

Promontory Village 7 Tentative Subdivision Map TM16-1530

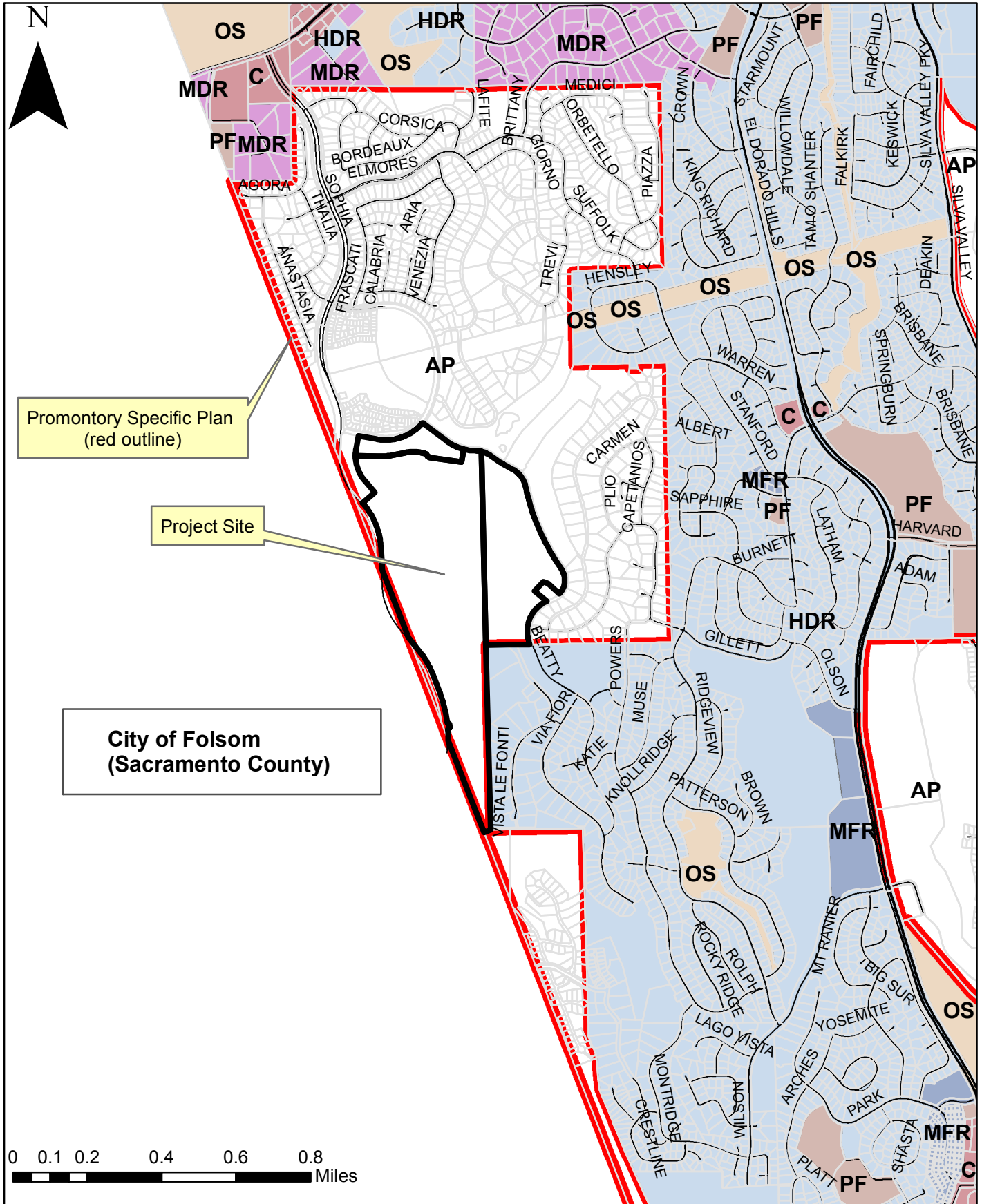
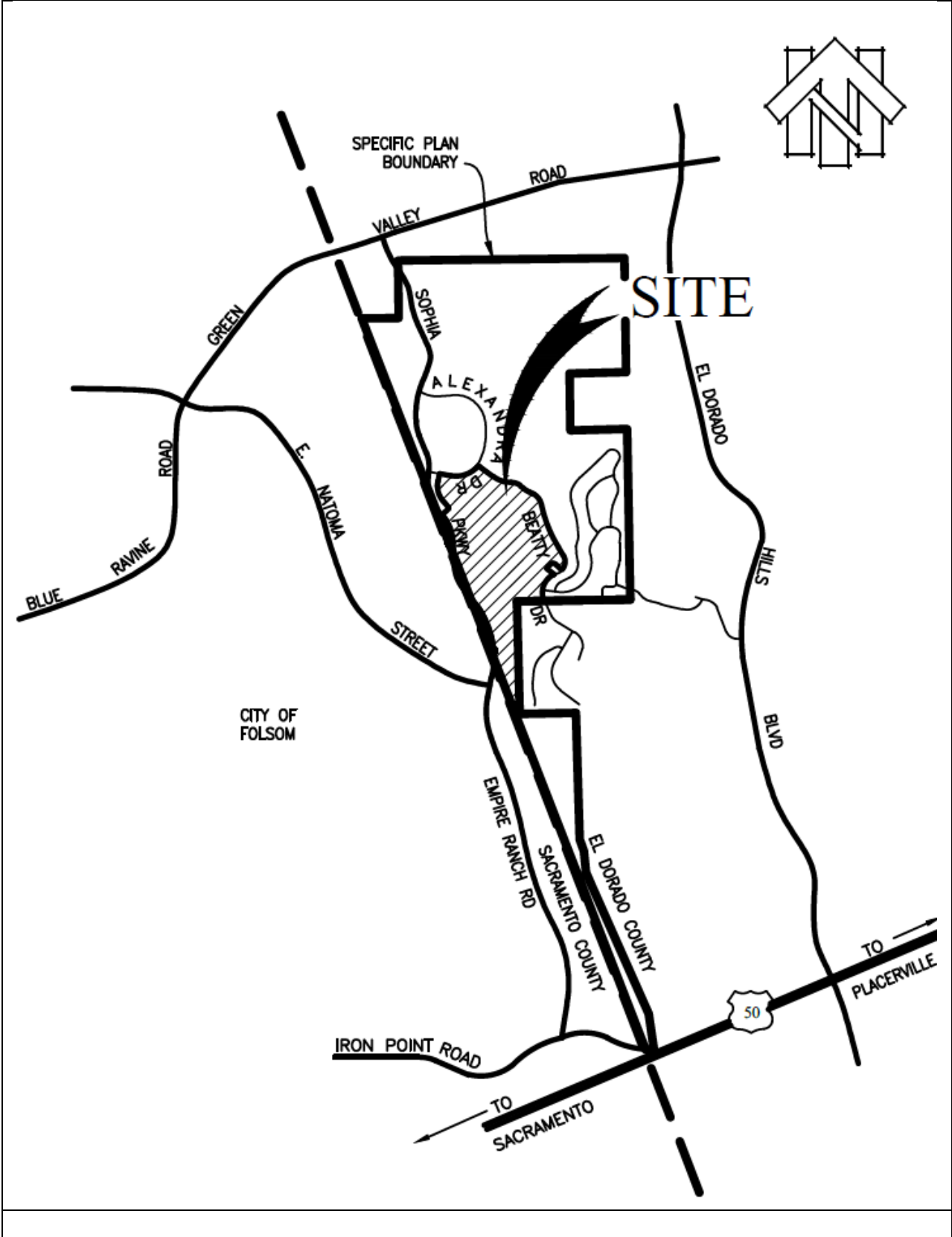


Exhibit A: Location Map



POR. SECS. 27, 28, 33, 34, T.10N., R.8E., M.D.M.
 THE PROMONTORY VILLAGE UNIT NO. 1
 I - 120

124:39

1" equals 500'

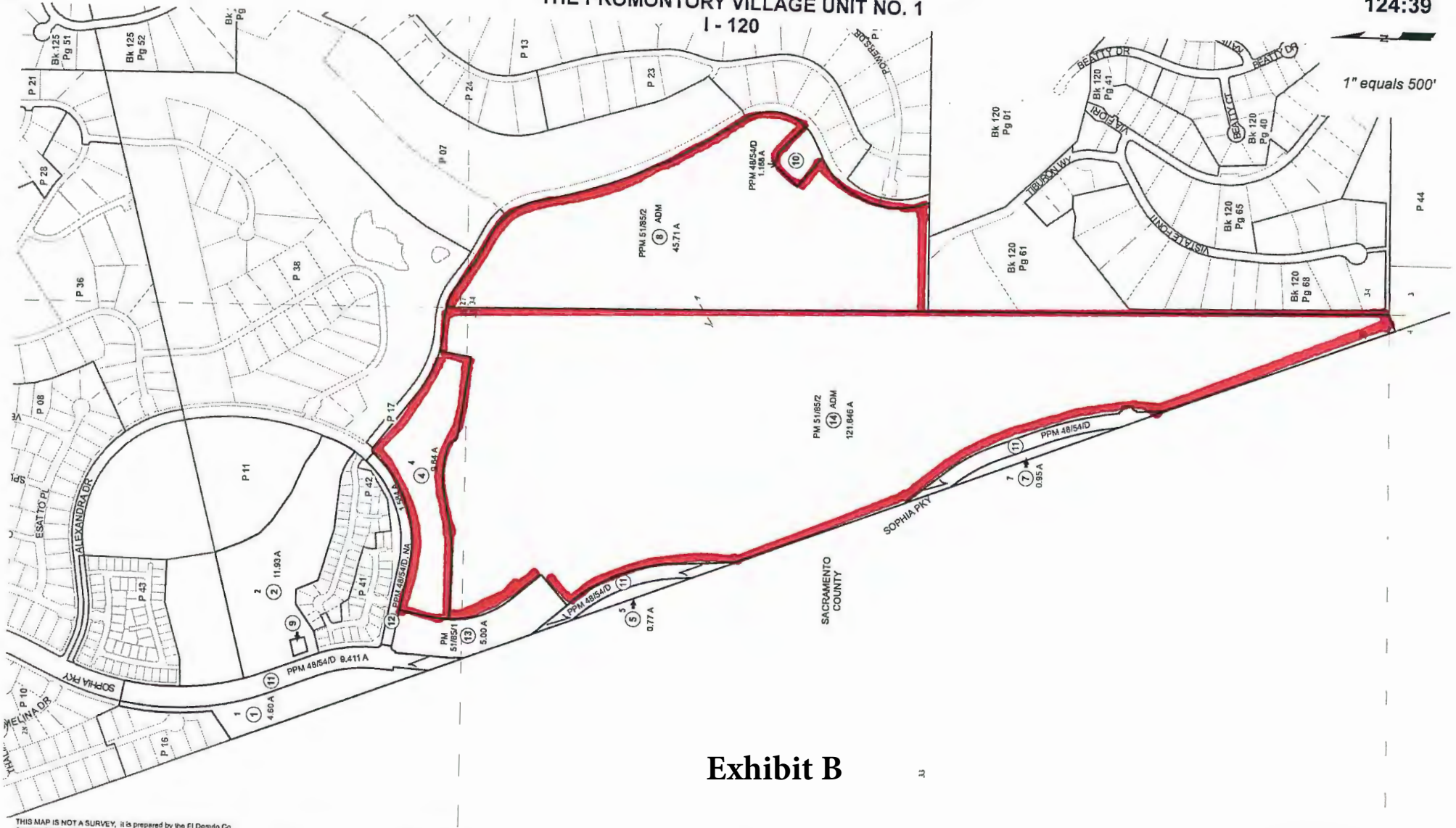


Exhibit B

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 Show in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. OCT 14, 2015

Promontory Village 7 Tentative Subdivision Map TM16-1530

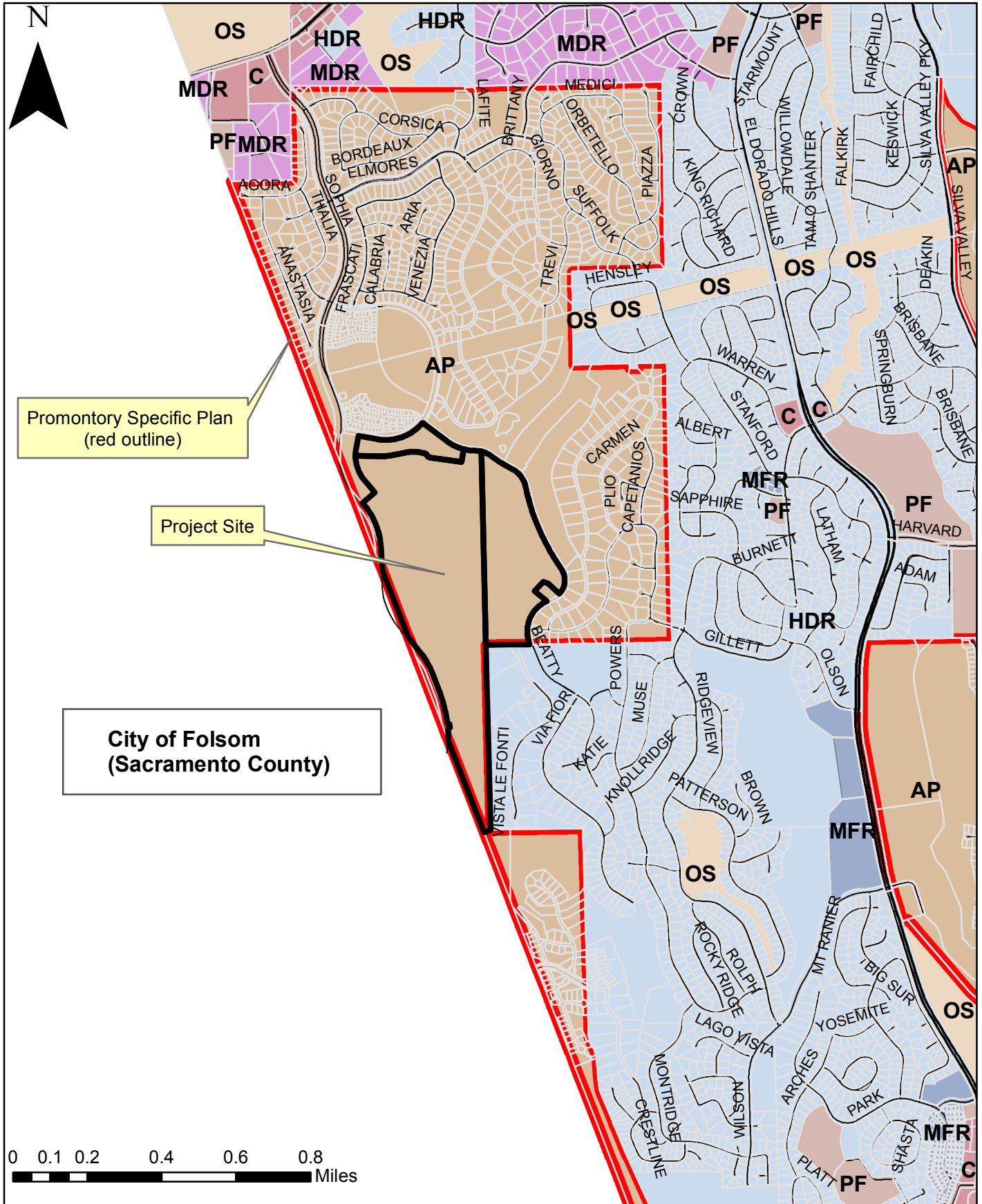


Exhibit C: General Plan Land Use Map

Promontory Village 7 Tentative Subdivision Map TM16-1530

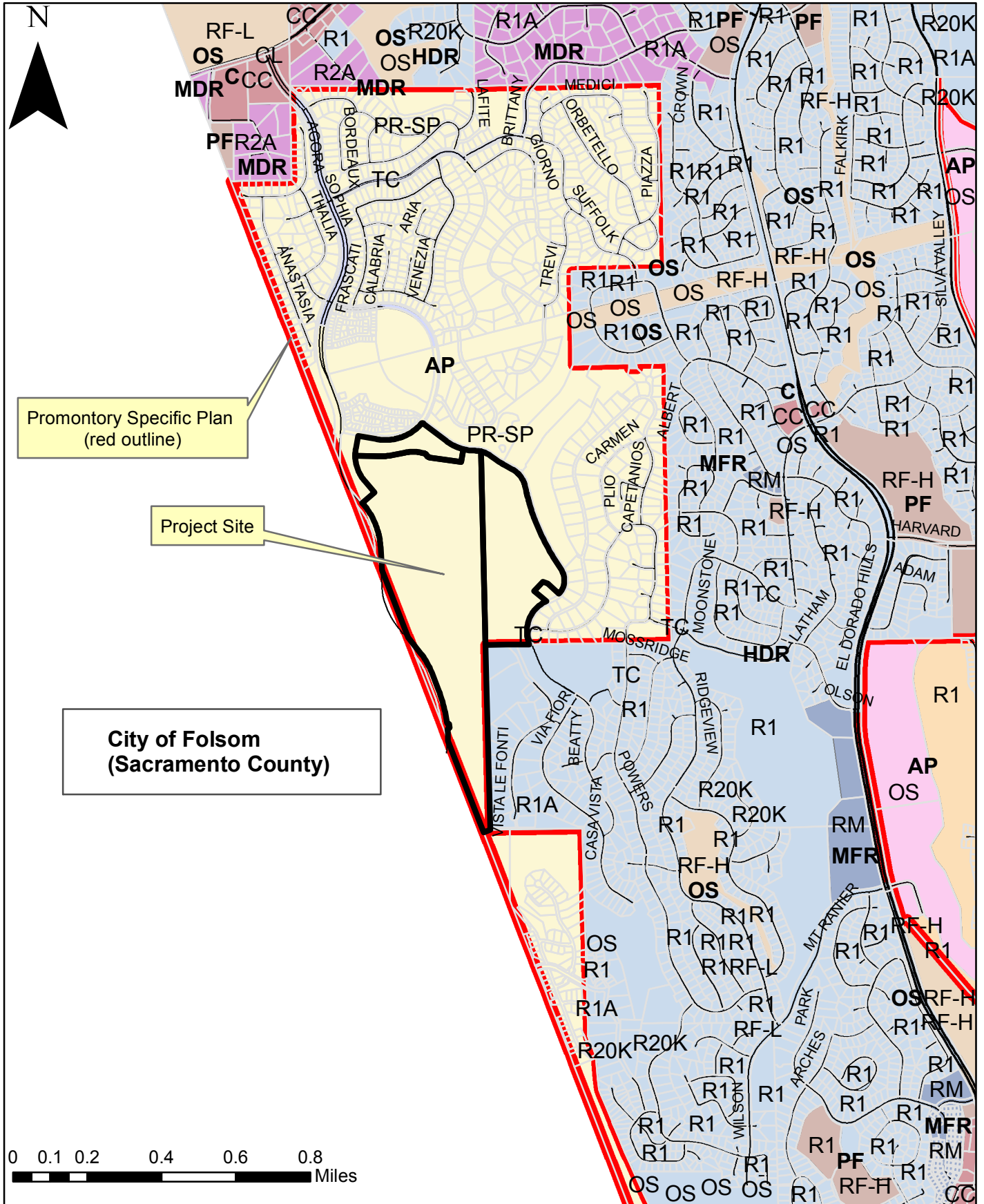


Exhibit D: Zone Map



LAND USE PLAN

LEGEND

- V1-V8 RESIDENTIAL VILLA
- VC VILLAGE CENTER (COMMERCIAL AND RESIDENTIAL)
- OS PUBLIC OPEN SPACE
- CP COMMUNITY PARK
- P NEIGHBORHOOD PARK
- ES ELEMENTARY SCHOOL

