

ILLUSTRATIVE MAP  
**THE PROMONTORY**  
 COUNTY OF EL DORADO, CALIFORNIA  
 DECEMBER, 2004

**LAND USE SUMMARY**

USE	ACRES
VILLAGE 1 SINGLE FAMILY RESIDENTIAL	70
VILLAGE 2 SINGLE FAMILY RESIDENTIAL	5
VILLAGE 3 SINGLE FAMILY RESIDENTIAL	80
VILLAGE 4 SINGLE FAMILY RESIDENTIAL	15
VILLAGE 5 SINGLE FAMILY RESIDENTIAL	142
VILLAGE 6 SINGLE FAMILY RESIDENTIAL	183
VILLAGE 7 SINGLE FAMILY RESIDENTIAL	124
VILLAGE 8 SINGLE FAMILY RESIDENTIAL	124
LOT A	2
LOT B	2
VILLAGE CENTER AREA	126
<b>TOTAL</b>	<b>600</b>

FIGURE TO BE USED WITH  
 SCALE BAR

\* NOTE: THESE VILLAGES REFLECT HIGHER DENSITY AND ARE SUBJECT TO CHANGE. NOT TO BE USED AS A BASIS FOR TOTAL VALUE.

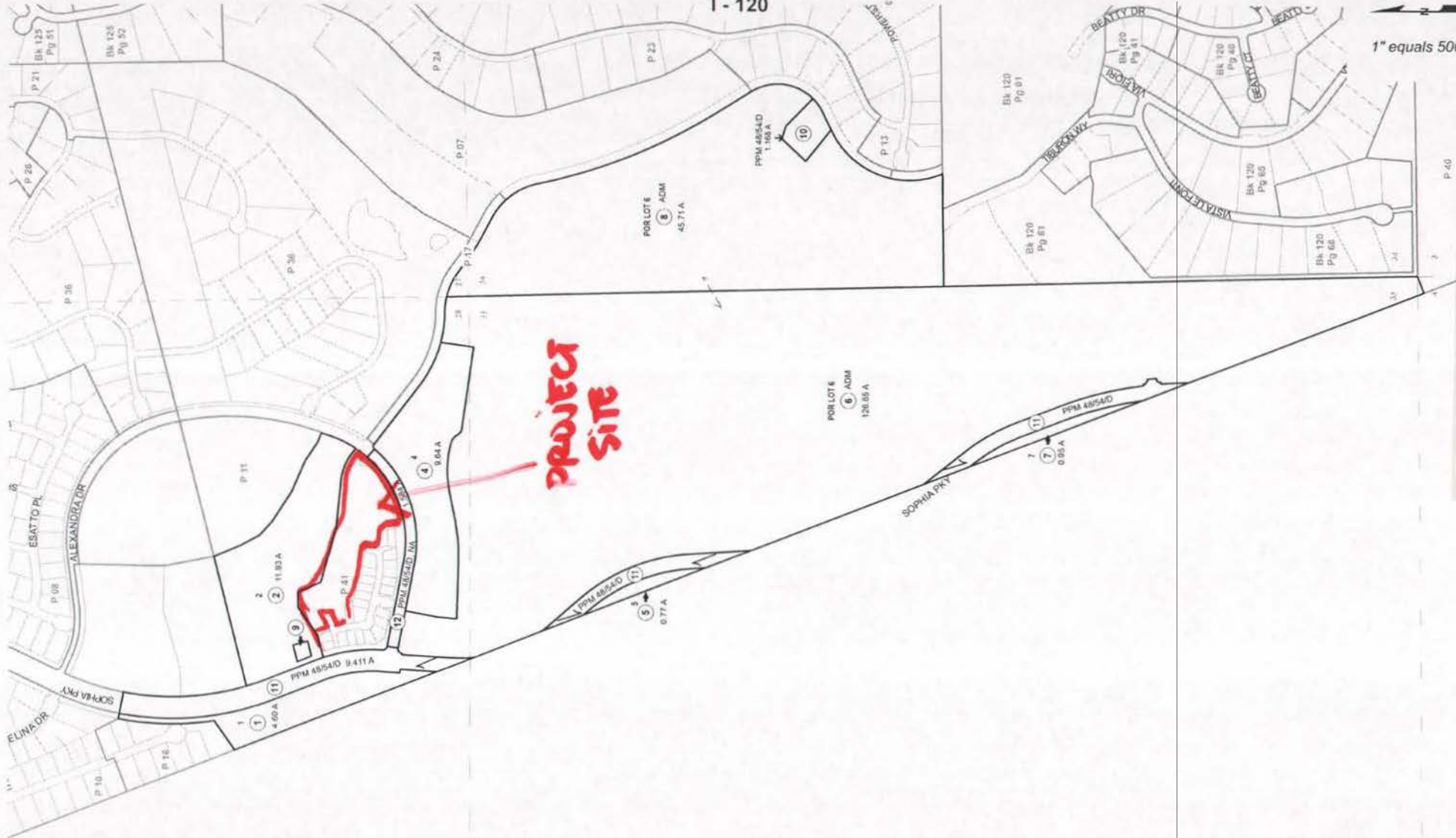
NOTE:  
 CITY OF EL DORADO AND THE VILLAGE CENTER ARE PRESENTLY UNMAAPPED



CDP  
 COUNTY OF EL DORADO

POR. SEC. 28, T.10N., R.8E., M.D.M.  
 THE PROMONTORY VILLAGE UNIT NO. 1  
 I - 120

124:39



ATTACHMENT C

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 Grey Text  
 Assessor's Block Numbers Shown in Ellipse  
 Assessor's Parcel Numbers Shown in Circles

Rev. Nov 7, 2013

Assessor's Map Bk. 124, Pg. 39  
 County of El Dorado, CA



# Tentative Subdivision Map

PROMONTORY VILLAGE CENTER - "LOT H"  
A PORTION OF "THE PROMONTORY SPECIFIC PLAN"  
PARCEL D, P.M. 48-54

COUNTY OF EL DORADO STATE OF CALIFORNIA  
AUGUST, 2008  
SHEET 1 of 1

**CARLTON ENGINEERING INC.**  
3000 PONDROGA ROAD  
SUNOLLE, CALIFORNIA 95959

OWNER: SIBBELL-PROMONTORY, LLC  
1500 SUGAR CANE SUITE 101  
SACRAMENTO, CA 95805

APPLICANT: HAN PROPERTIES, LLC  
300 SUGAR CANE SUITE 101  
EL DORADO HILLS, CA 95762

MAP PREPARED BY: CARLTON ENGINEERING INC.  
3000 PONDROGA ROAD  
SUNOLLE, CALIFORNIA 95959

**MAP DATA:**

Scale of Map: 1" = 40' (1" = 160')

Corner Interval: ONE (1) FOOT & TEN (10) FOOT

Source of Elevation: ALSEA SURVEY

Section, Township, Range: A PORTION OF SECTIONS 27, 28, 29 & 34, T. 38 N., E. 2 E., S. 2

