley Road:** The applicant shall irrevocably offer to dedicate, in fee, the necessary right of way to measure 50 feet from the center line north for the on-site portion of Green Valley Road along the entire property frontage as shown on the tentative map, prior to filing the map. In addition, the applicant shall irrevocably offer to dedicate Slope easements (where necessary) to contain cut / fill slopes, plus 5' beyond tops / toes, for area of Benefit improvements to Green Valley Road. These offers will be accepted by the County.

Staff Verification: Consistent. This Offer of Dedication was made on the Final Map demonstrating compliance with this condition.

29. **New Connector Road Profile:** The profile of the New Connector Road shall be designed to accommodate the future widening of Green Valley Road in accordance with the County's General Plan Exhibit TC-1. If Exhibit TC-1 is amended by County, prior to construction of the New Connector Road, the profile shall be set to accommodate the amended configuration of Green Valley Road.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and approval of the RIA by the Board of Supervisors on May 17, 2016 demonstrates compliance with this condition.

30. **Project Site Grading:** The project site grading will be designed to accommodate the construction of the Area of Benefit Roadway Improvements without retaining walls or slope easements in excess of those previously anticipated by the preliminary designs for the Area of Benefit Roadway Improvements.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and approval of the RIA by the Board of Supervisors on May 17, 2016 demonstrates compliance with this condition.

31. **Gates, Location:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate.

Staff Verification: Consistent. Transportation Division and El Dorado Hills Fire Department (Fire Department) approval of the Improvement Plans demonstrates compliance with this condition.

32. **Gates, Turnarounds:** All Gates shall be designed and constructed with turnarounds acceptable to the County and Fire Department.

Staff Verification: Consistent. Transportation Division and Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

33. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit from County and shall construct the roadway encroachment access onto Malcom-Dixon Road to the provisions of County Design Standard Plan 103C modified as shown on the tentative map. The access improvements connection to Malcolm Dixon Road and the New Connector Road shall be the responsibility of the Homeowners Association to Maintain.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and approval of the RIA by the Board of Supervisors on May 17, 2016 demonstrates compliance with this condition.

34. **Road Improvement Agreement:** The applicant shall obtain a road improvement agreement for construction of the left turn pocket on Green Valley Road.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and approval of the RIA by the Board of Supervisors on May 17, 2016 demonstrates compliance with this condition.

35. **Turnaround:** The applicant shall provide a turnaround to the provisions of County Design Standard 114 as modified by any Design Waivers approved with the project, or as otherwise required by local fire district.

Staff Verification: Consistent. Transportation Division and Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

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

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

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

Staff Verification: Consistent. The applicant has submitted draft Articles of Incorporation for the HOA and Declaration of Restriction for the Overlook (Wilson Estates) and a letter dated June 22, 2016 from Procopio to Planning Services stating conformance with the project Conditions of Approval demonstrate compliance with this condition.

38. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of County or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Staff Verification: Consistent. Execution of the Subdivision Improvement Agreement (SIA) and related Performance and Labor and Materialmen Bonds demonstrates compliance with this condition.

39. **Improvement Surety:** 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.

Staff Verification: Consistent. Execution of the SIA and related Performance and Labor and Materialmen Bonds demonstrates compliance with this condition.

Transportation Standard Conditions

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and the Engineering Estimates demonstrates compliance with this condition.

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

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

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

43. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

Staff Verification: Consistent. The applicant has submitted draft Articles of Incorporation for the HOA and Declaration of Restriction for the Overlook (Wilson Estates) along with a letter dated June 22, 2016 from Procopio to Planning Services stating conformance with the project Conditions of Approval demonstrate compliance with this condition.

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

45. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

Staff Verification: Consistent. Note 12 under the Section entitled “Standard General Notes – Roadway, Grading and Drainage” on Sheet 2 of 27 of the Improvement Plans draws the contractor’s attention to this requirement. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and the Engineering Estimates demonstrates compliance with this condition.

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

48. **Grading Permit / Plan:** If more than 250 cubic yards of earth movement are required for improvements, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of County prior to occupancy clearance.

Staff Verification: Consistent. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

49. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

50. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division 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 Improvement Plans demonstrates compliance with this condition.

51. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

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

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

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or

cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.

- The ultimate drainage outfall of the project.

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans, Final Map, and the submittal of the draft Articles of Incorporation for the HOA and Declaration of Restriction for the Overlook (Wilson Estates) along with a letter dated June 22, 2016 from Procopio to Planning Services stating conformance with the project Conditions of Approval demonstrate compliance with this condition.

54. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

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

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

County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

56. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by EDCDT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with Section E.12 of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. EDCDT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

57. **Off-site Improvements (Security):** Prior to the filing of a final map or parcel map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

Staff Verification: Consistent. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

58. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Transportation Division Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements,

including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

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

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

Staff Verification: Consistent. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

59. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to TD 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 June 27, 2016, that they acknowledge this condition.

60. **TIM Fees:** Prior to issuance of building permits for the lots created by the project, the building permit applicant shall pay the traffic impact mitigation fees in effect at the time the building permit application is deemed complete.

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

El Dorado County Air Quality Management District

61. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)

Staff Verification: Consistent. Notes 15 and 16 under the Section entitled "Standard General Notes – Roadway, Grading and Drainage" on Sheet 2 of 27 of the Improvement Plans draws attention to this requirement. All AQMD Conditions of Approval have been included on Sheet 3 of 27 of the Improvement Plans. The Fugitive Dust Plan was approved by AQMD on December 1, 2015 demonstrating compliance with this condition.

62. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet 3 of 27 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

63. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet 3 of 27 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

64. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet 3 of 27 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

65. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at [1-866-634-3735](tel:1-866-634-3735). ARB is responsible for enforcement of this regulation.

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet 3 of 27 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

66. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet 3 of 27 of the Improvement Plans and draw the contractor's attention to this requirement. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

El Dorado Hills Fire Department

67. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for 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. Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

68. This development shall install Mueller Dry Barrel fire hydrants or any hydrant approved by the El Dorado Irrigation District 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. Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

69. In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

Staff Verification: Consistent. Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

70. 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 combustibles being brought onto the site as specified by the Fire Department, Standard B-003.

Staff Verification: Consistent. Fire Department approval of the Improvement Plans and Final Map demonstrates compliance with this condition.

71. This development shall adhere to the Wildland Fire Safe Plan dated 11/2/11, as updated by the Wilson Estates Amendment A Fire Safe Plan addendum dated May 28, 2014 to reflect the 28 lot subdivision layout.

Staff Verification: Consistent. Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

72. Lots that back up to wildland open space shall be required to use non-combustible type fencing. Non-combustible type fencing is required.

Staff Verification: Consistent. The requirements to construct a six-foot masonry block sound wall was removed by the Administrative Minor Revision to the approved Wilson Estates Tentative Subdivision Map, approved by the Planning Director on June 1, 2016, and an Addendum to the adopted Mitigated Negative Declaration for the Wilson Estates project was prepared. The sound wall backed up to an open space parcel and was replaced with a non-combustible fence, consistent with the non-combustible fencing requirement. Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Consistent. Fire Department approval of the Improvement Plans demonstrates compliance with this condition. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

74. Driveways shall be 12 feet wide. The maximum grade of a driveway shall not exceed 20 percent when paved, 16 percent if unpaved.

Staff Verification: Consistent. Fire Department approval of the Improvement Plans demonstrates compliance with this condition. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

75. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

- a. The gate at the Malcom Dixon will be constructed so that both sides of the gate open when triggered by fire apparatus opticom, remote or Knox key.
- b. The gates on the 20' wide temporary fire access shall be equipped with Knox padlocks.

Staff Verification: Consistent. Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

76. No parking will be allowed on any street. All streets will be signed or marked every 25 feet “no parking fire lane” this shall be white letters on a red background.

Staff Verification: Consistent. Parking bays were incorporated into the project Improvement Plans along Pamela Street. Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

77. This project may be phased so long as dead end roads do not exceed 800 feet or 24 parcels; whichever comes first.

Staff Verification: Consistent. Fire Department approval of the Improvement Plans demonstrates compliance with this condition. The applicant stated in a letter dated June 27, 2016, that they acknowledge this condition.

El Dorado County Surveyor

78. All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.

Staff Verification: Consistent. Cash-in-lieu of the monumentation bond (Check # 5070P-00000118 in the amount of \$6,000.00) has been posted with the El Dorado County Surveyor's Office demonstrating compliance with this condition.

79. The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

Staff Verification: Consistent. The Road Name Petitions were approved on March 1, 2016, which demonstrates compliance with this condition.



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: July 27, 2016

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Renasci Wilson Estates, LLC
28118 Agoura Road, Ste. 105
Agoura Hills, CA 91301

Wilson Estates
El Dorado Hills, CA
APN: 126-070-22, -23 and -30

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.

SUBDIVISION - 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.

PARCEL SPLIT - 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: 28 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 28 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2407DEV 741730
Service Purchase Project No.: 2508SP

***This Meter Award Letter is being issued in anticipation of the receipt of funds via the 2016A Statewide Community Infrastructure Program ("SCIP") Financing for payment of water and wastewater Facility Capacity Charges for the above indicated services. Should funds not be received within 5 days of the date of this letter, any and all confirmation provided herein shall be null and void.**

Please Note: 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