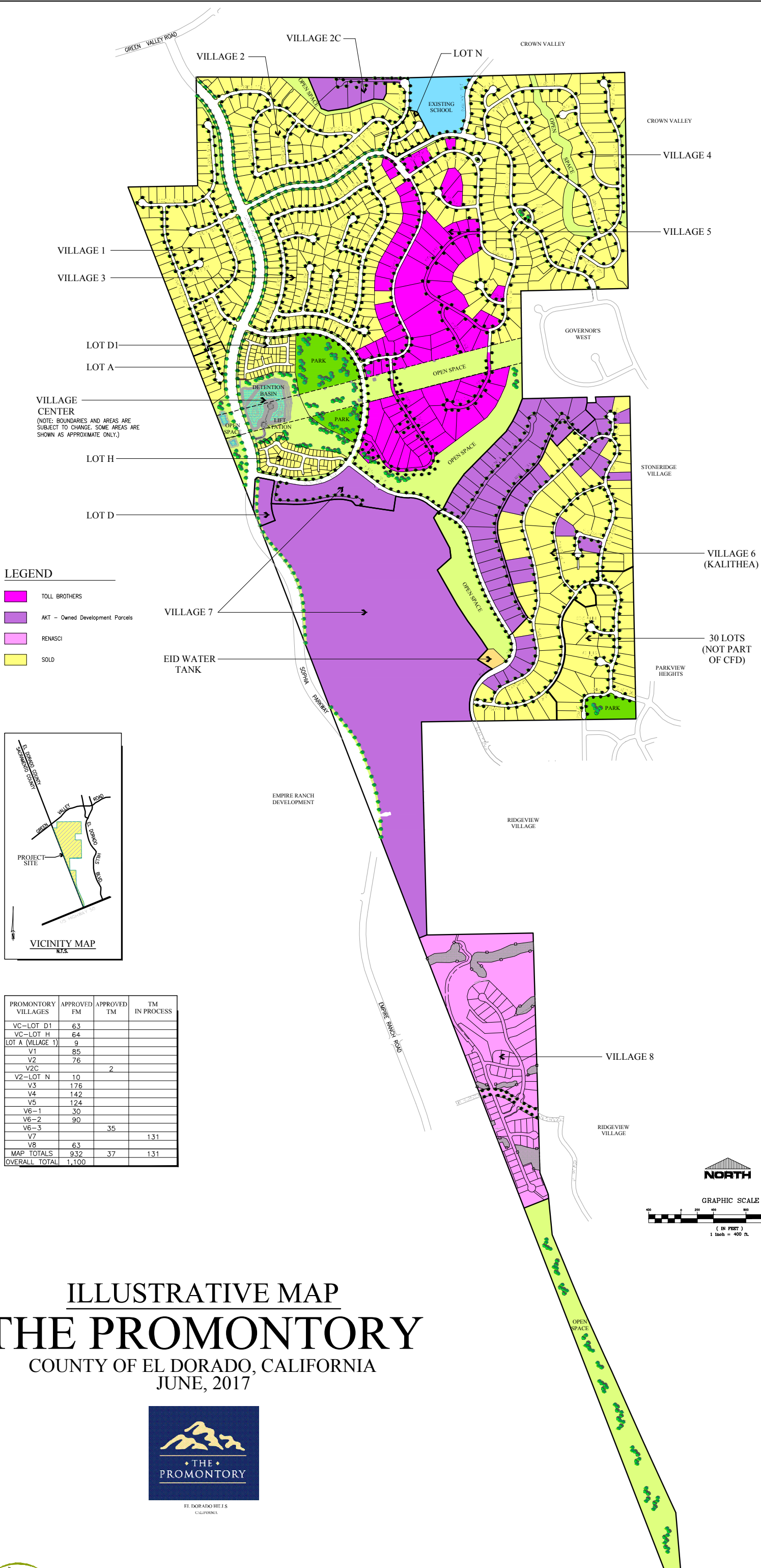
Note: Perpetual conservation easements (private open space) will account for approximately 152.0 acres. See text.

The Promontory Specific Plan

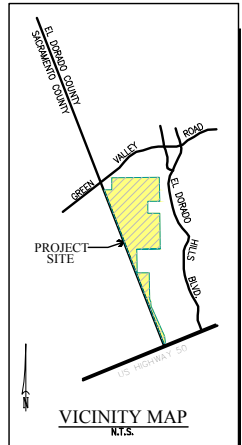
NTS

 FIGURE 5

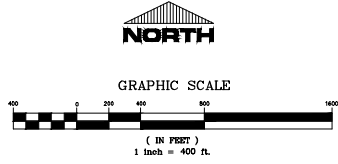
Exhibit E. Promontory Specific Plan- Land Use Plan



- LEGEND**
- TOLL BROTHERS
 - AKT - Owned Development Parcels
 - RENASCI
 - SOLD



PROMONTORY VILLAGES	APPROVED FM	APPROVED TM	TM IN PROCESS
VC-LOT D1	63		
VC-LOT H	64		
LOT A (VILLAGE 1)	9		
V1	85		
V2	76		
V2C		2	
V2-LOT N	10		
V3	176		
V4	142		
V5	124		
V6-1	30		
V6-2	90		
V6-3		35	
V7			131
V8	63		
MAP TOTALS	932	37	131
OVERALL TOTAL	1,100		



ILLUSTRATIVE MAP

THE PROMONTORY

COUNTY OF EL DORADO, CALIFORNIA
JUNE, 2017



AERIAL OVERLAY PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

AUGUST, 2016

STATE OF CALIFORNIA

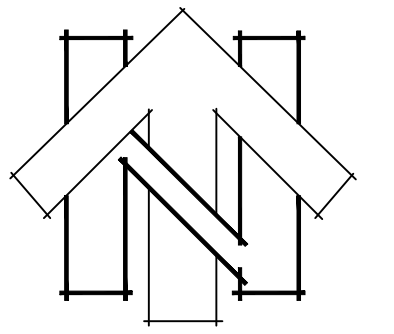


Exhibit G

0 100' 200' 400'
SCALE: 1" = 200'



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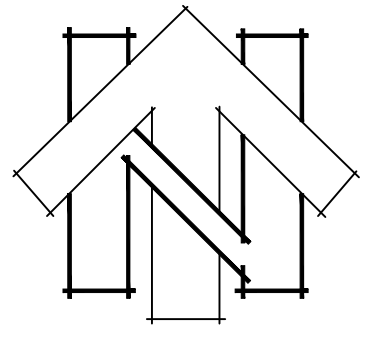
SLOPE MAP PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

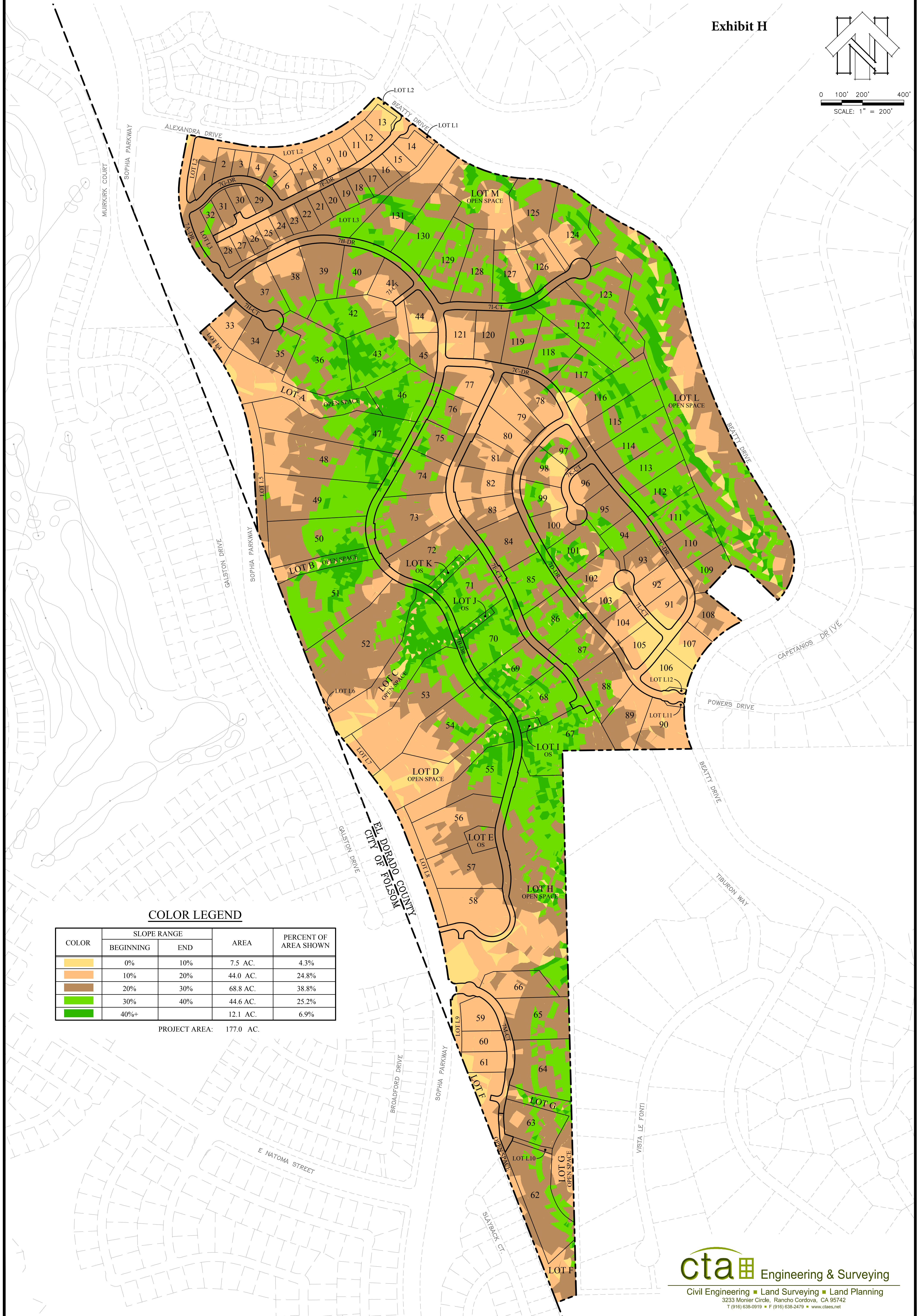
AUGUST, 2016

STATE OF CALIFORNIA

Exhibit H



0 100' 200' 400'
SCALE: 1" = 200'



COLOR LEGEND

COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SHOWN
	BEGINNING	END		
	0%	10%	7.5 AC.	4.3%
	10%	20%	44.0 AC.	24.8%
	20%	30%	68.8 AC.	38.8%
	30%	40%	44.6 AC.	25.2%
	40%+		12.1 AC.	6.9%

PROJECT AREA: 177.0 AC.

TENTATIVE MAP PROMONTORY VILLAGE 7

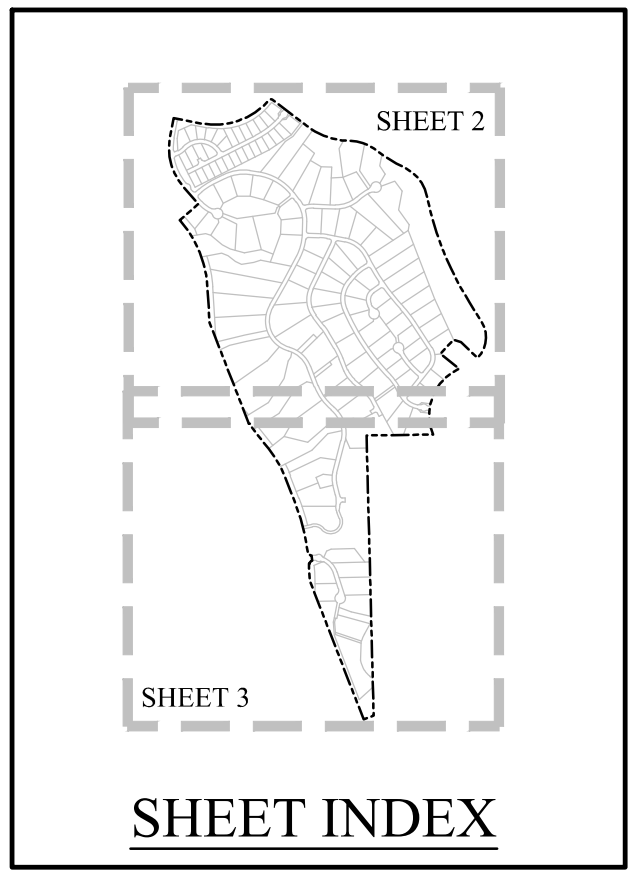
COUNTY OF EL DORADO

OVERALL LAYOUT - SHEET 1 OF 3
AUGUST, 2016

STATE OF CALIFORNIA

LEGEND

- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROJECT BOUNDARY



GENERAL NOTES:

1. SEE FIRE SAFE PLAN FOR REQUIRED FUEL TREATMENT ZONES. EASEMENTS TO BE PROVIDED WHERE REQUIRED.
2. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTS. SEE SHEETS 2 & 3 FOR ADDITIONAL EASEMENT INFORMATION. MAY BE REDUCED TO 10' ON CORNER LOTS, STREET SIDE.
3. SEE SHEETS 2 & 3 FOR ROADWAY SECTIONS/ DETAILS.
4. SEE "PROPOSED ZONING" EXHIBIT FOR BUILDING SETBACKS.
5. SEE "DEVELOPMENT PLAN AND PEDESTRIAN CIRCULATION PLAN" FOR LOTS WITH DEVELOPMENT ENVELOPES/ PRIVATE OPEN SPACE, AS APPLICABLE.

OWNERS OF RECORD

RUSSELL-PROMONTORY, LLC.
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

APPLICANT

RUSSELL-PROMONTORY, LLC.
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

ENGINEER

cta Engineering & Surveying

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MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

POR. SECS. 27, 28, 33, & 34, T.10. R.8E. M.D.M

ASSESSOR'S PARCEL NUMBERS

A.P.N. 124-390-04
A.P.N. 124-390-08
A.P.N. 124-390-14
SEE "EXISTING ASSESSORS PARCELS" ON PROPOSED ZONING MAP

PRESENT ZONING

PROMONTORY SPECIFIC PLAN

PROPOSED ZONING

SEE "PROPOSED ZONING" EXHIBIT AS PART OF THIS APPLICATION

TOTAL AREA

176.99 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS - 131 123.57 AC
(37.9 AC OUT OF 123.57 AC IS PRIVATE OPEN SPACE)

LETTERED LOTS

OPEN SPACE - LOTS A THRU M 32.98 AC

LANDSCAPE - LOTS L1 THRU L12 5.72 AC

ROADWAY - LOTS R1 - R3 14.72 AC

MINIMUM LOT AREA

9,005 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

AUGUST, 2016

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "PROMONTORY VILLAGE 7" OF THE "PROMONTORY SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE SPECIFIC PLAN AND BY THE COUNTY OF EL DORADO.