Assessment Parcel No.: 10-748-011 & 10-748-012

Project Zoning: T-1, R, O E, M2M

Total Project Area: 37.30 AC

Future Specific Plan: Promontory Specific Plan

Description	# of Lots	Area
Multi-Family	63	6.78 AC
Road Lot "E"		3.3 AC
Road Lot "D"		2.85 AC
Road Lot "C"		4.91 AC
Road Lot "B"		1.81 AC
Road Lot "A"		2.53 AC
Future Lot "H" (Village Center)		9.25 AC
Future Lot "G" (Village 7)		172.98 AC
Future Lot "K" (Village 8)		63.24 AC
Landscape Lot "A"		4.28 AC
Landscape Lot "B"		8.63 AC
Drainage and Landscape Lot "C"		4.34 AC
Open Space Lot "D"		4.24 AC
Open Space Lot "E"		6.37 AC
Open Space Lot "F"		6.65 AC
Open Space Lot "G"		11.76 AC
Open Space Lot "H"		53.28 AC
<b>Total:</b>	<b>63</b>	<b>318.30 AC</b>

Minimum Parcel Area: 3,222 SQ. FT.

Water Supply: E.I.D.

Seismic Hazard: E.I.D.

Structural Free Protection: EL DORADO COUNTY WATER DISTRICT (SEE REFINEMENT)

Date of Preparation: AUGUST 2008

**PLANNING PLAN NOTICE:**  
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THIS PLANNING PLAN IS APPROXIMATE ONLY AND BY FILING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS, OR THE SUBDIVISION MAP ACT, 1994 EDITION, SECTION 66444.0.

### VICINITY MAP



**PLANNING COMMISSION**

DATE: 12/22/08

APPROVAL: [Signature]

DATE: 12/22/08

CONDITIONAL APPROVAL: [Signature]

DATE: [Signature]

DISAPPROVAL: [Signature]

**BOARD OF SUPERVISORS**

DATE: [Signature]

APPROVAL: [Signature]

DATE: [Signature]

CONDITIONAL APPROVAL: [Signature]

DATE: [Signature]

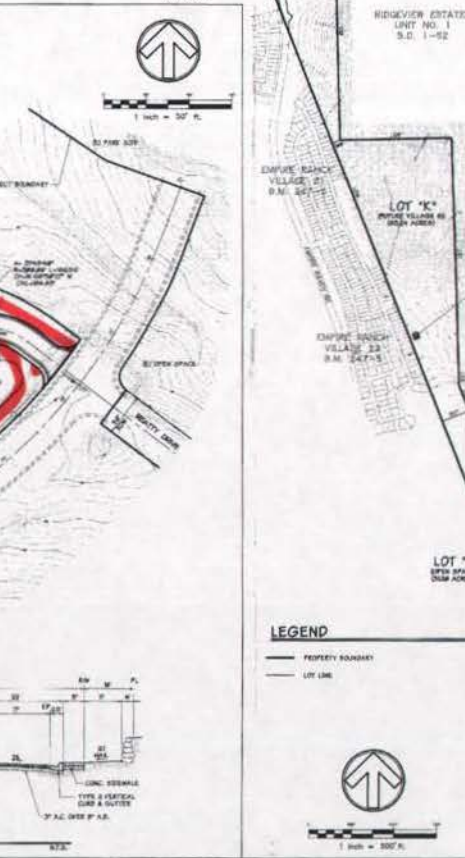
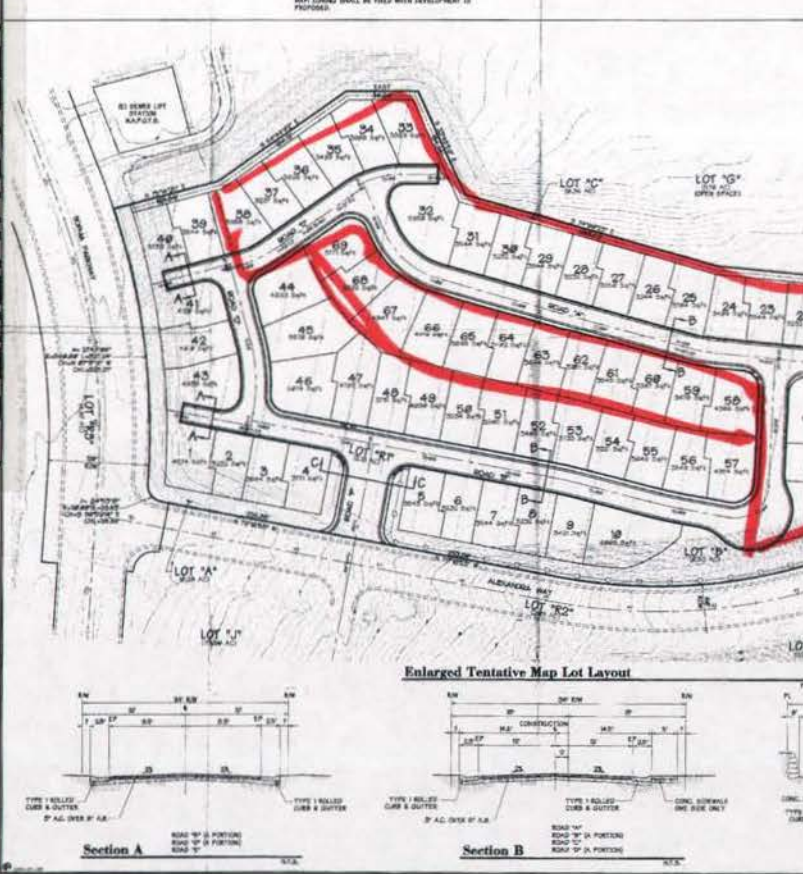
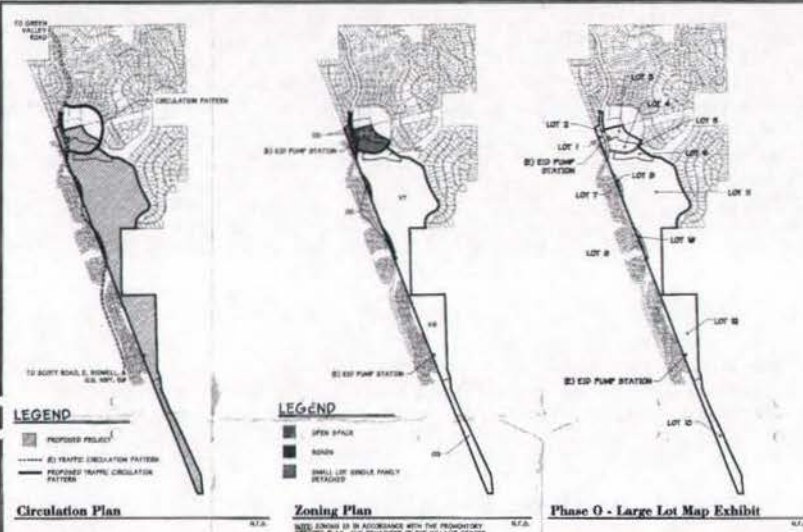
DISAPPROVAL: [Signature]

### Boundary Line Table

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### Boundary Curve Table

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ATTACHMENT D.1





# PROMONTORY VILLAGE CENTER LOT 'H' - UNIT 2

LOT 'A', S.D. 'J'-120, BEING A PORTION OF THE SOUTHEAST 1/4 OF  
SECTION 28, T. 10 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
DECEMBER, 2013

cta Engineering & Surveying

SHEET 1 OF 3

## OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT 'A' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREOF FOR ANY AND ALL PUBLIC PURPOSES.