BRIAN M. ALLEN P.E. 60764

DATE

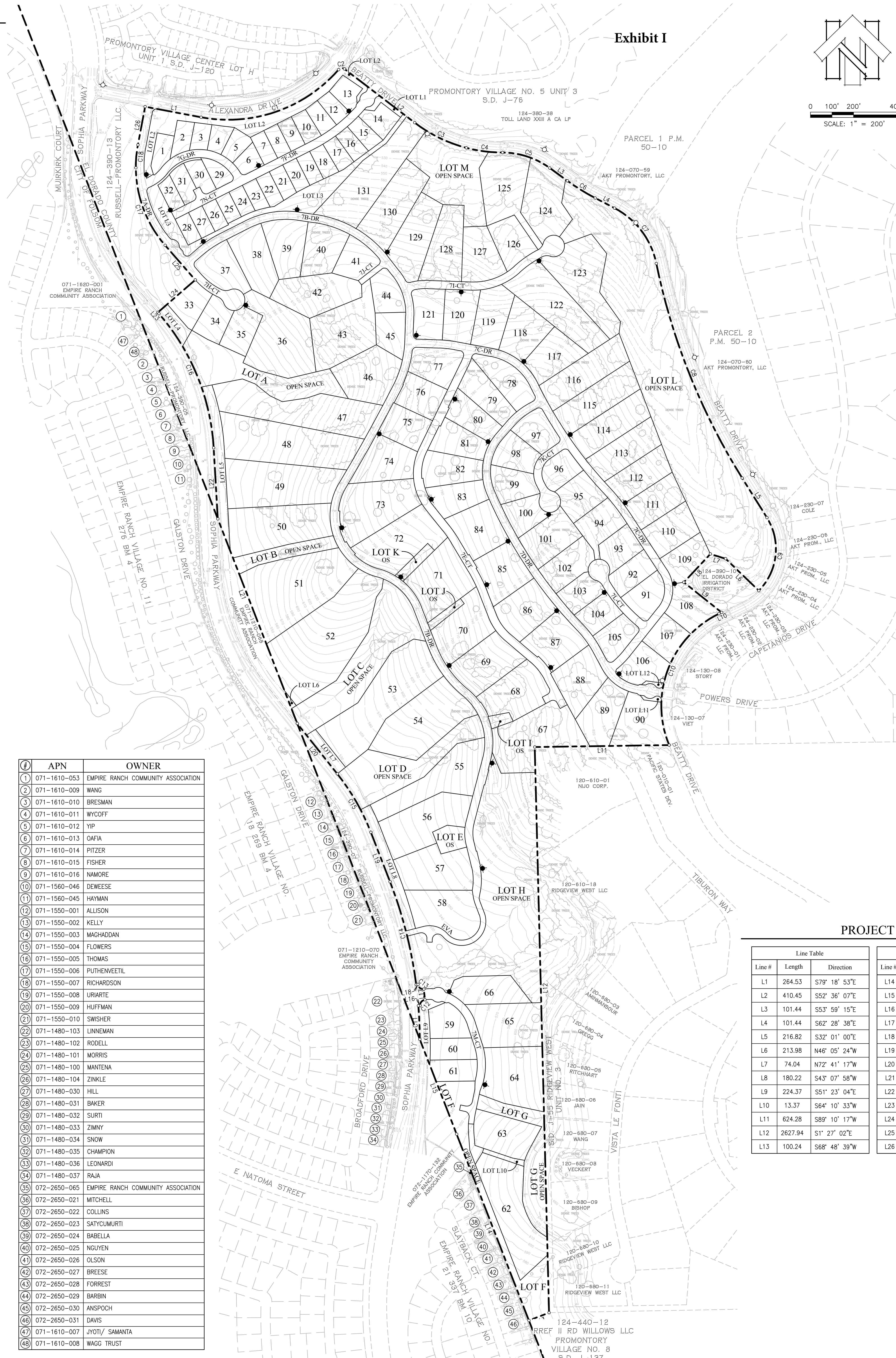
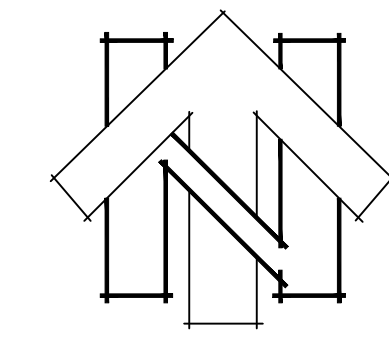
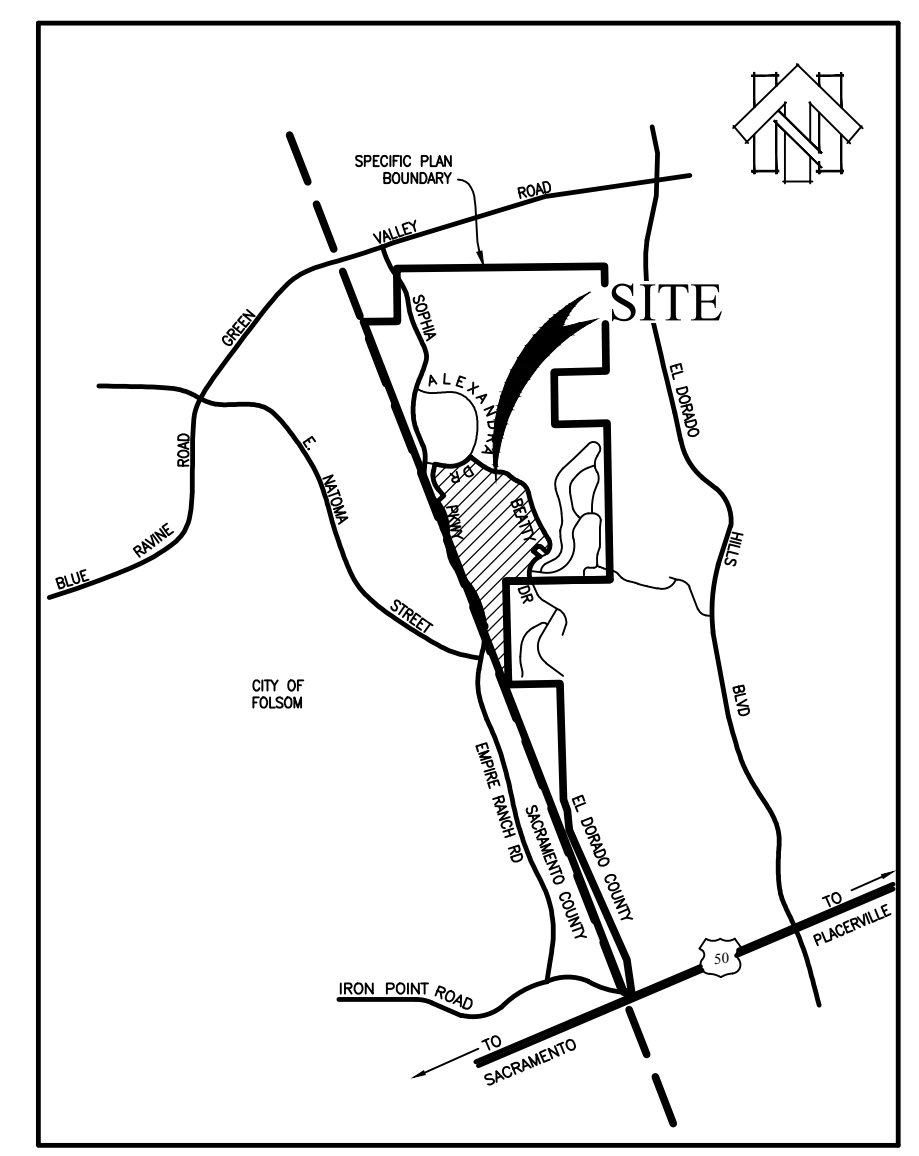


Exhibit I

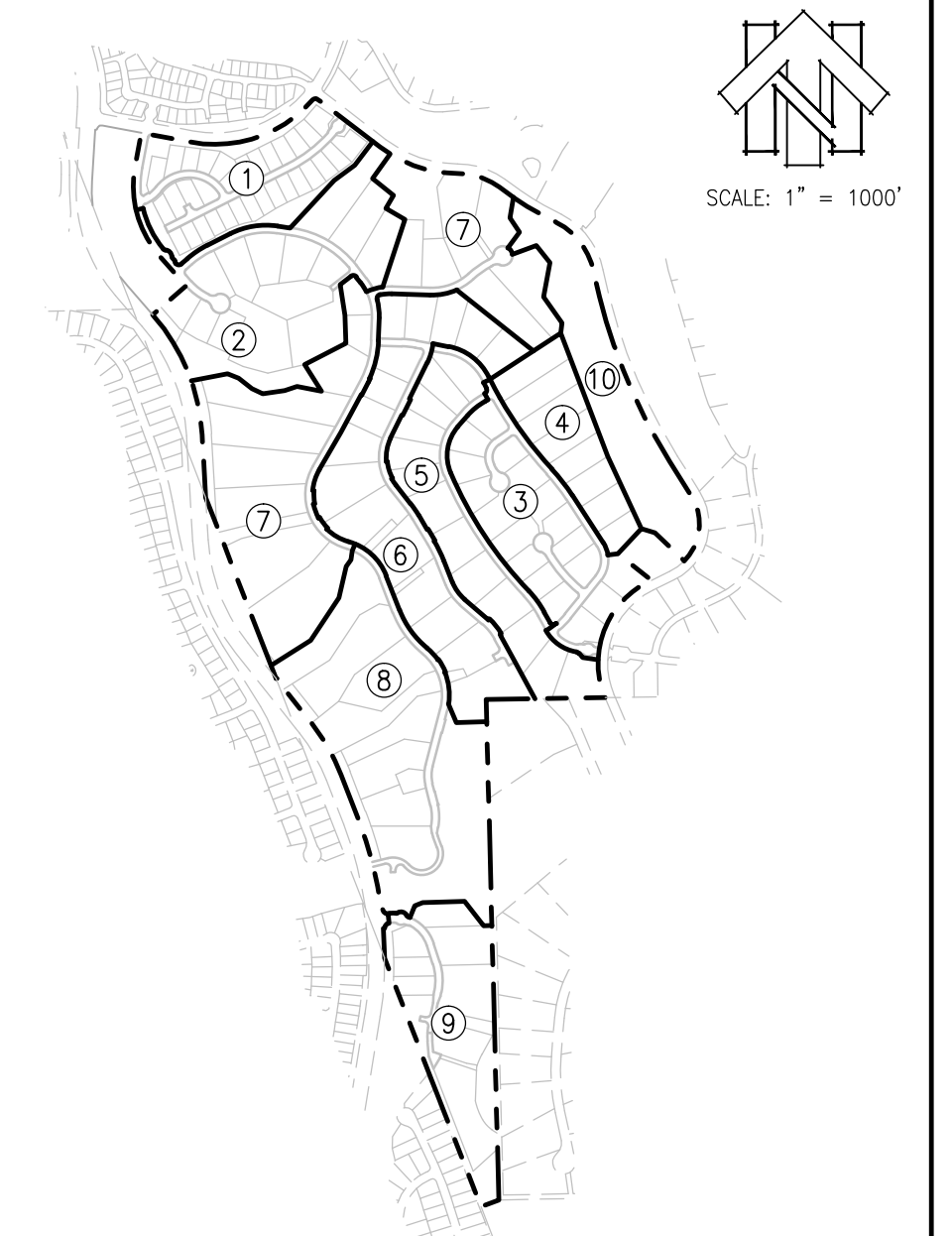


0 100' 200' 400'
SCALE: 1" = 200'



VICINITY MAP
NOT TO SCALE

LARGE LOT / PHASING PLAN



SCALE: 1" = 1000'

LARGE LOTS - PHASE 0

NO	AREA	PHASE
①	13.26	1
②	20.45	2
③	14.45	3
④	8.18	4
⑤	13.75	5
⑥	21.03	6
⑦	34.09	7
⑧	27.27	8
⑨	13.20	9
⑩	11.31	-

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) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

PROJECT BOUNDARY DIMENSIONS

Line Table			Line Table			Curve Table			
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	264.53	S79° 18' 53"E	L14	927.99	N21° 12' 36"W	C1	707.35	680.00	59.60'
L2	410.45	S52° 36' 07"E	L15	472.47	N21° 12' 36"W	C2	30.13	20.00	86.31'
L3	101.44	S53° 59' 15"E	L16	8.00	N85° 26' 11"E	C3	268.68	675.00	22.81'
L4	101.44	S62° 28' 38"E	L17	50.00	N5° 51' 16"W	C4	169.76	675.00	14.41'
L5	216.82	S32° 01' 00"E	L18	8.00	S82° 40' 24"W	C5	234.51	375.00	35.83'
L6	213.98	N46° 05' 24"W	L19	246.14	N21° 12' 36"W	C6	151.88	1025.00	8.49'
L7	74.04	N72° 41' 17"W	L20	298.51	N38° 31' 17"W	C7	333.10	375.00	50.89'
L8	180.22	S43° 07' 58"W	L21	1019.42	N21° 12' 36"W	C8	1078.80	3025.00	20.43'
L9	224.37	S51° 23' 04"E	L22	330.88	N3° 20' 37"W	C9	368.13	275.00	76.70'
L10	13.37	S64° 10' 33"W	L23	7.99	N41° 01' 53"W	C10	719.58	475.00	86.80'
L11	624.28	S89° 10' 17"W	L24	230.16	N48° 58' 07"E	C11	156.26	2041.00	4.39'
L12	2627.94	S1° 27' 02"E	L25	212.93	N41° 01' 53"W	C12	38.63	25.00	88.53'
L13	100.24	S68° 48' 39"W	L26	180.50	N10° 41' 07"E	C13	38.71	25.00	88.71'
						C14	494.56	2041.00	13.88'
						C15	314.53	1041.00	17.31'
						C16	684.74	1041.00	37.69'
						C17	392.89	554.00	40.63'
						C18	107.17	554.00	11.08'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____

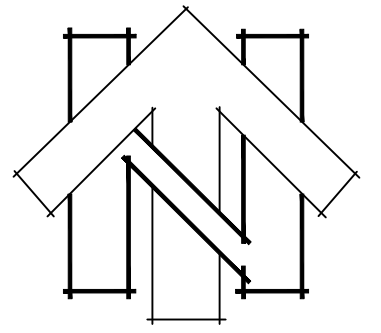
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

TENTATIVE MAP PROMONTORY VILLAGE 7

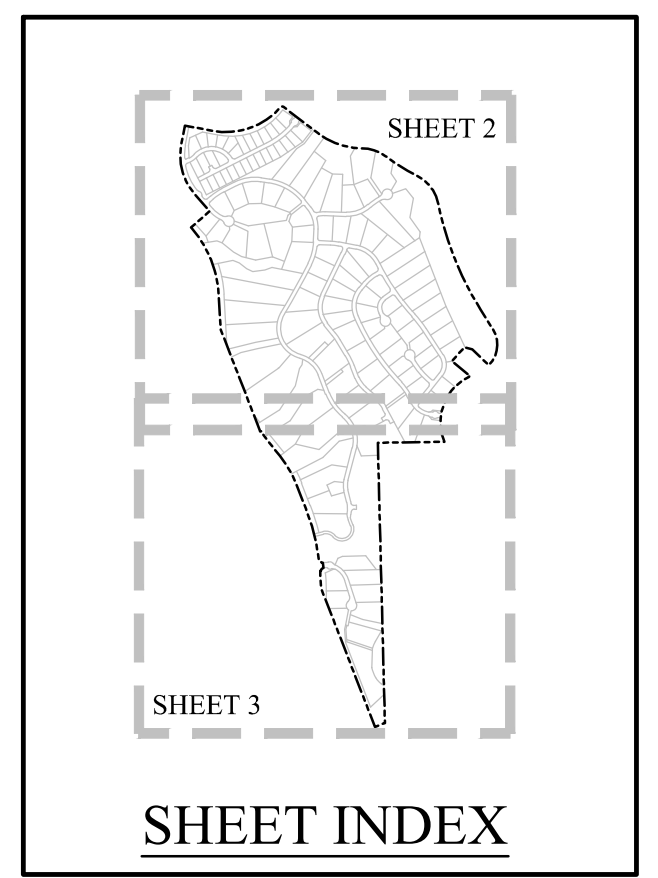
COUNTY OF EL DORADO

LOT & PLAN DETAIL - SHEET 2 OF 3
AUGUST, 2016

STATE OF CALIFORNIA



0 50' 100' 200'
SCALE: 1" = 100'



LEGEND

- PREVIOUSLY FILLED UNDER SEPARATE PERMIT
- JURISDICTIONAL WATERS SEE REPORT PREPARED BY FOOTHILL ASSOCIATES FOR ADDITIONAL INFORMATION
- ROAD SECTION DESIGNATION (SEE SHEET 3 FOR DETAILS)
- ROAD SECTION DEMARCATION
- PROPOSED GATE
- PROPOSED GATE - EXIT ONLY W/ FULL EMERGENCY SERVICE ACCESS
- ELDERBERRY SHRUB
- LOT ACCESS
- PROPOSED PARKING BAYS (SEE SHEET 3 FOR DETAIL)

KEY NOTES:

- 1 PROPOSED DRAINAGE EASEMENT
- 2 PROPOSED SLOPE & DRAINAGE EASEMENT
- 3 12.5' PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- 4 LANDSCAPE MAINTENANCE, SLOPE AND DRAINAGE EASEMENT
- 5 12.5' PUBLIC UTILITY EASEMENT
- 6 6' PEDESTRIAN EASEMENT
- 7 30" SEWER & WATER EASEMENT
- 8 OAK TREE MONITORING/MAINTENANCE EASEMENT
- 9 PROPOSED LANDSCAPE EASEMENT
- 10 PROPOSED SEWER EASEMENT
- 11 30" SEWER EASEMENT
- 12 20" SEWER EASEMENT
- 13 PROPOSED NON-EXCLUSIVE ROADWAY & PUBLIC UTILITY EASEMENT
- 14 PROPOSED SEWER & WATER EASEMENT

PARCEL 2 P.M. 50-10

124-070-60 AKT PROMONTORY, LLC

124-070-59 AKT PROMONTORY, LLC

124-390-38 TOLL LAND XXIII A CA LP

124-390-39 TOLL LAND XXIII A CA LP

124-390-40 TOLL LAND XXIII A CA LP

124-390-41 TOLL LAND XXIII A CA LP

124-390-42 TOLL LAND XXIII A CA LP

124-390-43 TOLL LAND XXIII A CA LP

124-390-44 TOLL LAND XXIII A CA LP

124-390-45 TOLL LAND XXIII A CA LP

124-390-46 TOLL LAND XXIII A CA LP

124-390-47 TOLL LAND XXIII A CA LP

124-390-48 TOLL LAND XXIII A CA LP

124-390-49 TOLL LAND XXIII A CA LP

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124-390-52 TOLL LAND XXIII A CA LP

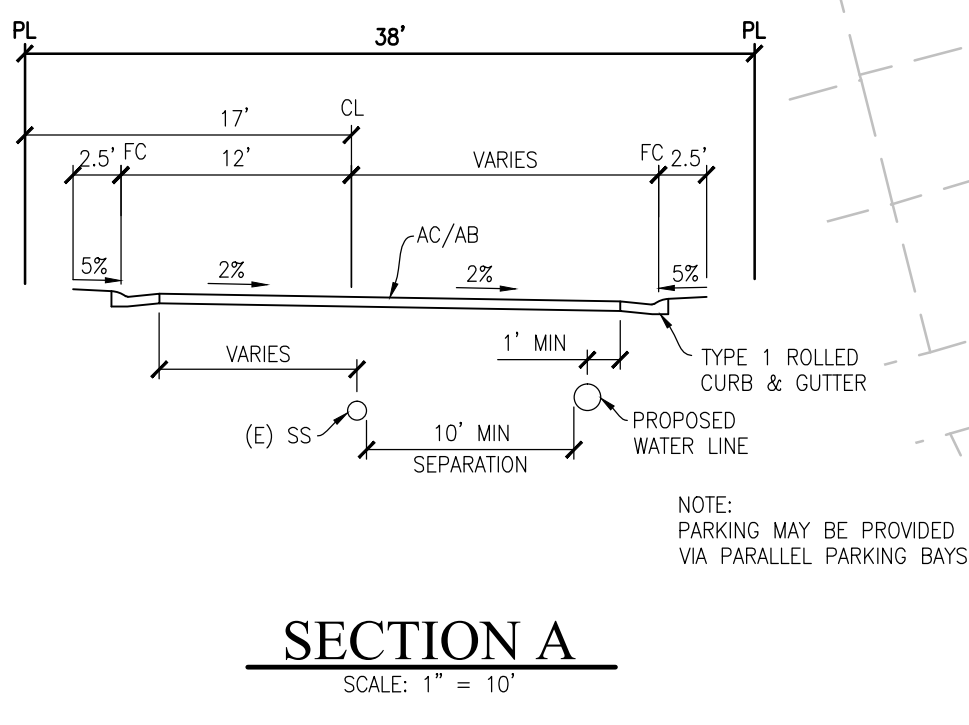
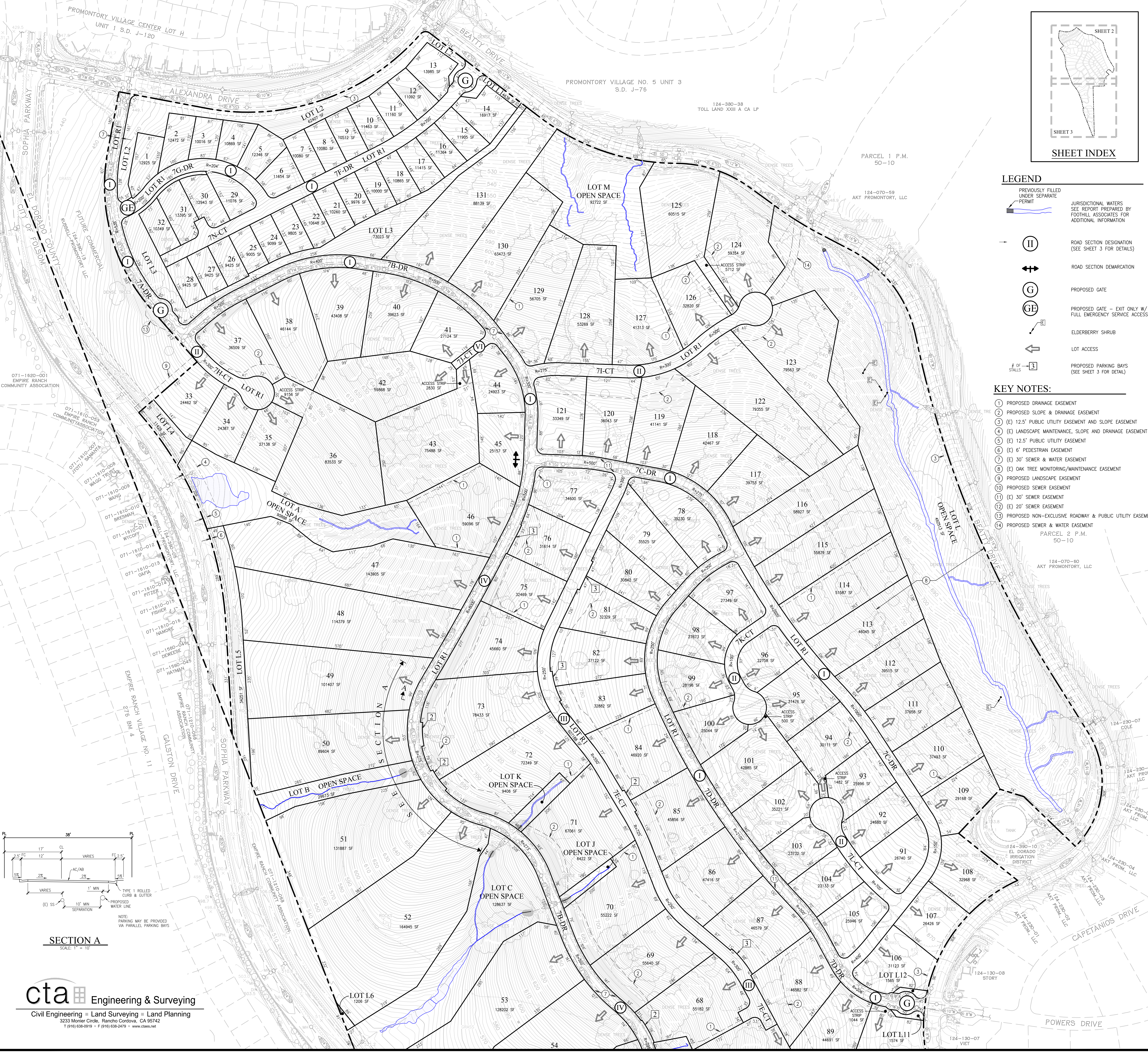
124-390-53 TOLL LAND XXIII A CA LP

124-390-54 TOLL LAND XXIII A CA LP

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124-390-57 TOLL LAND XXIII A CA LP

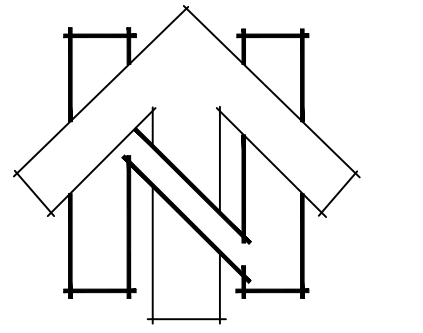


TENTATIVE MAP PROMONTORY VILLAGE 7

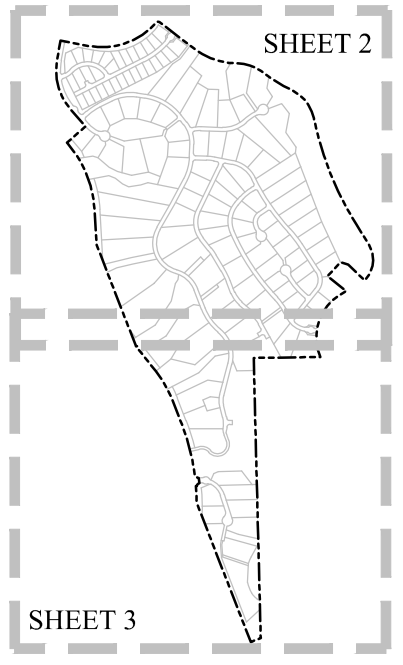
COUNTY OF EL DORADO

LOT & PLAN DETAIL - SHEET 3 OF 3
AUGUST, 2016

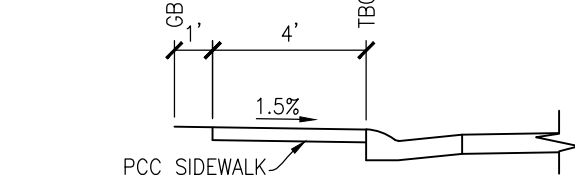
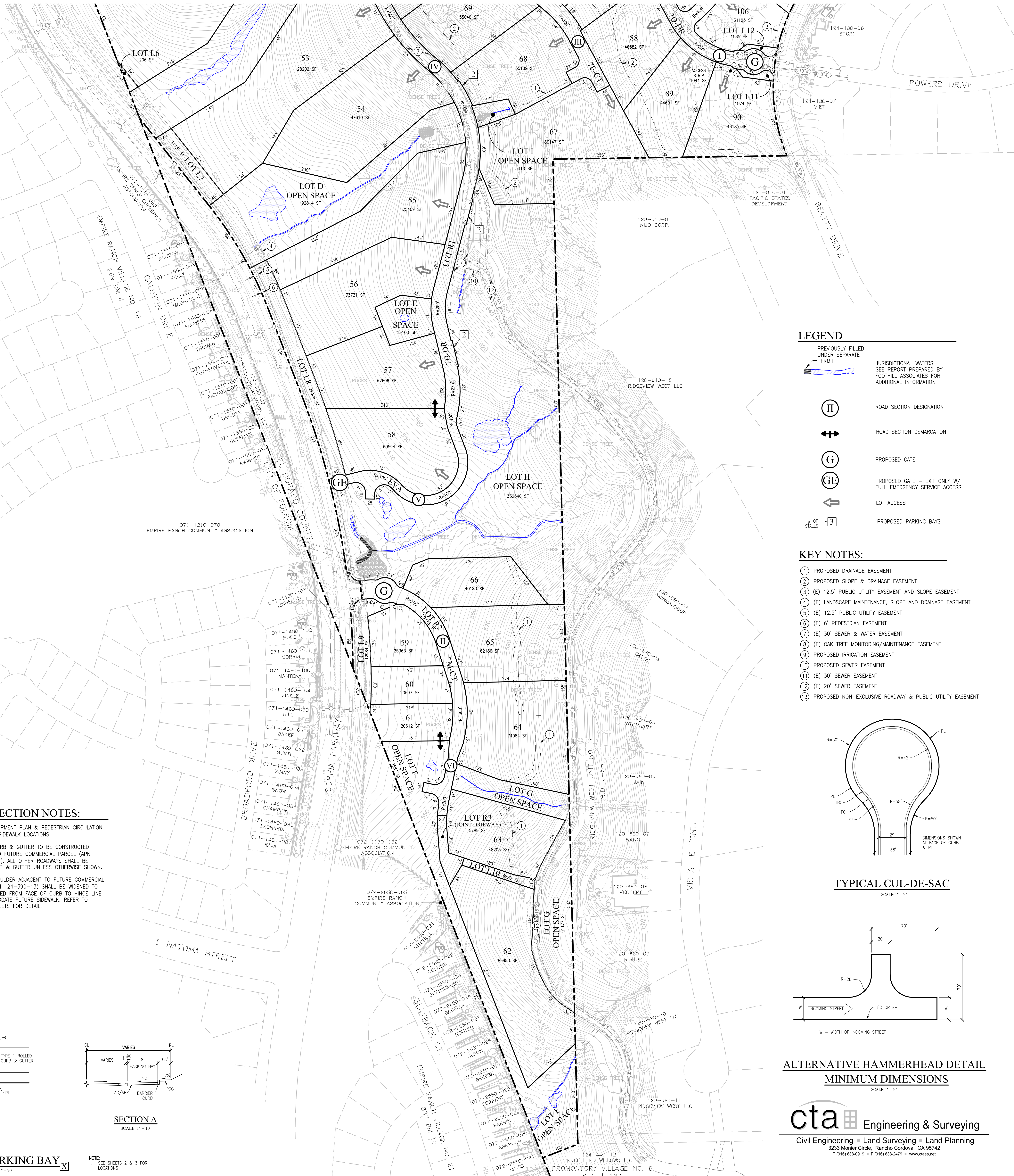
STATE OF CALIFORNIA



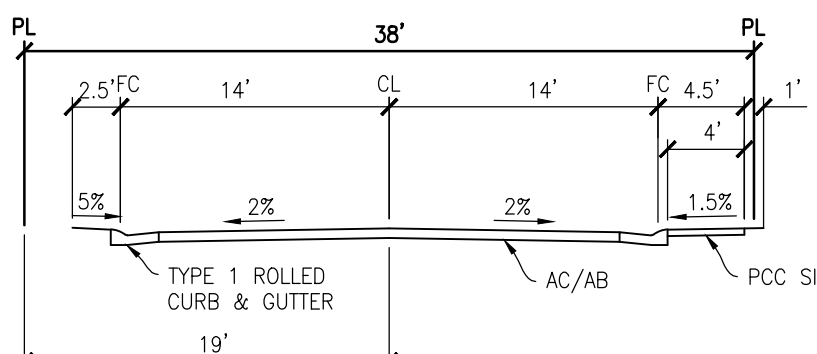
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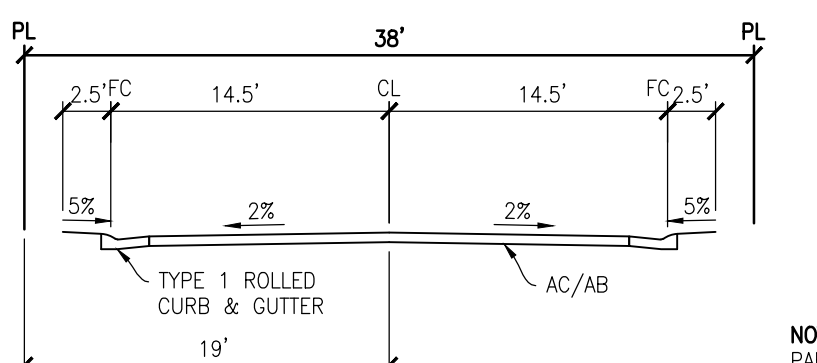
SHEET INDEX



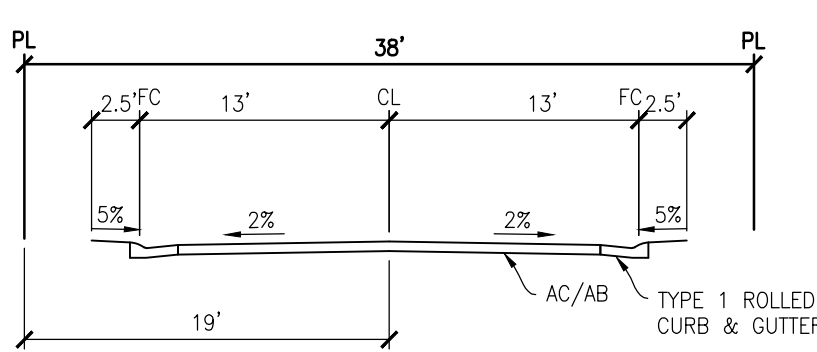
TYPICAL SIDEWALK SECTION
SCALE: 1" = 5'



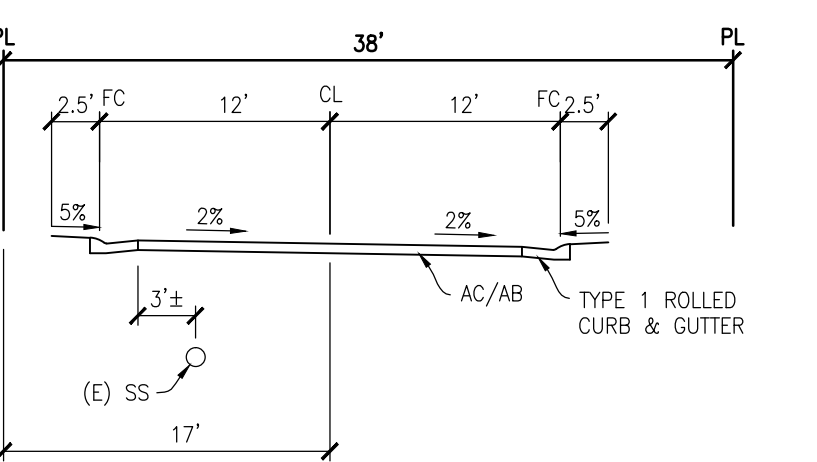
UPLAND TWO-WAY TYPE 1
SCALE: 1" = 10'



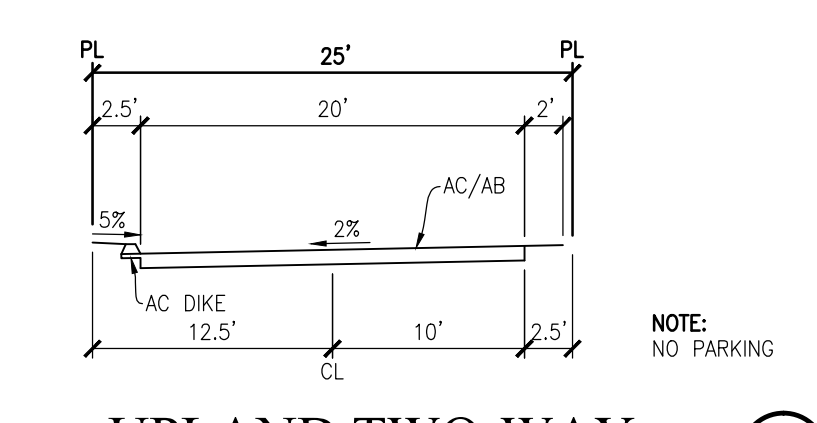
UPLAND TWO-WAY TYPE 2
SCALE: 1" = 10'



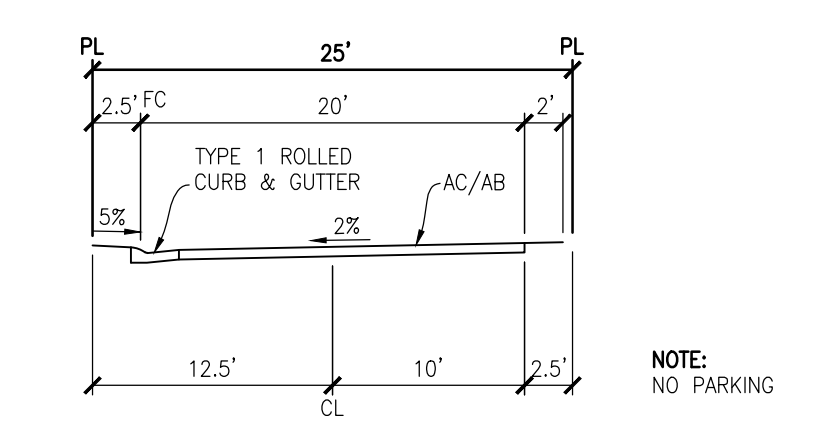
UPLAND TWO-WAY TYPE 3
SCALE: 1" = 10'