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

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

- PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS, LOTS 'B' AND 'C' AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'A' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
- EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.
- POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

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

STANDARD PACIFIC CORP., A DELAWARE CORPORATION

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

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

PERSONALLY APPEARED  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION NO.: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS: \_\_\_\_\_ COUNTY.

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF STANDARD PACIFIC CORPORATION IN FEBRUARY, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2014 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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

KEVIN A. HEENEY LS 5914



## COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, \_\_\_\_\_ HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 14, 2006 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

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

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

ROGER TROUT  
COMMUNITY DEVELOPMENT AGENCY  
COUNTY OF EL DORADO, CALIFORNIA

PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

## COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

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

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

COUNTY ENGINEER  
DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY SURVEYOR'S STATEMENT

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

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

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

BY: \_\_\_\_\_  
PHILIP R. MOSBACHER, L.S. 7189  
ASSOCIATE LAND SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY TAX COLLECTOR'S STATEMENT

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

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

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

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

## BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'A' WHICH ARE HEREBY REJECTED.

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

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

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

## COUNTY RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, IN BOOK \_\_\_\_\_

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

STANDARD PACIFIC CORP. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS

GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED BY

PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

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

# PROMONTORY VILLAGE CENTER LOT 'H' - UNIT 2

LOT 'A', S.D. 'J'-120, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 DECEMBER 2013 SCALE: 1" = 40'

## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ FOUND 3/4" C.I.P. STAMPED LS 5914
- ⊙ FOUND 3/4" C.I.P. STAMPED LS 4665-2006
- ⊙ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊙ SET 3/4" C.I.P. STAMPED LS 5914
- ⊙ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ▬ VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

**cta** Engineering & Surveying

SHEET 2 OF 3

## REFERENCES

1. S.D. J-76
2. S.D. J-84

## NOTES

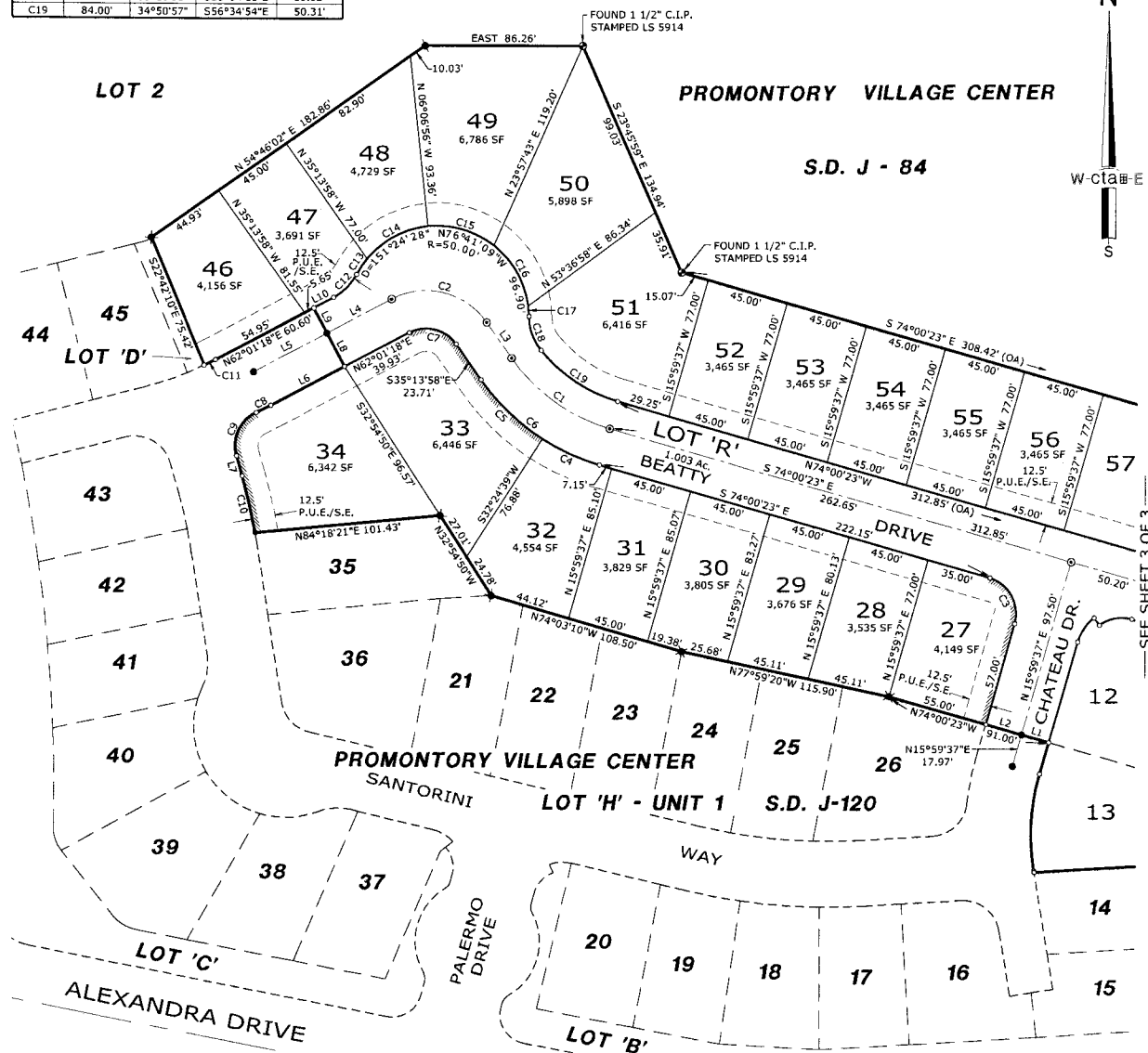
1. THIS SUBDIVISION CONTAINS 5.196 ACRES GROSS, CONSISTING OF 40 RESIDENTIAL LOTS AND 2 LETTERED LOT AND IS CONSISTENT WITH THE TENTATIVE MAP # TM 06-1423 APPROVED BY THE PLANNING COMMISSION ON DECEMBER 14, 2006 AND ANY APPROVED ALTERATIONS THEREOF.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" 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.
3. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
5. LOT 'A' IS TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A LANDSCAPE CORRIDOR / OPEN SPACE.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF S.D. J-84 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.

LINE	BEARING	DISTANCE
L1	S74°00'23"E	15.50'
L2	S74°00'23"E	20.50'
L3	S35°13'58"E	23.71'
L4	N62°01'18"E	39.93'
L5	N62°01'18"E	45.29'
L6	N62°01'18"E	45.29'
L7	S15°51'28"E	11.42'
L8	N27°58'42"W	20.50'
L9	N27°58'42"W	15.50'
L10	N62°01'18"E	12.33'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	99.50'	38°46'25"	S54°37'10"E	66.06'
C2	40.50'	82°44'44"	N76°36'20"W	53.54'
C3	20.00'	90°00'00"	N29°00'23"W	28.28'
C4	120.00'	16°25'02"	S65°47'52"E	34.27'
C5	120.00'	22°21'23"	S46°24'39"E	46.53'
C6	120.00'	38°46'25"	S54°37'10"E	79.67'
C7	20.00'	82°44'44"	N76°36'20"W	26.44'
C8	270.50'	2°23'04"	N63°12'51"E	9.18'
C9	20.00'	80°15'51"	S24°16'27"W	25.78'
C10	320.00'	5°44'51"	N12°59'03"W	32.09'
C11	184.50'	2°07'40"	N63°05'09"E	6.85'
C12	30.00'	34°24'41"	N44°48'58"E	17.75'
C13	50.00'	11°55'17"	S33°34'16"W	10.38'
C14	50.00'	44°21'10"	S61°42'29"W	37.75'
C15	50.00'	44°05'52"	N74°04'00"W	37.54'
C16	50.00'	44°34'22"	N29°43'53"W	37.92'
C17	50.00'	6°27'47"	N04°12'49"W	5.64'
C18	30.00'	38°10'31"	S20°04'11"E	19.62'
C19	84.00'	34°50'57"	S56°34'54"E	50.31'



# PROMONTORY VILLAGE CENTER LOT 'H' - UNIT 2

LOT 'A', S.D. 'J'-120, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
DECEMBER, 2013 SCALE: 1" = 40'

## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊗ FOUND MONUMENT AS NOTED
- ⊗ FOUND 3/4" C.I.P. STAMPED LS 5914
- ⊗ FOUND 3/4" C.I.P. STAMPED LS 4665-2006
- ⊗ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊗ SET 3/4" C.I.P. STAMPED LS 5914
- ⊗ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊗ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊗ VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

cta Engineering & Surveying

SHEET 3 OF 3

## REFERENCES

1. S.D. J-76
2. S.D. J-84

## BASIS OF BEARINGS

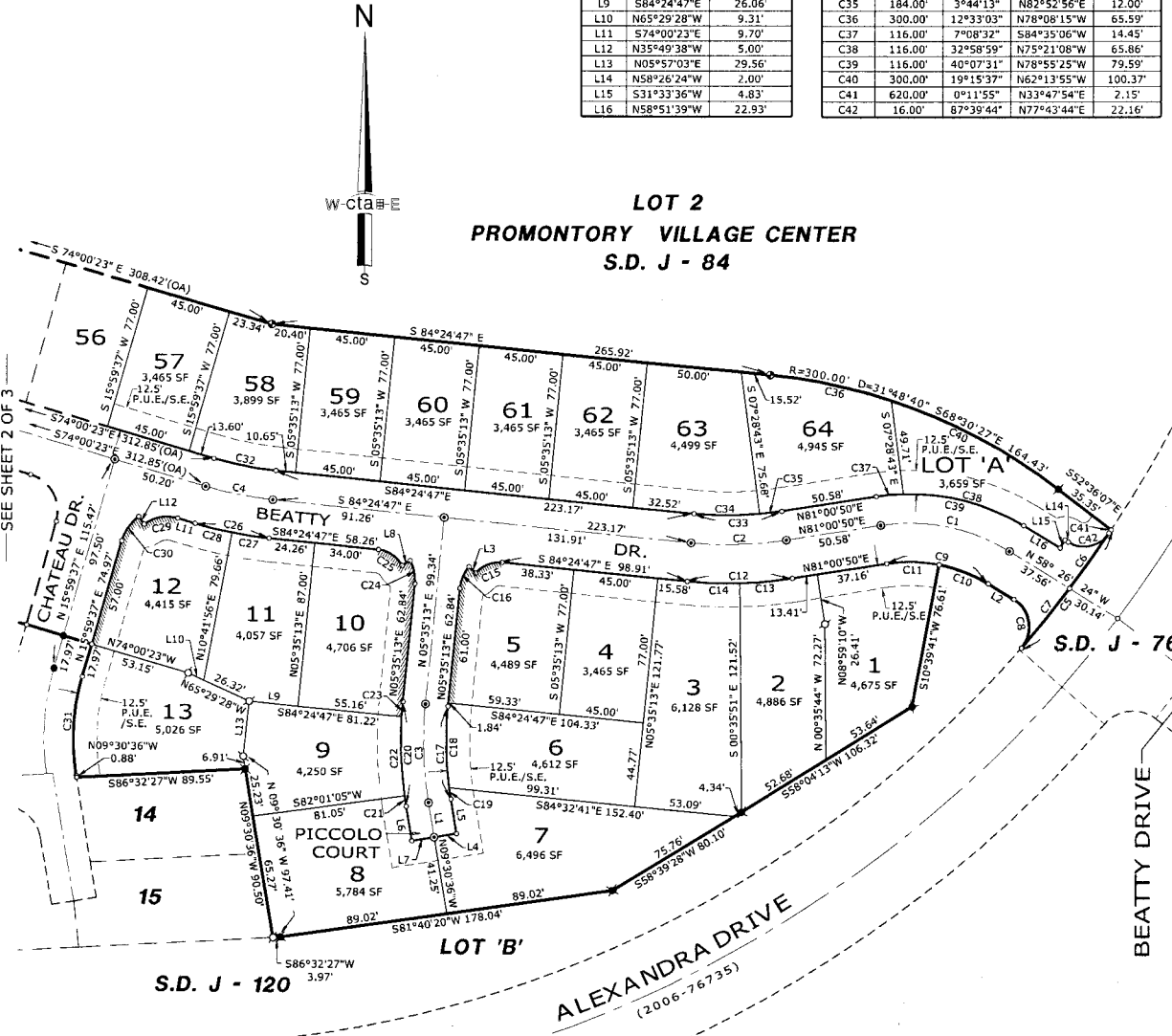
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF S.D. J-84 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.

## NOTES

1. THIS SUBDIVISION CONTAINS 5.196 ACRES GROSS, CONSISTING OF 40 RESIDENTIAL LOTS AND 2 LETTERED LOT AND IS CONSISTENT WITH THE TENTATIVE MAP # TM 06-1423 APPROVED BY THE PLANNING COMMISSION ON DECEMBER 14, 2006 AND ANY APPROVED ALTERATIONS THEREOF.
2. 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.
3. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
5. LOT 'A' IS TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A LANDSCAPE CORRIDOR / OPEN SPACE.