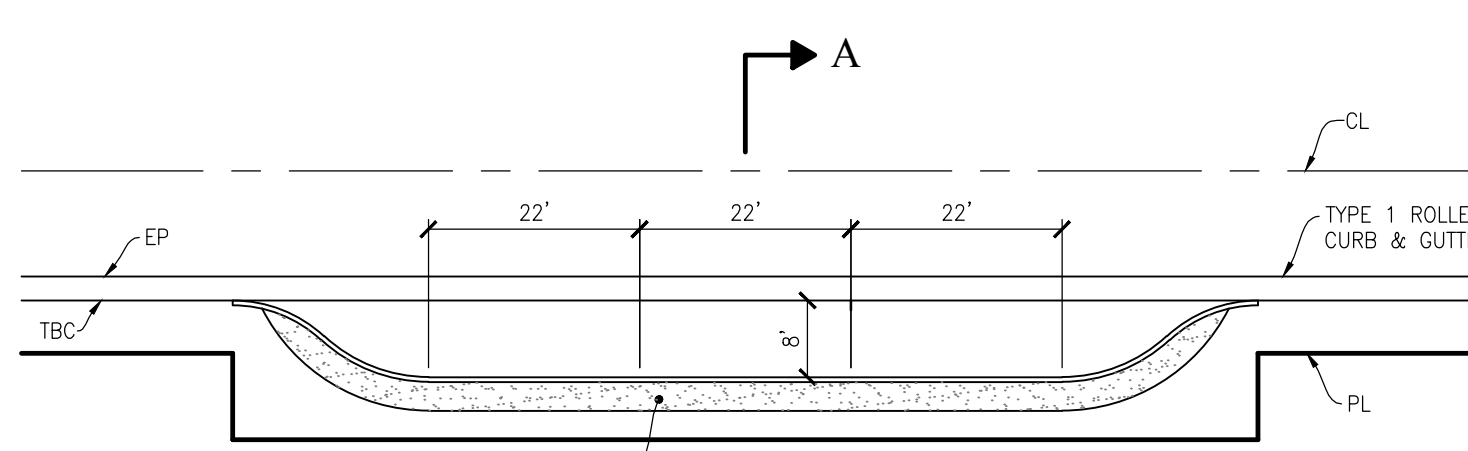
UPLAND TWO-WAY TYPE 4
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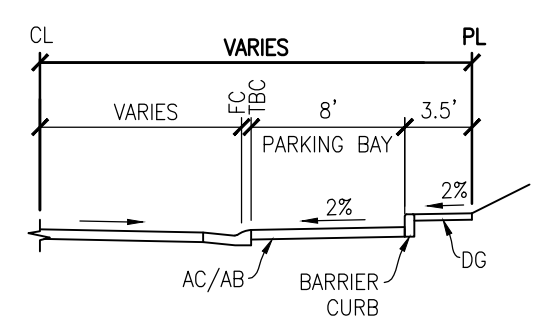
UPLAND TWO-WAY TYPE 5A
SCALE: 1" = 10'



UPLAND TWO-WAY TYPE 5B
SCALE: 1" = 10'



PLAN VIEW
SCALE: 1" = 20'



SECTION A
SCALE: 1" = 10'

TYPICAL PARKING BAY
SCALE: 1" = 20'

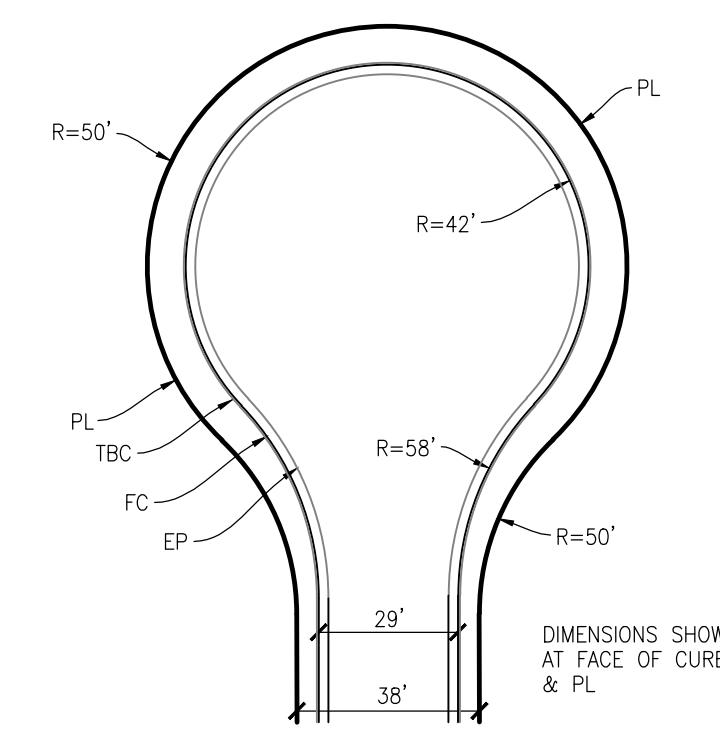
NOTE:
1. SEE SHEETS 2 & 3 FOR LOCATIONS

LEGEND

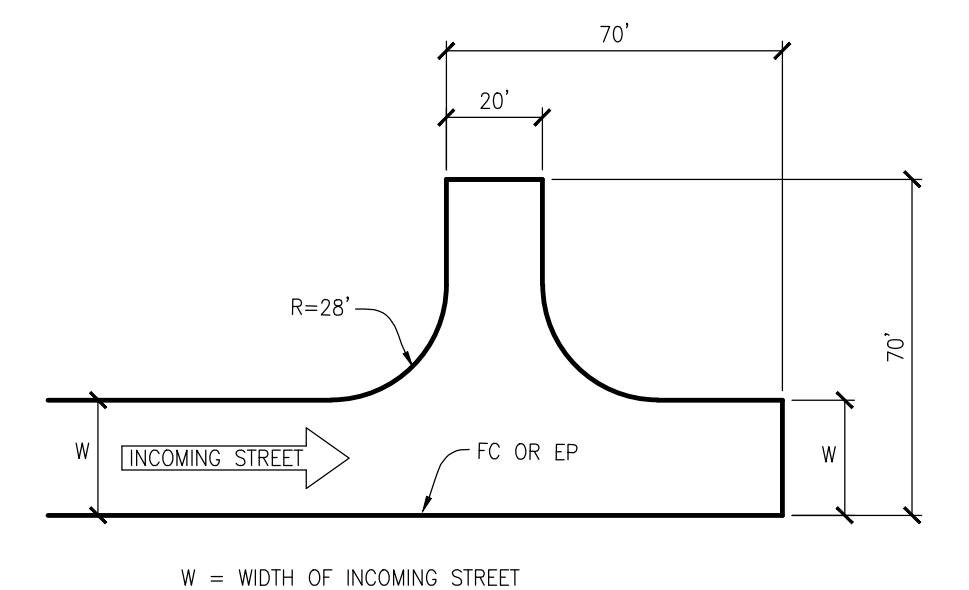
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KEY NOTES:

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- 5 (E) 12.5' PUBLIC UTILITY EASEMENT
- 6 (E) 6' PEDESTRIAN EASEMENT
- 7 (E) 30' SEWER & WATER EASEMENT
- 8 (E) OAK TREE MONITORING/MAINTENANCE EASEMENT
- 9 PROPOSED IRRIGATION EASEMENT
- 10 PROPOSED SEWER EASEMENT
- 11 (E) 30' SEWER EASEMENT
- 12 (E) 20' SEWER EASEMENT
- 13 PROPOSED NON-EXCLUSIVE ROADWAY & PUBLIC UTILITY EASEMENT



TYPICAL CUL-DE-SAC
SCALE: 1" = 40'



ALTERNATIVE HAMMERHEAD DETAIL
MINIMUM DIMENSIONS
SCALE: 1" = 40'

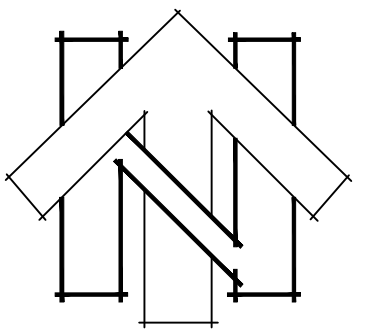
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PROPOSED ZONING PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

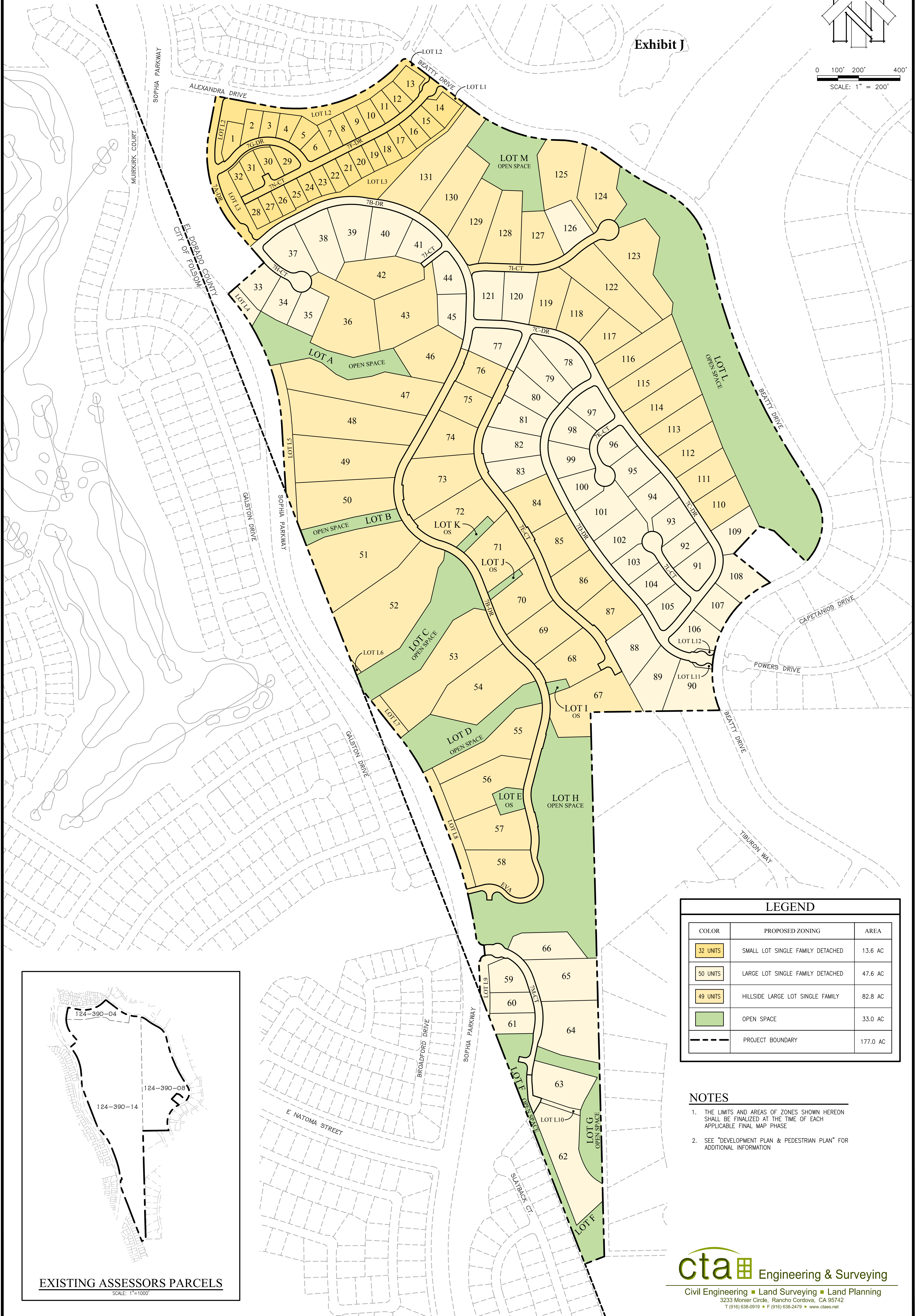
DECEMBER, 2016

STATE OF CALIFORNIA



0 100' 200' 400'
SCALE: 1" = 200'

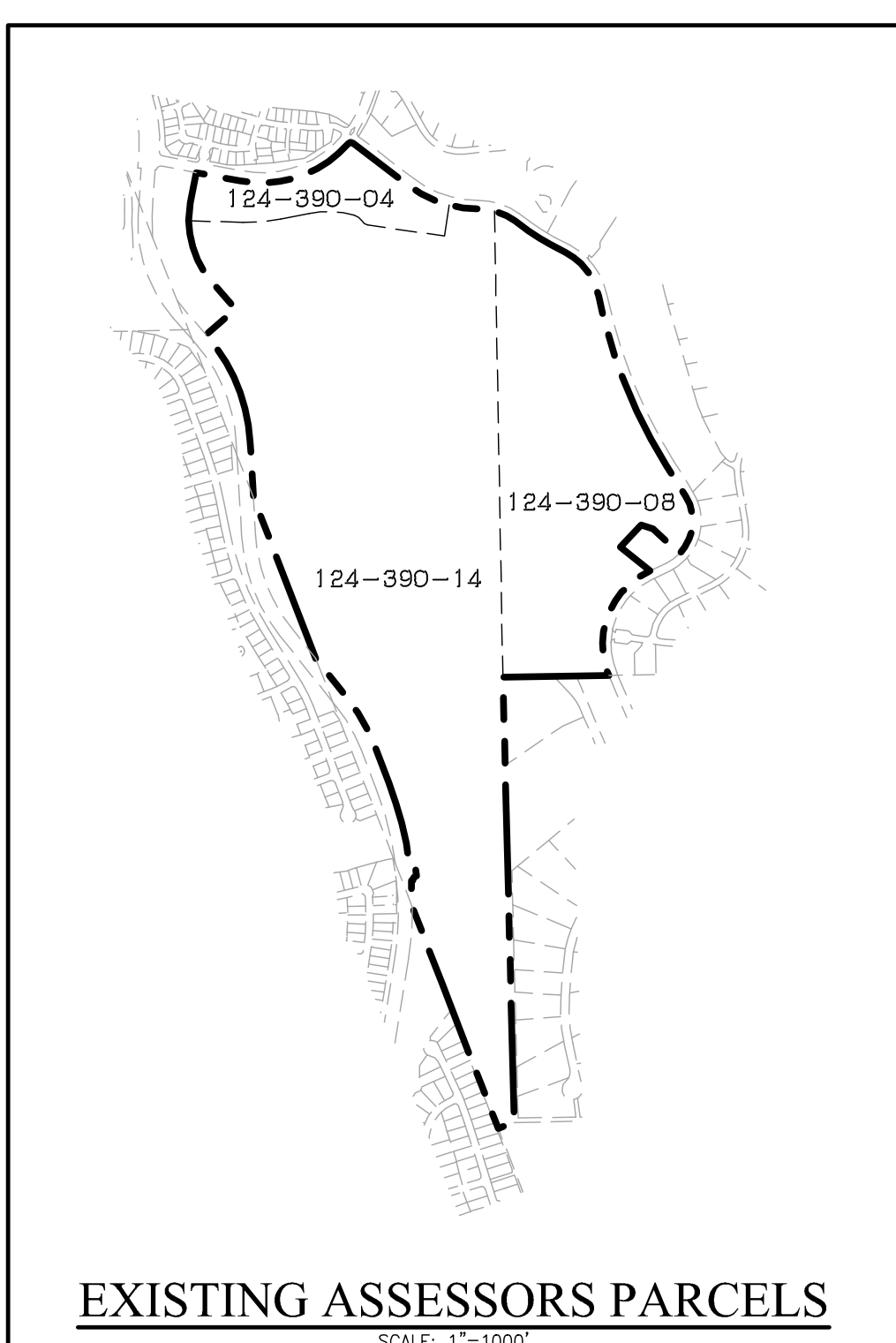
Exhibit J



LEGEND		
COLOR	PROPOSED ZONING	AREA
	SMALL LOT SINGLE FAMILY DETACHED	13.6 AC
	LARGE LOT SINGLE FAMILY DETACHED	47.6 AC
	HILLSIDE LARGE LOT SINGLE FAMILY	82.8 AC
	OPEN SPACE	33.0 AC
	PROJECT BOUNDARY	177.0 AC

NOTES

1. THE LIMITS AND AREAS OF ZONES SHOWN HEREON SHALL BE FINALIZED AT THE TIME OF EACH APPLICABLE FINAL MAP PHASE
2. SEE "DEVELOPMENT PLAN & PEDESTRIAN PLAN" FOR ADDITIONAL INFORMATION

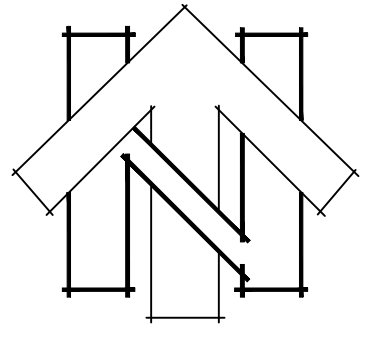


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PROMONTORY VILLAGE 7

COUNTY OF EL DORADO PRELIMINARY BUILDING ENVELOPE EXHIBIT STATE OF CALIFORNIA
DECEMBER, 2016

Exhibit K



0 100' 200' 400'
SCALE: 1" = 200'



NOTES

- BUILDING ENVELOPES ARE ONLY REQUIRED FOR LOTS ZONED HILLSIDE LARGE LOT SINGLE FAMILY.
- BUILDING ENVELOPES SHOWN ARE SUBJECT TO CHANGE. A "CUSTOM LOT DESIGN NOTEBOOK" SHALL BE PREPARED PRIOR TO LOT SALES. SEE DEVELOPMENT PLAN & PEDESTRIAN CIRCULATION PLAN FOR ADDITIONAL INFORMATION.
- THE BUILDING ENVELOPE SHALL CONSIST OF ALL GRADED AND/OR IMPERMEABLE SURFACES (I.E., AREA CONTAINING BUILDING, DRIVEWAY, PARKING, PRIVACY WALLS, PATIOS, AND POOLS). THE MAXIMUM BUILDING ENVELOPE IS LIMITED TO 15,000 SQUARE FEET UNLESS OTHERWISE APPROVED BY THE PROMONTORY ARCHITECTURAL REVIEW COMMITTEE (PARC).
- WHERE FLAG LOTS ARE PROPOSED, THE "POLE" PORTION OF THE LOT SHALL NOT COUNT AS PART OF THE BUILDING ENVELOPE AREA.
- OAK TREE CANOPY RETENTION SHALL BE TO THE MAXIMUM EXTENT PRACTICABLE. TOTAL CANOPY REMOVAL SHOWN ON THE TREE PRESERVATION PLAN SHALL NOT BE EXCEEDED.