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	100.50'	40°32'47"	N78°42'47"W	69.65'
C2	199.50'	14°34'23"	N88°18'01"E	50.61'
C3	200.00'	15°05'49"	S01°57'41"E	52.55'
C4	199.50'	10°24'24"	S79°12'35"E	36.19'
C5	620.00'	7°15'52"	N37°19'53"E	78.55'
C6	620.00'	3°19'17"	N35°33'30"E	35.93'
C7	620.00'	3°44'40"	N39°05'28"E	40.51'
C8	17.00'	99°49'28"	N08°56'55"W	26.01'
C9	80.00'	40°07'31"	N78°55'25"W	54.89'
C10	80.00'	20°03'46"	N68°53'32"W	27.87'
C11	80.00'	20°03'45"	N88°57'18"W	27.87'
C12	220.00'	14°34'23"	N88°18'01"E	55.81'
C13	220.00'	7°17'24"	N84°39'32"E	27.97'
C14	220.00'	7°17'00"	S88°03'17"E	27.95'
C15	16.00'	56°21'52"	S67°24'17"W	15.11'
C16	21.00'	34°20'08"	S27°45'17"W	12.40'
C17	188.00'	15°05'49"	S01°57'41"E	49.39'
C18	188.00'	13°16'24"	S01°02'59"E	43.46'
C19	188.00'	1°49'25"	S08°35'33"E	5.98'
C20	212.00'	15°05'49"	S01°57'41"E	55.70'
C21	212.00'	1°31'41"	S08°44'45"E	5.65'
C22	212.00'	11°21'43"	S02°18'03"E	41.97'
C23	212.00'	2°12'25"	S04°29'00"W	8.17'
C24	21.00'	34°26'38"	N11°38'06"W	12.44'
C25	16.00'	56°24'36"	N56°12'29"W	15.12'
C26	220.00'	10°24'24"	S79°12'35"E	39.90'
C27	220.00'	5°06'43"	S81°51'26"E	19.62'
C28	220.00'	5°17'41"	S76°39'14"E	20.32'
C29	20.00'	53°26'23"	S79°16'25"W	17.99'
C30	25.00'	36°53'02"	S34°26'08"W	15.82'
C31	120.00'	25°30'13"	S03°14'31"W	52.97'
C32	184.00'	10°24'24"	S79°12'35"E	33.37'
C33	184.00'	14°34'23"	N88°18'01"E	46.67'
C34	184.00'	10°50'10"	S89°49'52"E	34.75'
C35	184.00'	3°44'13"	N82°52'56"E	12.00'
C36	300.00'	12°33'03"	N78°08'15"W	65.59'
C37	116.00'	7°08'32"	S84°35'06"W	14.45'
C38	116.00'	32°58'59"	N75°21'08"W	65.86'
C39	116.00'	40°07'31"	N78°55'25"W	79.59'
C40	300.00'	19°15'37"	N62°13'55"W	100.37'
C41	620.00'	0°11'55"	N33°47'54"E	2.15'
C42	16.00'	87°39'44"	N77°43'44"E	22.16'

LINE	BEARING	DISTANCE
L1	N09°30'36"W	18.47'
L2	N58°51'39"W	15.94'
L3	N47°50'20"W	5.01'
L4	N80°29'24"E	12.00'
L5	N09°30'36"W	18.47'
L6	N09°30'36"W	18.47'
L7	N80°29'24"E	12.00'
L8	N58°24'49"E	5.01'
L9	S84°24'47"E	26.06'
L10	N65°29'28"W	9.31'
L11	S74°00'23"E	9.70'
L12	N35°49'38"W	5.00'
L13	N05°57'03"E	29.56'
L14	N58°26'24"W	2.00'
L15	S31°33'36"W	4.83'
L16	N58°51'39"W	22.93'





## Attachment F

### DETERMINATION OF CONFORMANCE CONDITIONS OF APPROVAL FOR PROMONTORY VILLAGE CENTER, LOT H, UNIT 2

(Village Center Lot H Tentative Map Conditions of Approval As Approved by the  
Planning Commission on December 14, 2006)

1. This tentative subdivision map approval is based upon and limited to compliance with the project description, dated December 14, 2006, and Conditions of Approval set forth below. Any deviations from the project description, exhibits of conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

**The project description is as follows:**

The project consists of a tentative subdivision map creating 69 small lot single family units, five roadway lots, five open spaces lots, three future development lots, two landscape lots, and one landscape/drainage lot for a total of 85 new proposed lots. The applicants additionally request a design waiver of 60' county right-of-way standard. The Class I subdivision proposes the creation of 69 small lot parcels with sizes ranging from 3,232 square feet (0.07 acre) to 6,008 square feet (0.14 acre). These lots are designated "Small Lot Single Family Detached" (SLSFD) and are much smaller than the other single family lots in The Promontory. The proposed five roadway lots will include sections of Sophia Parkway, a section of Alexandra Way, and roads to service the 69 single family lots. The proposed open space lots will separate portions of land that have already been designated open space from active development areas. The landscape and drainage lots will be functional lots to serve the 69 single family lots. The future development lots include one lot in the Village Center as well as the future development of Village 7 and Village 8 into additional single family residential units. The site is accessed via Sophia Parkway and Alexandra Way and the 69 small lots are served by circulation Roads A, B, C, D, and E. Sewer and water service will be provided by EID.

The request includes a design waiver for the reduction of the minimum 60-foot right-of-way for minor residential streets within the Class I subdivision. Roads A, B, C, and D would be constructed with a maximum right-of-way of 36 feet (28-foot road width, sidewalk on one side) while Road E and the other dead end road stubs proposed would be 24 feet (21 foot wide road width, no sidewalks). The proposed right-of-ways and road widths conform to the approved road standards identified in the Promontory Specific Plan and Settlement Agreement.

*This condition has been superseded by Condition of Approval No.1 of the revised Promontory Village H Tentative Map approved through the Substantial Conformance/Findings of Consistency Review by the Development Services Director on*

March 8, 2013. The revised condition is on page 14 of this Determination of Conformance to Approved Conditions of Approval exhibit.

**DEPARTMENT OF TRANSPORTATION (DOT) PROJECT SPECIFIC CONDITIONS**

- This project is subject to the 2004 General Plan Transportation Impact Mitigation Fee Program. Applicant shall pay traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

*Not applicable to Final Map. Compliance with this condition shall be verified prior to issuance residential building permit.*

- A vehicular access restriction shall be designated on the final map, on the frontage of Sophia Parkway and Alexandra Way (specifically Lots 1 through 11, 16 through 18, and 40 through 43).