LEGEND

	PROJECT BOUNDARY
	DEVELOPMENT ENVELOPE (SEE NOTES DEVELOPMENT PLAN & PEDESTRIAN CIRCULATION PLAN)
	BUILDING ENVELOPE (SEE NOTES)
	EXISTING OAK CANOPY (SEE TREE PRESERVATION PLAN)

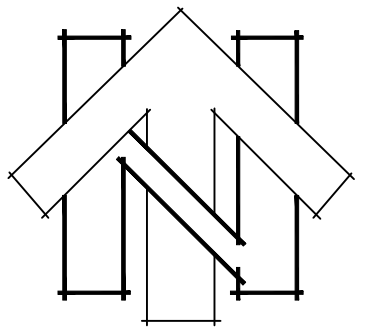
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TREE PRESERVATION PLAN PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

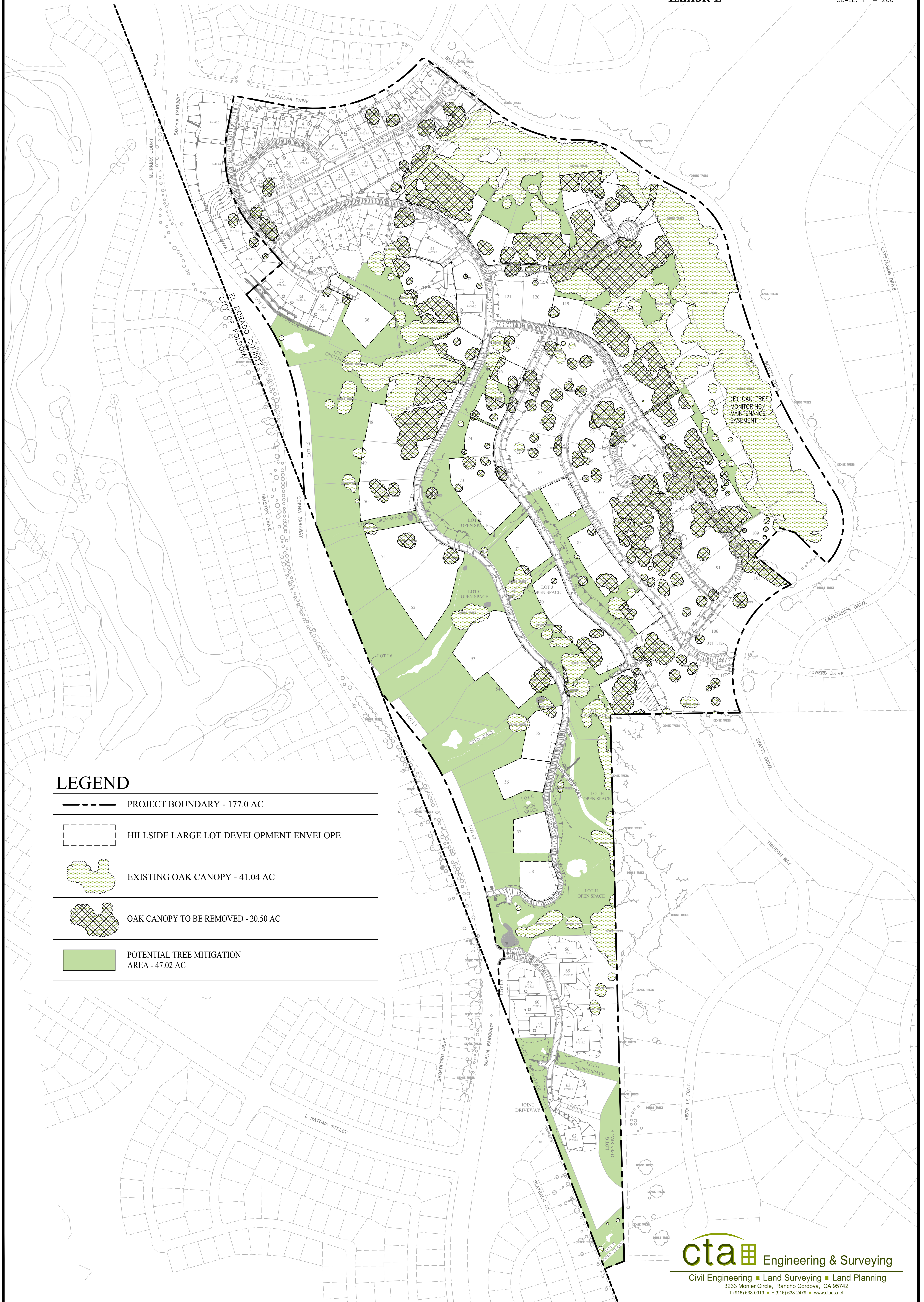
AUGUST, 2016

STATE OF CALIFORNIA



0 100' 200' 400'
SCALE: 1" = 200'

Exhibit L



LEGEND

- PROJECT BOUNDARY - 177.0 AC
- HILLSIDE LARGE LOT DEVELOPMENT ENVELOPE
- EXISTING OAK CANOPY - 41.04 AC
- OAK CANOPY TO BE REMOVED - 20.50 AC
- POTENTIAL TREE MITIGATION AREA - 47.02 AC

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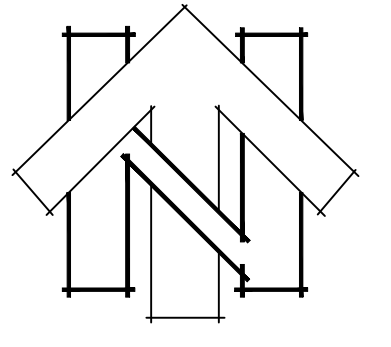
DEVELOPMENT PLAN & PEDESTRIAN CIRCULATION PLAN PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

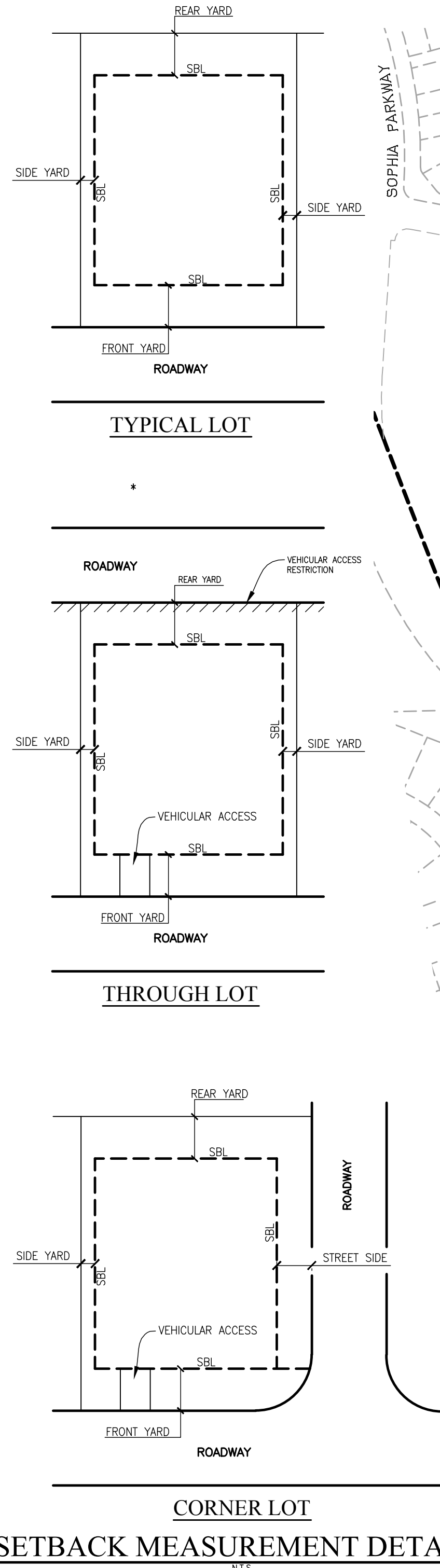
DECEMBER, 2016

STATE OF CALIFORNIA

Exhibit M



0 100' 200' 400'
SCALE: 1" = 200'



BUILDING SETBACKS

SPECIFIC PLAN ZONE	FRONT YARD SETBACK	SIDE YARD SETBACK	STREET SIDE SETBACK	REAR YARD SETBACK
PRSL	*HOME: 12.5' GARAGE: 20'	**5'	10'	***15'
PRLL	20'	10'	20'	30'
HSLL	20'	15'	20'	30'

*MAXIMUM OF 20 FEET

**DETACHED GARAGES MAY BE LOCATED ON THE PROPERTY LINE. 10 FEET MUST BE PROVIDED ON ONE SIDE FOR ZERO LOT LINE HOMES.

***3 FEET FROM PROPERTY LINE ON ALLEY ACCESS LOTS, OTHERWISE A 15 FOOT SETBACK IS REQUIRED (GARAGES MAY BE LOCATED ON THE SIDE PROPERTY LINE). GARAGE MUST BE 10' FROM REAR OF HOUSE IF DETACHED. A 4 FOOT SETBACK MUST BE PROVIDED FROM FRONT OF HOUSE FOR AN ATTACHED GARAGE.

NOTES

- PRLL & HSLL LOTS ACCESSED VIA ACCESS STRUCTURES MAY ALLOW A REDUCED SETBACK OF 19' FROM THE TOP BACK OF CURB
- FRONT SETBACKS MAY BE INCREASED TO MEET FRONTAGE REQUIREMENTS.
- TO PROVIDE SPECIFIC SITE DEVELOPMENT ON STEEPLY SLOPED OR HEAVILY WOODED LOTS IN VILLAGE 7, A "CUSTOM LOT DESIGN NOTEBOOK" SHALL BE PREPARED PRIOR TO LOT SALES FOR ALL LOTS ZONED HSLL. THIS NOTEBOOK WILL OFFER DESIGN SUGGESTIONS AND REQUIREMENTS ON A LOT-BY-LOT BASIS, AND WILL SET FORTH CRITERIA BY WHICH AN ARCHITECTURAL CONTROL COMMITTEE CAN EVALUATE A HOMEOWNERS PLANS PRIOR TO PULLING A BUILDING PERMIT TO CONSTRUCT ON THE OWNER'S LOT.

THE INTENT OF THIS NOTEBOOK IS TO CLARIFY DEVELOPMENT AND PRESERVATION EXPECTATIONS. A KEY OBJECTIVE IS TO PROTECT STEEP TOPOGRAPHY AND WOODED AREAS WHEREVER POSSIBLE. "DEVELOPMENT ENVELOPES" HAVE BEEN IDENTIFIED ON SELECTED LOTS TO SUPPORT THIS OBJECTIVE. AN ADDITIONAL STRATEGY BEHIND THE USE OF THE DEVELOPMENT ENVELOPE IS TO POSITION EACH HOME IN AN OPEN "NATURAL" OAK AND GRASSLAND SETTING, AND AVOID THE DISTRACTING APPEARANCE OF HARSH MAN-MADE EDGES THAT OCCUR WITH THE DEMARCATION OF PROPERTY LINE FENCES AND LANDSCAPING.
- THE DEVELOPMENT ENVELOPE SHALL CONSIST OF THE DISTURBED AREA OF ANY GIVEN LOT AND SHALL NOT EXCEED 50% OF THE LOT AREA. THE DEVELOPMENT ENVELOPE INCLUDES: THE BUILDING ENVELOPE PLUS INSTALLED LANDSCAPING, FENCING, AND HARDSCAPE.
- SEE PRELIMINARY BUILDING ENVELOPE EXHIBIT FOR LOTS ZONED HSLL
- REFER TO THE PROMONTORY SPECIFIC PLAN FOR ADDITIONAL DEVELOPMENT STANDARDS
- SEE PROPOSED ZONING MAP FOR ADDITIONAL INFORMATION

LEGEND

	PROJECT BOUNDARY	177.0 AC		HILLSIDE LARGE LOT SINGLE FAMILY PRIVATE OPEN SPACE	37.9 AC
	SMALL LOT SINGLE FAMILY DETACHED	8.2 AC		OPEN SPACE	33.0 AC
	LARGE LOT SINGLE FAMILY DETACHED	39.5 AC		LANDSCAPE LOTS	5.7 AC
	HILLSIDE LARGE LOT SINGLE FAMILY DEVELOPMENT ENVELOPE (SEE NOTES 3&4)	37.9 AC		GATE	
TOTAL RESIDENTIAL UNITS - 131				GATE EXIT ONLY W/ FULL EMERGENCY SERVICE ACCESS	
PEDESTRIAN CIRCULATION					
SIDEWALK					

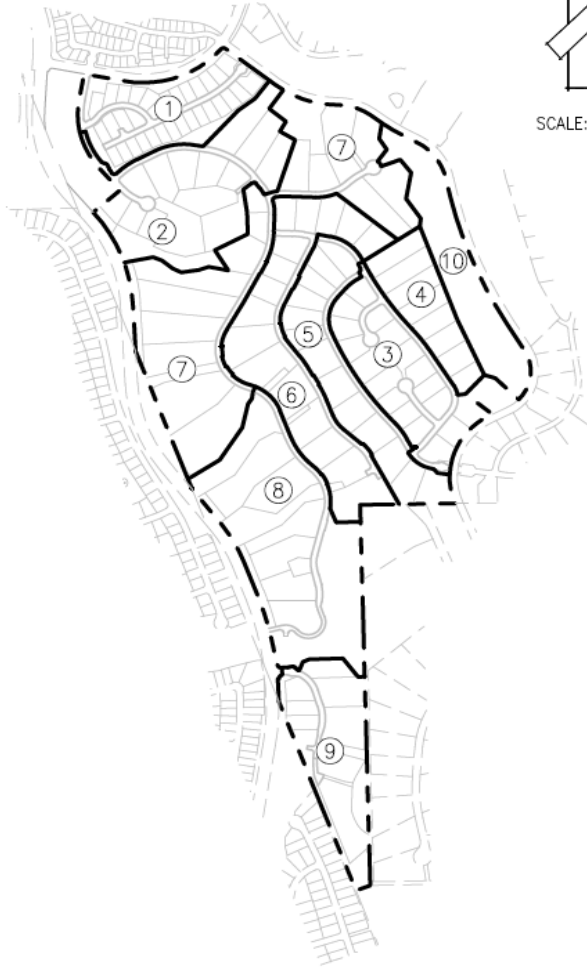
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LARGE LOT / PHASING PLAN



SCALE: 1" = 1000'



LARGE LOTS - PHASE 0

NO	AREA	PHASE
①	13.26	1
②	20.45	2
③	14.45	3
④	8.18	4
⑤	13.75	5
⑥	21.03	6
⑦	34.09	7
⑧	27.27	8
⑨	13.20	9
⑩	11.31	-

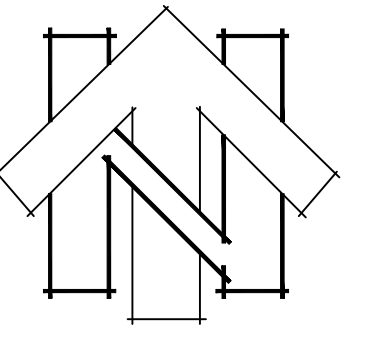
Exhibit N

PRELIMINARY GRADING & DRAINAGE PLAN PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

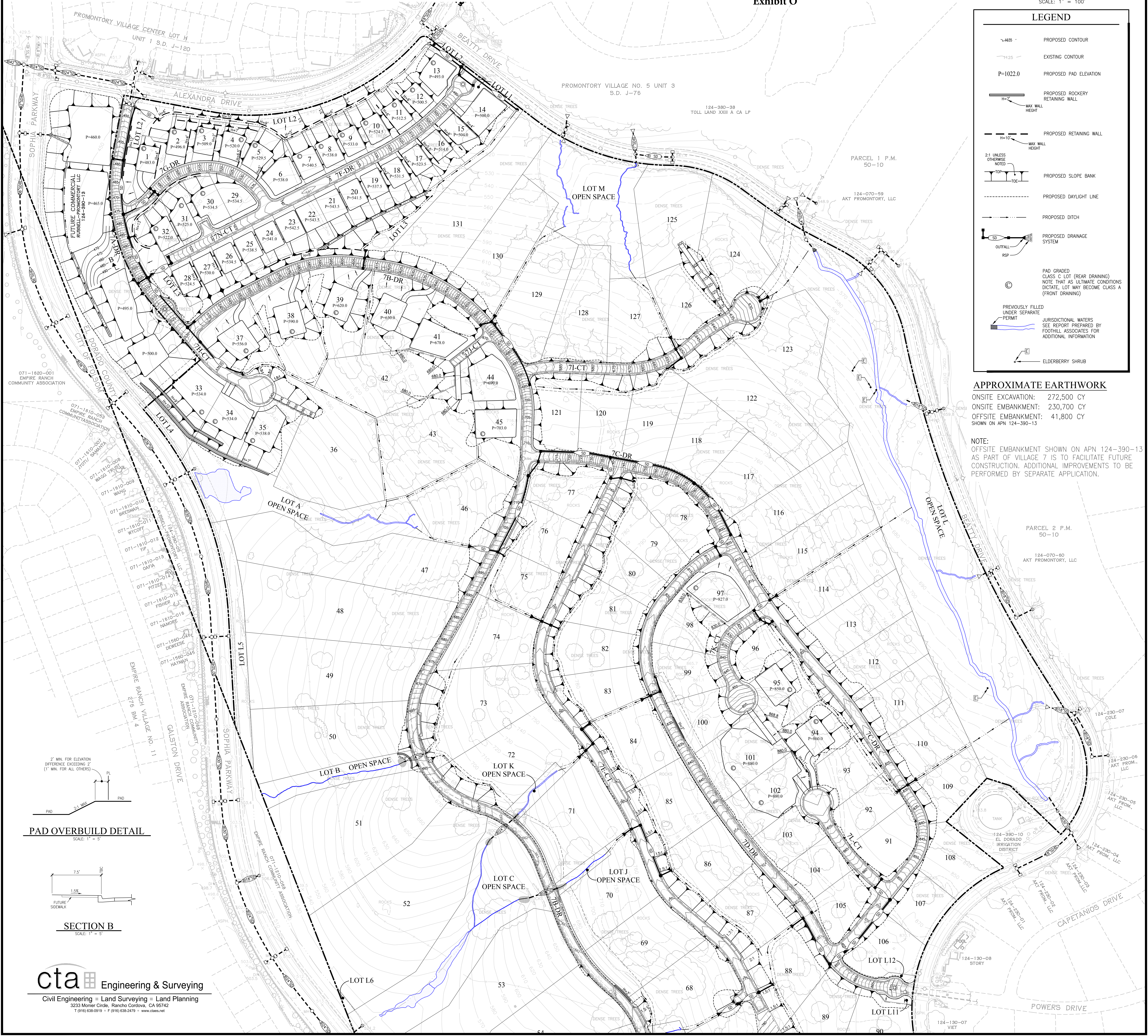
SHEET 1 OF 2
AUGUST, 2016

STATE OF CALIFORNIA



0 50' 100' 200'
SCALE: 1" = 100'

Exhibit O

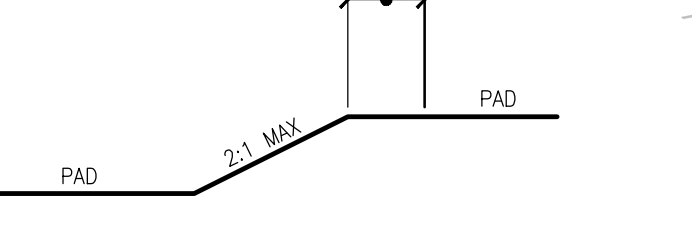


LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED PAD ELEVATION
	PROPOSED ROCKERY RETAINING WALL
	PROPOSED RETAINING WALL
	PROPOSED SLOPE BANK
	PROPOSED DAYLIGHT LINE
	PROPOSED DITCH
	PROPOSED DRAINAGE SYSTEM
	PAD GRADED CLASS C LOT (REAR DRAINAGE) NOTE THAT AS ULTIMATE CONDITIONS DICTATE, LOT MAY BECOME CLASS A (FRONT DRAINAGE)
	PREVIOUSLY FILLED UNDER SEPARATE PERMIT
	JURISDICTIONAL WATERS SEE REPORT PREPARED BY FOOTHILL ASSOCIATES FOR ADDITIONAL INFORMATION
	ELDERBERRY SHRUB

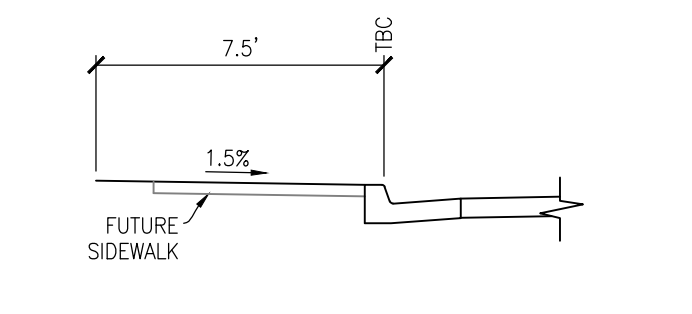
APPROXIMATE EARTHWORK
 ONSITE EXCAVATION: 272,500 CY
 ONSITE EMBANKMENT: 230,700 CY
 OFFSITE EMBANKMENT: 41,800 CY
 SHOWN ON APN 124-390-13

NOTE:
 OFFSITE EMBANKMENT SHOWN ON APN 124-390-13 AS PART OF VILLAGE 7 IS TO FACILITATE FUTURE CONSTRUCTION. ADDITIONAL IMPROVEMENTS TO BE PERFORMED BY SEPARATE APPLICATION.

2' MIN. FOR ELEVATION DIFFERENCE EXCEEDING 2" (1" MIN. FOR ALL OTHERS)



PAD OVERBUILD DETAIL
SCALE: 1" = 5'



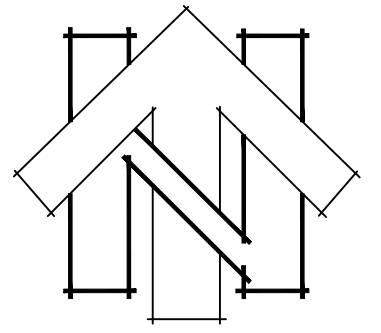
SECTION B
SCALE: 1" = 5'

PRELIMINARY GRADING & DRAINAGE PLAN PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

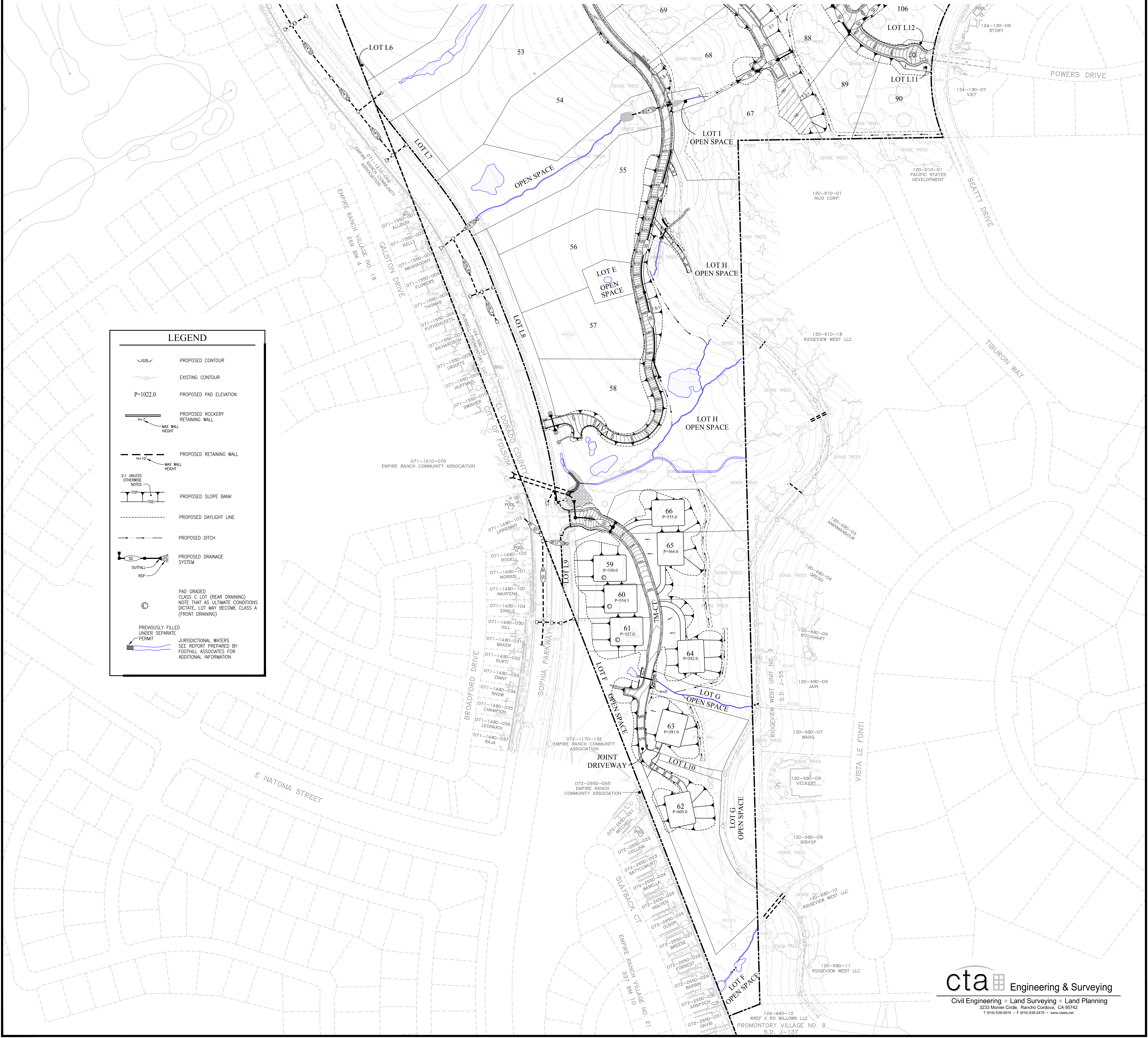
SHEET 2 OF 2
AUGUST, 2016

STATE OF CALIFORNIA



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED PAD ELEVATION
	PROPOSED ROCKERY RETAINING WALL
	PROPOSED RETAINING WALL
	PROPOSED SLOPE BANK
	PROPOSED DAYLIGHT LINE
	PROPOSED DITCH
	PROPOSED DRAINAGE SYSTEM
	PAD GRADED CLASS C LOT (REAR DRAINING) NOTE THAT AS ULTIMATE CONDITIONS DICTATE, LOT MAY BECOME CLASS A (FRONT DRAINING)
	PREVIOUSLY FILLED UNDER SEPARATE PERMIT
	JURISDICTIONAL WATERS SEE REPORT PREPARED BY FOOTHILL ASSOCIATES FOR ADDITIONAL INFORMATION

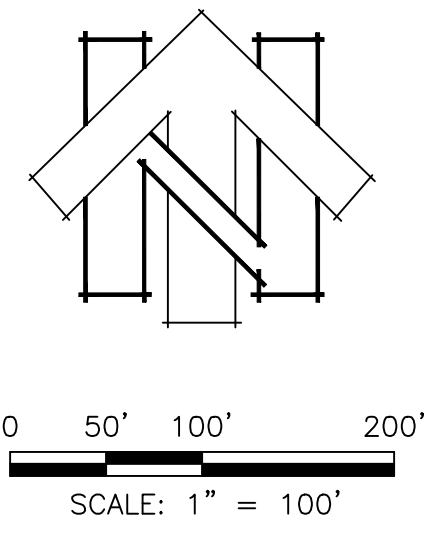
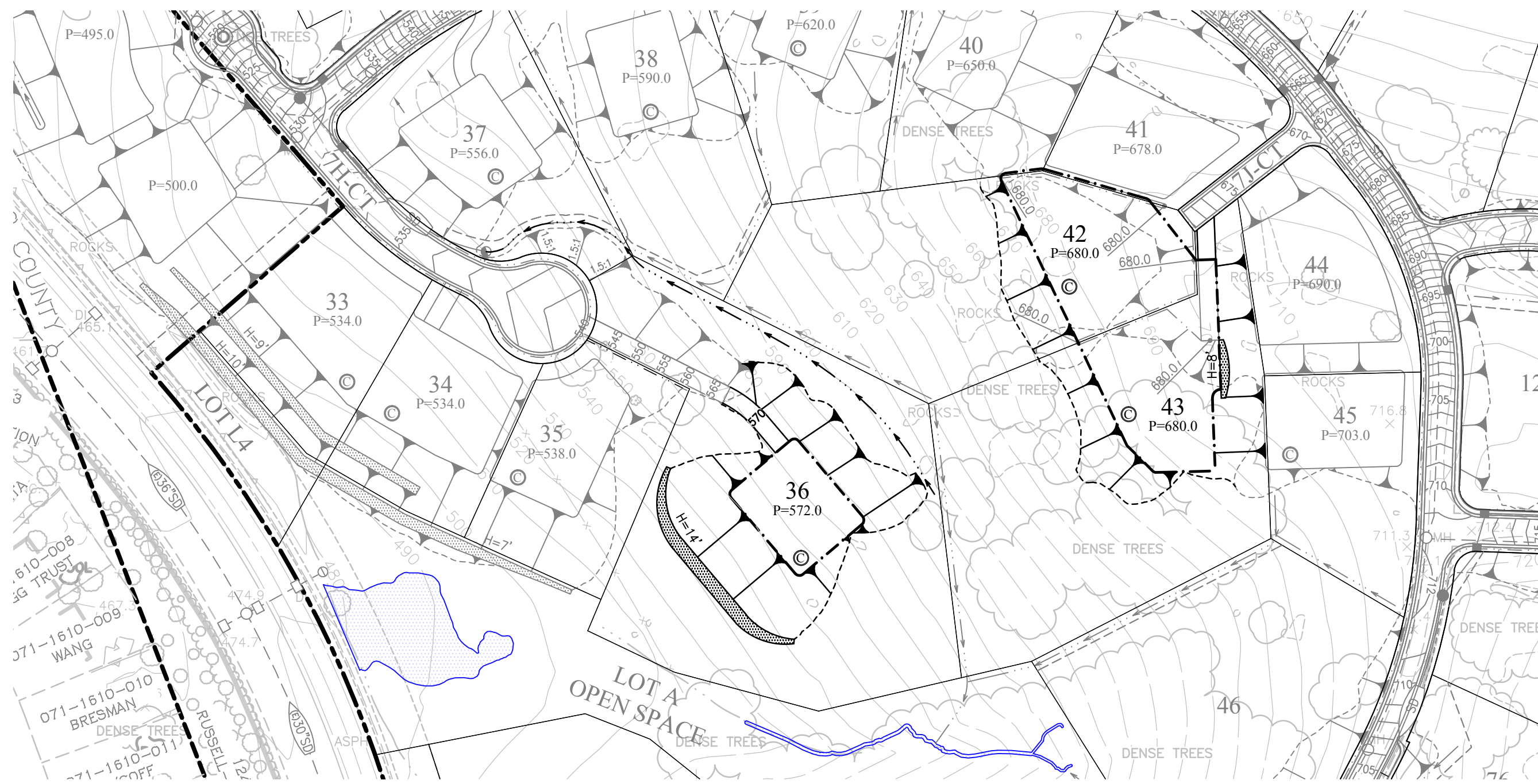


POTENTIAL PAD GRADING ON LOTS 36, 42, 43, 91-93, 96, 98-100, & 103-108 PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

AUGUST, 2016

STATE OF CALIFORNIA



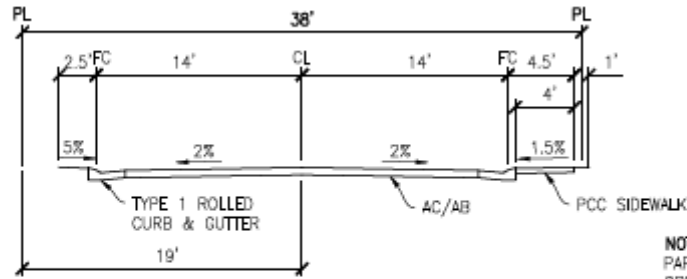
LOTS 36, 42, & 43
SCALE: 1" = 200'



LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED PAD ELEVATION
	PROPOSED ROCKERY RETAINING WALL H=7' MAX WALL HEIGHT
	PROPOSED RETAINING WALL H=10' MAX WALL HEIGHT
	2:1 UNLESS OTHERWISE NOTED PROPOSED SLOPE BANK
	PROPOSED DAYLIGHT LINE
	PROPOSED DITCH
	PROPOSED DRAINAGE SYSTEM OUTFALL RSP
	PAD GRADED CLASS C LOT (REAR DRAINING) NOTE THAT AS ULTIMATE CONDITIONS DICTATE, LOT MAY BECOME CLASS A (FRONT DRAINING)
	JURISDICTIONAL WATERS SEE REPORT PREPARED BY FOOTHILL ASSOCIATES FOR ADDITIONAL INFORMATION
	ELDERBERRY SHRUB

LOTS 91-93, 96, 98-100, & 103-108
SCALE: 1" = 200'

Promontory Village 7 Roadway Sections and Parking Bay Details



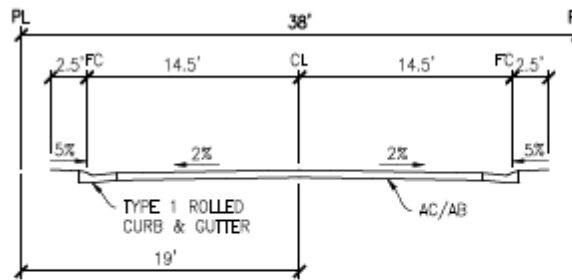
NOTE:
PARKING ONE SIDE ONLY
OPPOSITE OF SIDEWALK

UPLAND TWO-WAY

TYPE 1

SCALE: 1" = 10'

I



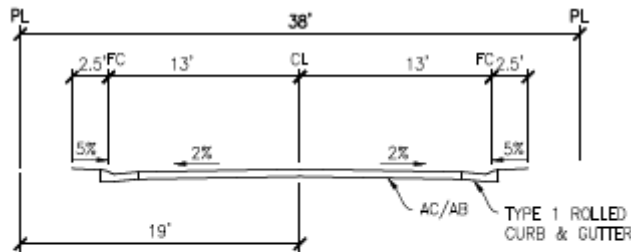
NOTE:
PARKING ONE SIDE ONLY

UPLAND TWO-WAY

TYPE 2

SCALE: 1" = 10'

II



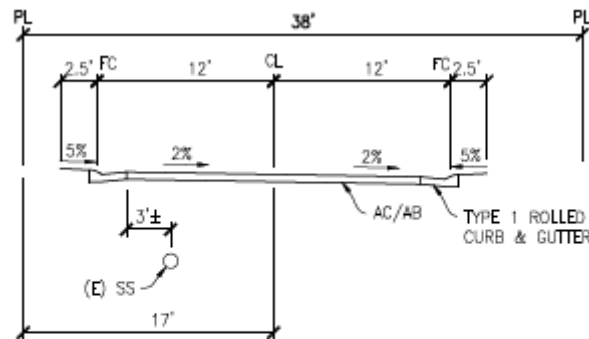
NOTE:
PARKING MAY BE PROVIDED
VIA PARALLEL PARKING BAYS

UPLAND TWO-WAY

TYPE 3

SCALE: 1" = 10'

III



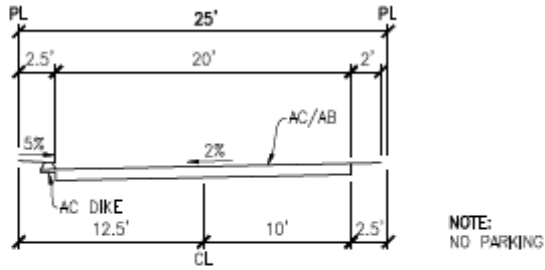
NOTES:
1. PARKING MAY BE PROVIDED VIA
PARALLEL PARKING BAYS
2. ROAD WIDTH VARIES ON 7B-DR
FROM APPROX. LOT 49-52 TO
ACCOMMODATE UTILITY
CONSTRUCTION. REFER TO
SECTION A ON SHT 2.