*This condition has been superseded by Condition of Approval No.2 of the revised Promontory Village H Tentative Map approved through the Substantial Conformance/Findings of Consistency Review by the Development Services Director on March 8, 2013. The revised condition is on page 15 of this Determination of Conformance to Approved Conditions of Approval exhibit.*

- All roads shall be constructed in conformance with the Promontory Specific Plan and the Design and Improvements Standard Manual with the following widths, prior to issuance of building permits:

ROAD NAME	PROMONTORY REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
Dead end roads/courts, i.e. portions of Roads B, D & E	Section A	21 ft (24 ft R/W)*	Type 1 rolled curb & gutter per Std. Plan 104, w/no sidewalks
Roads A, B, C & D	Section B	28ft (36 ft R/W)*	Type 1 rolled curb & gutter per Std. Plan 104, w/5 foot sidewalk (ADA minimum) on one side only
Road F	Section C	53 ft (62 ft R/W) w/9 ft median	Type 2 vertical curb & gutter per Std. Plan 104 on both sides and on median, w/5 ft (ADA minimum) sidewalk on both sides

Notes for Condition 3 table: Road widths in the preceding table are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of curb.

\*With approved waiver but consistent with the Specific Plan and prior approvals.

*This condition has been superseded by Condition of Approval No.3 of the revised Promontory Village H Tentative Map approved through the Substantial Conformance/Findings of Consistency Review by the Development Services Director on March 8, 2013. The revised condition, designated as Condition of Approval No.2, is on*



*page 15 of this Determination of Conformance to Approved Conditions of Approval exhibit.*

5. An irrevocable offer of dedication for rights of way (R/W) shall be made, in fee, of the widths shown in the preceding table for the proposed roads, with slope, pedestrian, and parking easements where necessary. Said offer may be rejected at the time of the final map, in which case a County Service Area Zone of Benefit or Homeowner’s Association shall be established in order to provide for the long term maintenance of the roads.

*This condition is satisfied with the inclusion of an IOD (for the subdivision roads identified as Lot R) on the Final Map.*

6. Applicant shall construct Alexandra Way from the intersection of Beatty Drive to the intersection of Sophia Parkway in conformance with the requirements of the Promontory Specific Plan and the Design and Improvements Standard Manual, prior to issuance of building permits.

ROAD NAME	PROMONTORY REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
Alexandra Way	Village Center Collector	48 ft (60 ft R/W), plus parking, utility and slope easements	Type 2 Vertical Curb & Gutter w/o lot frontage: Type 1 rolled curb and gutter w/lot frontage: 6’ sidewalks on both sides includes curb.

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

*This condition has been satisfied with the construction of Alexandra Way under a separate project.*

7. A notice of restriction shall be recorded on all lots where off street parking is required in lieu of the additional on street parking spaces or bays. As an alternative, the Promontory (or Village) CC&Rs shall include a provision for off street parking to compensate for lack of parking normally required on street.

*A Notice of Restriction is not applicable given that the subdivision roads would accommodate parking on one side of the street (opposite the sidewalk side of the street) where the right-of-way is 36 feet wide. The design of the roads has been approved by El Dorado Hills Fire Department and DOT with the approval of Improvement Plan.*

8. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, CTA) and the Willow-Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents.

*This condition is satisfied with the approval of the Improvement Plan for Lot H by DOT.*

**DOT STANDARD CONDITIONS OF APPROVAL**

9. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements with gated access across fenced property lines. This drainage shall be by closed conduit wherever possible, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.

*This condition is satisfied with the approval of the Improvement Plan for Lot H by DOT.*

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

*This condition is satisfied with the approval of the Improvement Plan for Lot H for the subdivision, which includes drainage facilities, by DOT.*

11. The subdivider shall be required to form a County Service Area Zone of Benefit or Homeowner's Association to fund drainage facilities maintenance and improvement services. The funding mechanism for these services must be established prior to approval of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.

*As documented in the by-laws of the Villages of the Promontory at Promontory Association and Conditions, Covenants, and Restrictions, the HOA for this village shall maintain on-site drainage facilities, which satisfies the condition.*

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

*This condition is satisfied with inclusion of all drainage easements on the Final Map.*

13. Applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both onsite and for those roads that are required for access to County or State maintained roads.

*As recorded in the by-laws of the Villages of the Promontory at Promontory Association, the HOA for this village shall maintain on-site roads, which satisfies the condition.*

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



*This condition has been satisfied as this Final Map is based on a revised tentative map that has been reviewed, conditioned, and approved through Substantial Conformance/Finding of Consistency.*

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

*This condition is satisfied with the approval of the Improvement Plan for Lot H by DOT.*

16. Prior to filing the final map, the developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.

*Execution of Subdivision Improvement Agreement for this village shall be considered by the Board of Supervisors along with the Final Map.*

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

*This condition is satisfied with all applicable utility, road, and drainage easements being shown on the Final Map.*

18. All lots that front on two roads shall take access on the minor roadway, and a non-vehicular access easement shall be established on the major roadway on the final map.

*This condition is satisfied with applicable access restrictions being shown on the Final Map.*

19. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permits shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

*This condition is satisfied with the approval of rough grading and Improvement Plans for Lot H by DOT.*

20. The timing of construction and method of re-vegetation shall be coordinated with the El Dorado Resource Conservation District (RCD). An erosion and sediment control plan

shall be part of the project grading and improvement plans, incorporating the El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve such plans and the developer shall implement said plan on or before October 15.

*This condition of approval is satisfied with erosion and sedimentation control plan as part of the approved Storm Water Pollution Prevention Plan for Lot H.*

21. The contractor shall deploy measures sufficient to achieve compliance with the County's Grading Ordinance and, for projects which involve one acre or more of disturbed soil or are part of a larger common plan of development that encompasses one acre or more of disturbed soil, shall comply with the State Water Resources Control Board's (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction Activity.

*This condition of approval is satisfied with erosion and sedimentation control plan as part of the approved Storm Water Pollution Prevention Plan for Lot H.*

22. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.

*This condition of approval is satisfied with erosion and sedimentation control plan as part of the approved Storm Water Pollution Prevention Plan for Lot H.*

23. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. All curb returns shall be profiled on the improvement plans with elevations shown at least 25 feet before the beginning (BC) and at least 25 feet past the end (EC) of the curb, at the BC and EC, and at a minimum of quarter curve lengths, in a clockwise direction.

*This condition is satisfied with the approval of the Improvement Plan for Lot H by DOT.*

24. 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).

*As recorded in the by-laws of the Villages of the Promontory at Promontory Association, the HOA for this village shall maintain fences and walls, which satisfies the condition.*

## **EL DORADO HILLS FIRE DEPARTMENT**



25. The potable water system for the purpose of the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be 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.

*This condition is satisfied with the approval of Improvement Plan for Lot H, which includes required facilities for fire suppression, by El Dorado Hills Fire Department.*

26. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The Spacing between hydrants shall be determined by the Fire Department.

*This condition is satisfied with the approval of Improvement Plans for Lot H which includes required facilities for fire suppression, by El Dorado Hills Fire Department.*

27. 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 the Fire Safe Regulations.

*This condition is satisfied with the approval of Improvement Plans for Lot H, which includes required facilities for fire suppression, by El Dorado Hills Fire Department.*

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

*This condition is satisfied with the approval of Improvement Plans for Lot H, which includes required facilities for fire suppression, by El Dorado Hills Fire Department.*

29. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing. The Fencing shall include three-foot gates spaced approximately 300 feet apart or as required by the Fire Department. These gates would be used by the Fire Department to access the open space during an emergency.

*This condition is satisfied with the approval of Improvement Plans, which includes applicable facilities for ensuring emergency access, by El Dorado Hills Fire Department.*

30. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code.

*Driveway designs shall be further verified for conformance to applicable standards during review of residential building permit.*

31. The applicant shall be conditioned to revise and implement the existing Wildland Fire Safe Plan to include Lot H.

*This condition is satisfied with the submittal of a revised Wildland Fire Safe Plan approved for this village.*

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

*This condition is satisfied with the approval of Improvement Plans, which includes applicable road design, by El Dorado Hills Fire Department.*

33. All dead end road stubs (24 foot right-of-way) in the subdivision shall be striped with red curbing and shall have signage posted for no parking on either side of the road. On street parking is limited in this development based on requirements from the Manual of Uniform Traffic Control Devices, and striping and signage shall be completed prior to. Visitors shall park on the private driveway for lots served by the dead end road stubs, or on Roads A, B, C, or D in the allowed parking areas. Parking is prohibited on these road sections to provide adequate access for emergency vehicles.

*This condition is satisfied with the approval of Improvement Plans for Lot H, which includes applicable road design, by El Dorado Hills Fire Department.*

34. This development shall be prohibited from installing gates or restricting access to the subdivision. This restriction applies to both the south and east points of access to the development.

*This condition has been superseded with the department approval the revised tentative map through the Substantial Conformance/Findings of Consistency Review allowing installation of gates, subject to applicable department requirements.*

### **AIR QUALITY MANAGEMENT DISTRICT CONDITIONS**

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

*This condition is satisfied with the project contractor obtaining necessary encroachments and providing traffic control that would be implemented during construction.*

36. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion

engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

*This condition is not applicable to this Final Map.*

### **OTHER DEPARTMENT OR AGENCY STANDARD CONDITIONS**

37. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the development 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.

*This condition is satisfied with the posting of monument bond to the satisfaction of the County Surveyor's Office.*

38. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the final map.

*This condition is satisfied with the approval of the Road Name Petition by the County Surveyor's Office.*

39. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.

*This condition is satisfied with the submittal of the meter award letter included in this report.*

40. As specified in conditions of approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the final map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possessing of the property.

*All applicable off-site improvements for this subdivision have been completed. This condition is satisfied.*

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

*This condition is noted in the Improvement Plan for the subdivision and is, therefore, satisfied.*



42. The applicant shall provide a letter from SBC shall verify that easements for SBC utilities are accurately shown on the final map.

*This condition is satisfied with the confirmation by the utility company (formerly SBC now AT&T) absence of any SBC easements within this unit.*

43. Applicant shall provide verification that a joint trenching agreement has been established with the cable television provider.

*This condition is satisfied with the confirmation by the utility company (Comcast) that no joint trench agreement is needed for this subdivision.*

**MITIGATION MEASURES**

The following are the applicable adopted mitigation measures from the Promontory Final EIR certified on November 4, 1997. The reference numbers are from the EIR. Within or following the mitigation measure in italics are notes or abbreviations added to clarify implementation of the mitigation measure. The following legend defines the abbreviations used:

Stage in Process in Which Condition Must be Satisfied	Abbreviation
Tentative Map	<i>T.M.</i>
Shown on Improvement Plans	<i>I.P.</i>
Final Map	<i>F.M.</i>
Building Permit(fees paid with building permit issuance or design criteria in CC&Rs or Design Notebook)	<i>B.P.</i>

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

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

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

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

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

- 4.5.2a. Widen Green Valley Road from two lanes to four lanes from El Dorado Hills Boulevard to the El Dorado County line. This mitigation measure is accomplished by the inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation Fee Program at time of building permit. (B.P.)

*Not applicable to Final Map. Compliance with this condition shall be verified prior to issuance residential building permit.*

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

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

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

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

Modify the existing traffic signal equipment as necessary to accommodate the intersection widening. This mitigation measure is accomplished by inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation Fee Program at time of building permit. (B.P.)

*Not applicable to Final Map. Compliance with this condition shall be verified prior to issuance residential building permit.*

- 4.5.6. Install a traffic signal at the Latrobe Road/U.S. Highway 50 Eastbound Ramps intersection. This mitigation measure is accomplished by inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation

Fee Program at time of building permit. (B.P.)

*Not applicable to Final Map. Compliance with this condition shall be verified prior to issuance residential building permit.*

- 4.58 The project applicant shall be responsible for contributing their fair share of the cost to reconstruct the El Dorado Hills Boulevard/Latrobe Road interchange with U.S. Highway 50. This mitigation measure is accomplished by inclusion in the CIP, paid for by the collection of fees for the 2004 General Plan Transportation Impact Mitigation Fee Program at time of building permit. (B.P.)

*Not applicable to Final Map. Compliance with this condition shall be verified prior to issuance residential building permit.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the subdivision.*

- 4.6.3. Prior to future final map approvals, the project applicant shall demonstrate to the County and the EDCAPCD their compliance with Rules 215 and 225 of the EDCAPCD's Rules and Regulations handbook for the control of ROG emissions from architectural and asphalt coatings. (F.M.)



*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

- 4.6.5. Implementation of the following measures would reduce, but not eliminate, the significant air quality impacts:

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

- 4.9.1a. Prior to approval of the improvement plans for site development, the project applicants shall hire an engineering geologist or equivalent professional to prepare a site specific geotechnical report that will include the following:  
Identification of areas of potential slope hazards and measures to minimize the project's impact to slope stability.

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

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

- An analysis of seismic hazards anticipated at the project site from regional faults.
- A discussion and recommendations for seismic mitigation at the project site.

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

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

#### Construction Measures

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

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

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

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

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

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

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

Immediately after the completion of grading activities, erosion protection will be provided for finished slopes. This may include re-vegetation with native plants (deep



rooted species for steep slopes), mulching, hydroseeding, or other appropriate methods.

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

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

### Operation Measures

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

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

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

Permanent energy dissipaters will be included for permanent outlets.

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

1. Construct basins with a total storage volume that permits adequate detention time for settling of fine particles even during high flow conditions.
2. Maximize the distance between basin inlets and outlets to reduce velocities, perhaps by using an elongate basin shape.
3. Incorporate some below grade area within the main detention basin for sediment settling.
4. Allow vegetation to reduce velocities and naturally filter water by encouraging vegetation establishment and ensuring adequate water supply to maintain vegetation cover.
5. Establish basin maintenance responsibility and schedules to periodically remove basin sedimentation, excessive vegetation growth and debris that may clog basin inlets and outlets. (I.P.)

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

- 4.10.5b. Prior to approval of improvement plans for site development, the project applicant shall prepare a hydrologic study in conformance with the El Dorado County Drainage

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

4.11.2. The project applicant shall implement the following measures to minimize potential impacts to undiscovered cultural resources:

a. Prior to approval of subsequent tentative subdivision maps for project development, the project shall retain a qualified archeologist to perform an archeological survey for the tentative subdivision map area. The archeological survey shall employ current field survey and record search methods and standards. Significant archeological resources discovered shall be recorded and avoided and/or mitigated, pursuant to state and federal standards. The findings of the archeological survey shall be summarized in a report and submitted to the County prior to tentative subdivision map approval. (T.M.)

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

*This mitigation measure has been verified and satisfied with the approval of the Improvement Plan for the Lot H subdivision.*

**TM06-1423 (Promontory Village Center, Lot H) Finding of Consistency Conditions of Approval-** As Approved by the Development Services Director March 8, 2013

1. This tentative subdivision map approval is based upon and limited to compliance with the project description, dated March 8, 2013, and Conditions of Approval set forth below. Any deviations from the project description, exhibits of conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

**The project description is as follows:**

The project consists of a tentative subdivision map creating 64 small lots ~~sin~~ to accommodate townhomes, five roadway lots, five open spaces lots, three future development lots, two landscape lots, and one landscape/drainage lot for a total of 80 new lots. The proposed five roadway lots will include sections of Sophia Parkway, a section of Alexandra Way, and roads to service the 64 single family lots. The proposed open space lots will separate portions of land that have already been designated open space from active development areas. The landscape and drainage lots will be functional lots to serve the 64 single family lots. The future development lots include one lot in the Village Center as well as the future development of Village 7 and Village 8 into additional single family residential units. The site is accessed via Sophia Parkway and Alexandra Way and the 64 small lots shall be served by circulation Roads A, B, C, D, and E. Sewer and water service shall be provided by EID.

The request includes a design waiver for the reduction of the minimum 60-foot right-of-way for minor residential streets within the Class I subdivision. Roads A, B, C, and D would be constructed with a maximum right-of-way of 36 feet (28-foot road width, sidewalk on one side) while Road E and the other dead end road stubs proposed would be 24 feet (21 foot wide road width, no sidewalks). The proposed right-of-ways and road widths conform to the approved road standards identified in the Promontory Specific Plan and Settlement Agreement.

*This condition is satisfied with this Final Map which has been designed according to this condition of approval.*

**DEPARTMENT OF TRANSPORTATION PROJECT SPECIFIC CONDITIONS**

1. A vehicular access restriction shall be designated on the final map, on the frontage of Sophia Parkway and Alexandra Way (specifically Lots 1, 2, 7, 8, 15 through 20 and 37 through 44).

*Condition Satisfied. Applicable vehicular access restrictions are shown on the Final Map.*

2. All roads shall be constructed in conformance with the Promontory Specific Plan and the Design and Improvements Standard Manual with the following widths, prior to issuance of building permits:

<b>ROAD NAME</b>	<b>PROMONTORY REFERENCE</b>	<b>ROAD WIDTH</b>	<b>EXCEPTIONS/NOTES</b>
Dead end roads/courts, i.e. Road D and portions of Roads A & C	Section A	21 ft (24 ft R/W)*	Type 1 rolled curb & gutter per Std. Plan 104, w/no sidewalks
Roads A, B & C	Section B	28ft (36 ft R/W)*	Type 1 rolled curb & gutter per Std. Plan 104, w/4 foot sidewalk (ADA minimum) on one side only.
Road E	Section C	51 ft(68 ft R/W)	Type 1 rolled curb & gutter per Std. Plan 104 on both sides and on median, w/4 ft (ADA minimum) sidewalk on both sides

*This condition has been satisfied with the approval of the Improvement Plans for the Promontory Village H, Unit 2.*







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# COMMUNITY DEVELOPMENT AGENCY

## TRANSPORTATION DIVISION

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

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**PLACERVILLE OFFICES:**

**MAIN OFFICE:**

2850 Fairlane Court, Placerville, CA 95667  
(530) 621-5900 / (530) 626-0387 Fax

**CONSTRUCTION & MAINTENANCE:**

2441 Headington Road, Placerville, CA 95667  
(530) 642-4909 / (530) 642-0508 Fax

**LAKE TAHOE OFFICES:**

**ENGINEERING:**

924 B Emerald Bay Road, South Lake Tahoe, CA  
96150 (530) 573-7900 / (530) 541-7049 Fax


**MAINTENANCE:**

1121 Shakori Drive, South Lake Tahoe, CA 96150  
(530) 573-3180 / (530) 577-8402 Fax

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Date: January 15, 2014

To: Mel Pabalinas, Senior Planner

From: Gregory Hicks, Senior Civil Engineer, 

Subject: Promontory Village Center Lot "H", Unit 2, TM 06-1423

I have reviewed the Final Map packet and have found that the conditions of approval, the plans and the final map to be in general conformance with the requirements that the Transportation Division imposed on the tentative map.

COUNTY OF EL DORADO  
STATE OF CALIFORNIA

COUNTY SURVEYOR  
**Richard L. Briner**



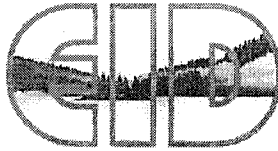
360 Fair Lane, Placerville, CA 95667  
Phone (530) 621-5440  
Fax (530) 626-8731  
e-mail: [surveyor@edcgov.us](mailto:surveyor@edcgov.us)

DATE: 1/28/14  
TO: Mel Pabalinas, Planner, El Dorado County Planning Department.  
FROM: Rich Briner, County Surveyor, County Surveyors Office  
SUBJECT: TM 06-1423 Promontory Village Center Lot H Unit 2

A handwritten signature in black ink, appearing to be "R. Briner", is written over the "FROM" line of the memo.

This memo is to inform you that Promontory Village Center Lot H Unit 2 Final Map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call the Surveyors office at extension 5440.



**El Dorado Irrigation District**

**METER AWARD LETTER**

This serves as an award for:

Date: January 9, 2014

SUBDIVISION

PARCEL SPLIT

OTHER

**APPLICANT/S NAME AND ADDRESS**

**PROJECT NAME, LOCATION & APN**

Standard Pacific Homes

Promontory Village Lot H Unit 2

3650 Industrial Blvd., Ste. 140

West Sacramento, CA 95691

APN:124-390-03

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)

Note: If the agent is making the application, a duly notarized authorization must be attached.

**FOR SUBDIVISIONS** - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

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

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

**The District hereby grants this award for:**

WATER: 32\* EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 32\* EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No(s): 1759DEV WO#633539  
1928SP

\*Project consists of 32 multi-family units and 8 single-family residential units.

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

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

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

Owner/Applicant Signature

Customer and Development Services

Original Copy - Project File

1 Copy - Applicant

1 Copy - County/City