UPLAND TWO-WAY

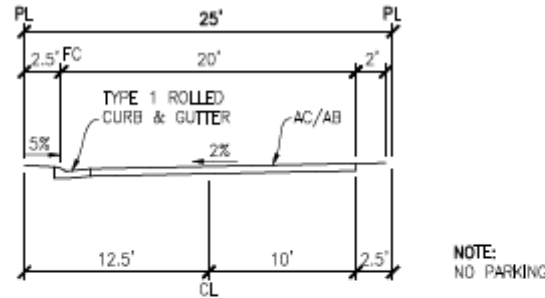
TYPE 4

SCALE: 1" = 10'

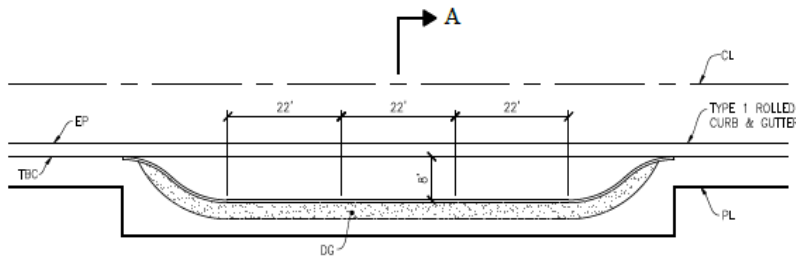
IV



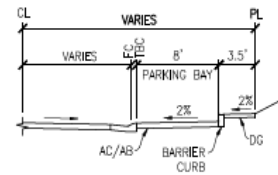
**UPLAND TWO-WAY
TYPE 5A**
SCALE: 1" = 10'



**UPLAND TWO-WAY
TYPE 5B**
SCALE: 1" = 10'



PLAN VIEW
SCALE: 1" = 30'



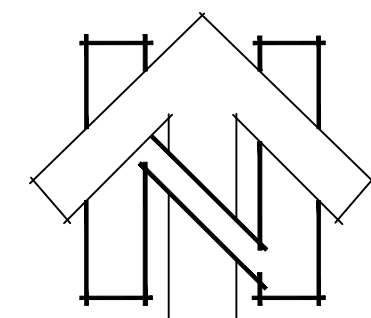
SECTION A
SCALE: 1" = 10'

TYPICAL PARKING BAY
SCALE: 1" = 30'

NOTE:
1. SEE SHEETS 2 & 3 FOR
LOCATIONS

PRELIMINARY WATER EXHIBIT PROMONTORY VILLAGE 7

Exhibit P

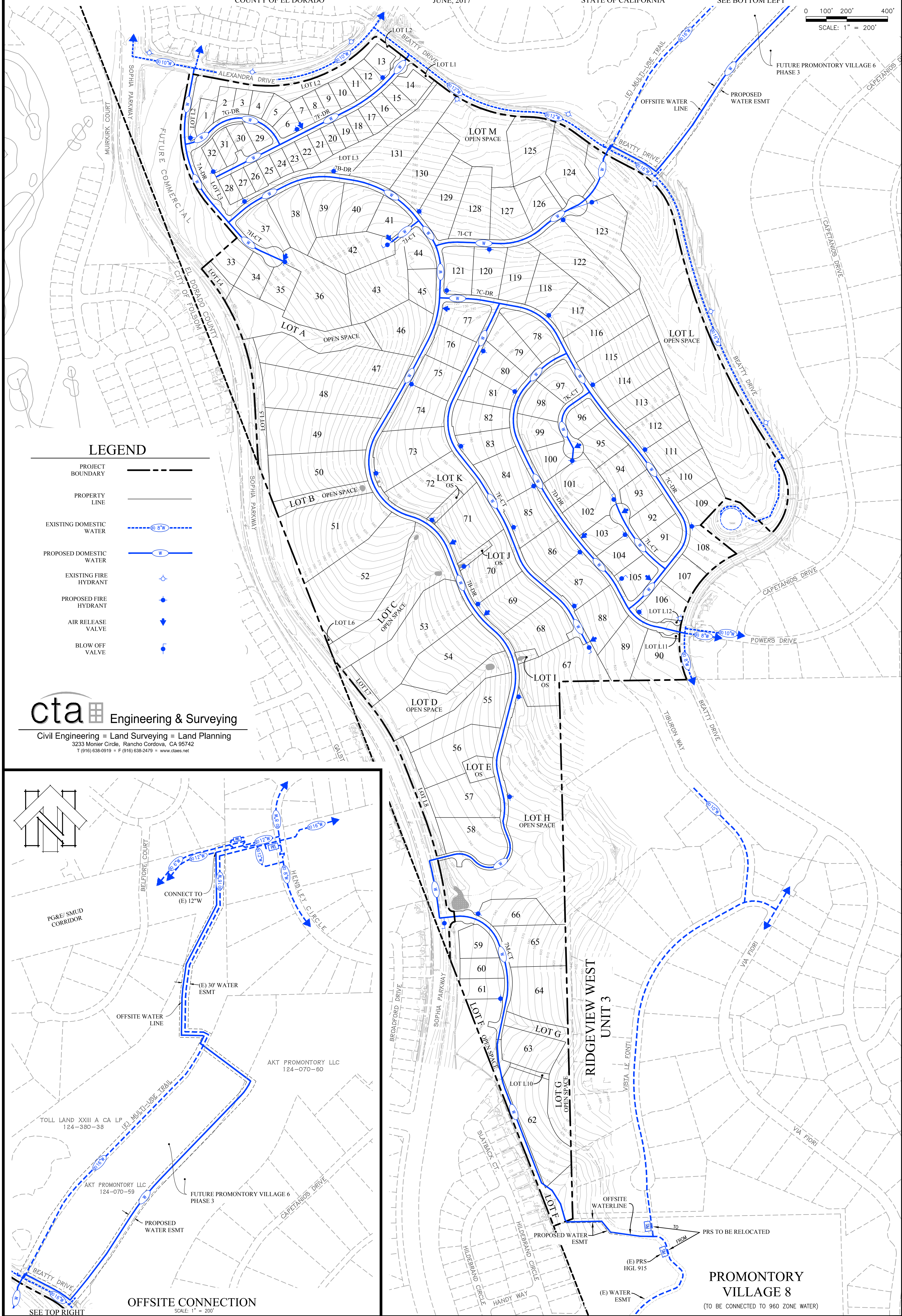
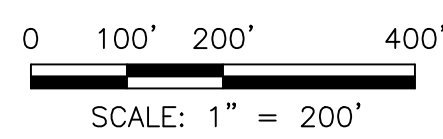


COUNTY OF EL DORADO

JUNE, 2017

STATE OF CALIFORNIA

SEE BOTTOM LEFT

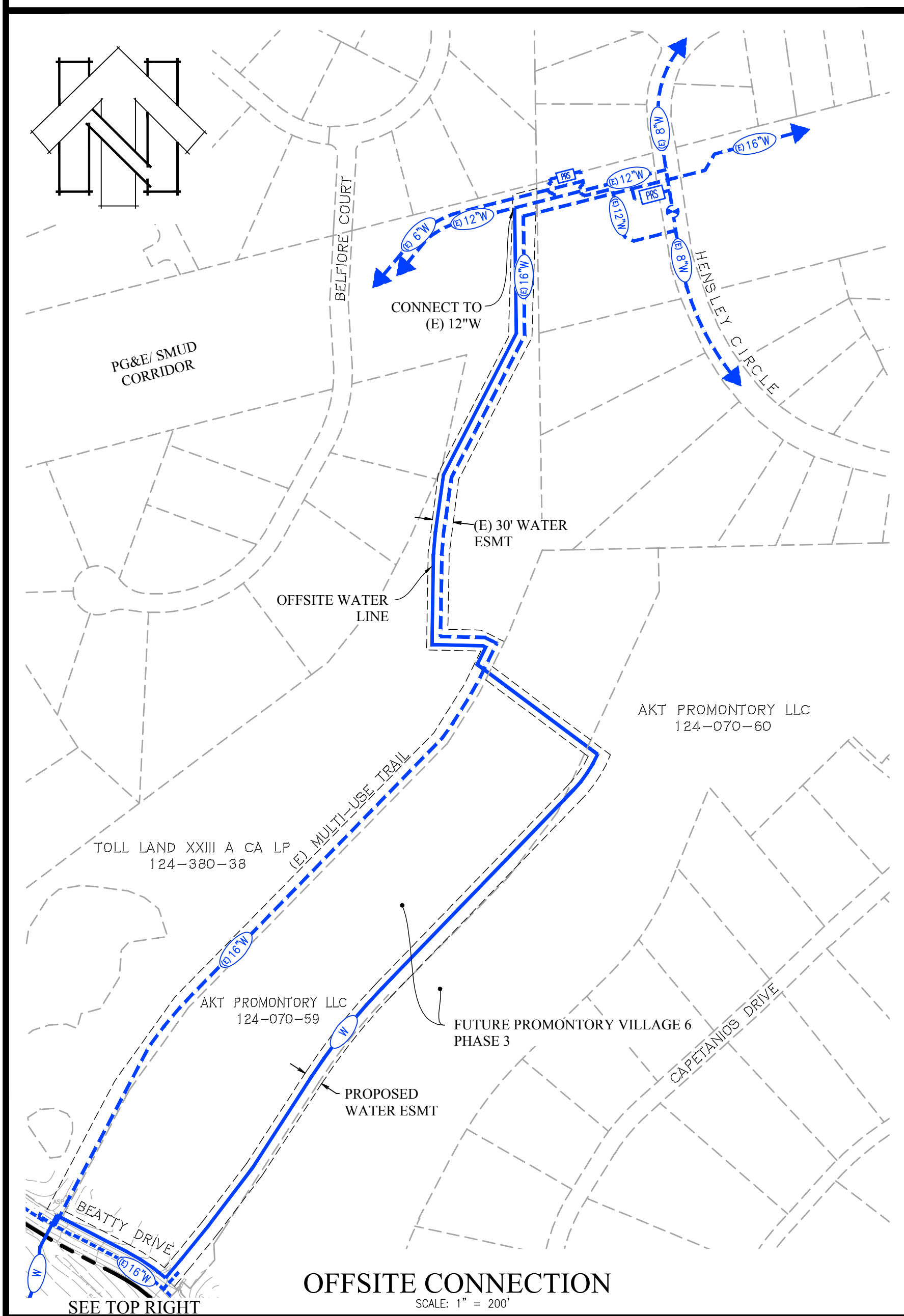


LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- EXISTING DOMESTIC WATER
- PROPOSED DOMESTIC WATER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- AIR RELEASE VALVE
- BLOW OFF VALVE

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PROMONTORY VILLAGE 8
(TO BE CONNECTED TO 960 ZONE WATER)

PRELIMINARY SEWER EXHIBIT PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

AUGUST, 2016

STATE OF CALIFORNIA

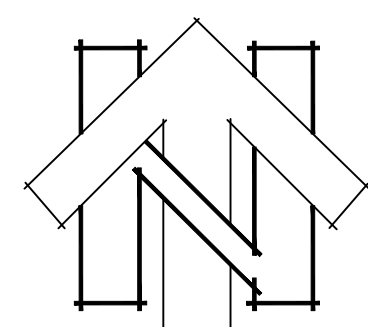
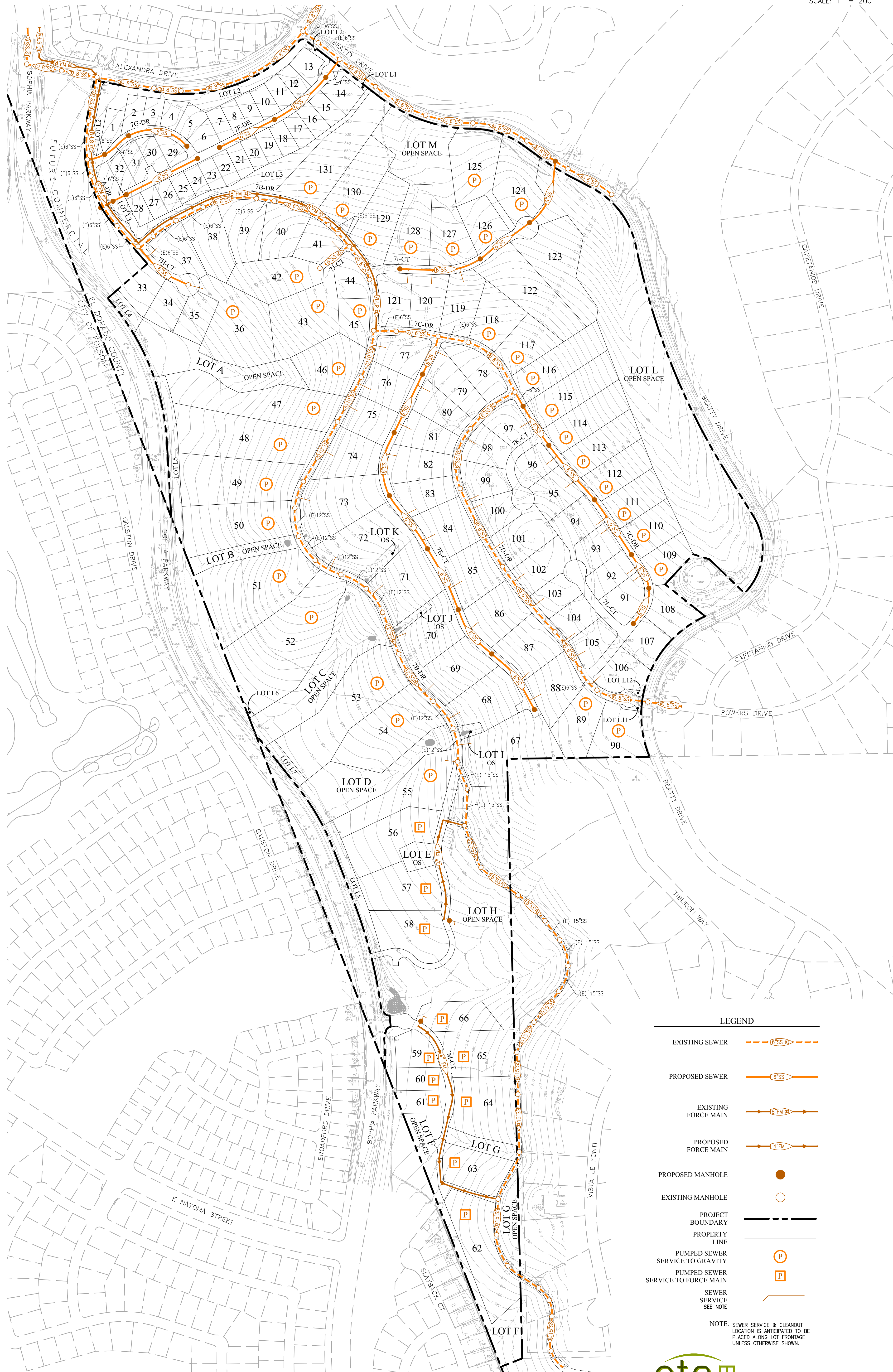


Exhibit Q

0 100' 200' 400'
SCALE: 1" = 200'



LEGEND	
EXISTING SEWER	
PROPOSED SEWER	
EXISTING FORCE MAIN	
PROPOSED FORCE MAIN	
PROPOSED MANHOLE	
EXISTING MANHOLE	
PROJECT BOUNDARY	
PROPERTY LINE	
PUMPED SEWER SERVICE TO GRAVITY	
PUMPED SEWER SERVICE TO FORCE MAIN	
SEWER SERVICE	
SEE NOTE	

NOTE: SEWER SERVICE & CLEANOUT LOCATION IS ANTICIPATED TO BE PLACED ALONG LOT FRONTAGE UNLESS OTHERWISE SHOWN.

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El Dorado Irrigation District

Letter No.: EEO 2016-0422

April 22, 2016

VIA FIRST-CLASS MAIL

Larry Ito
Russell-Promontory, LLC
7700 College Town Drive
Sacramento, CA 95826

Subject: Facility Improvement Letter (FIL), Promontory Village 7
Assessor's Parcel No.: 124-390-04, 06 & 08 (El Dorado Hills)

Dear Mr. Ito:

This letter is in response to your request dated February 24, 2016 and is valid for a period of three years. If a Facility Plan Report (FPR) for this project has not been submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 134-lot residential subdivision with commercial space on 182 acres. Water service, sewer service, and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Assessment District No. 3

Assessment District No. 3 (AD3) was established to provide water and sewer facilities to serve the El Dorado Hills area. The property is in AD3 and has an approximate allotment of 73 equivalent dwelling units (EDUs) of water service and 106 EDUs of sewer service.

Water Supply

As of January 1, 2015, there were approximately 4,088 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 151 EDUs of water supply.

Exhibit R

Water Facilities

Several water lines are located in the project vicinity (see enclosed System Map). The El Dorado Hills Fire Department has determined that the minimum fire flow for the residential portion of this project could range from 1,000 GPM up to 1,375 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. The commercial portion of this project would require a minimum fire flow of 1,875 GPM for a 3-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flows.

This project has three pressure zones available for service that will need to be analyzed in the FPR. Previous Master Plans, and unit specific FPRs, analyzed an overall water system to serve this region of the Promontory Development from the 820, 960 and 1,170 hydraulic zones. The 1,170 zone has limited available capacity and is not available to serve any lower pressure zones in this project via pressure reducing station(s) (as shown on a draft utility exhibit submitted with the FIL application). The FPR for this project will need to analyze the off-site improvements required to extend the 960 hydraulic zone from the existing facilities located to the northeast. One potential connection point would be the existing 8-inch water line located near the intersection of Warren Lane and Stanford Lane. Another option would be to connect to the section of 8-inch water line located in the northern area of Hensley Circle that is supplied by the 960 zone. This extension could follow along the route of the 16-inch water line that supplies 820 zone water and would be routed through the Promontory Village 6 Phase 3 project. Various sections of 960 water line have been installed as part of other units of the Promontory Development and a portion appears to be part of the Promontory Village 6, Phase 3 subdivision that is not yet constructed.

The water lines located along the northeast project boundary in Alexandria Drive and Beatty Drive have a static hydraulic grade line (HGL) of 820 feet above mean sea level and an operating HGL of 801 feet above mean sea level during maximum daily demands and commercial fire flow. One of the 10-inch water lines located near Powers Drive and Beatty Drive has a static HGL of 1,170 feet above mean sea level and an operating HGL of 1,088 feet above mean sea level during fire flow and maximum day demands. An operating HGL for the 960 service zone will need to be determined with more detailed project specific modeling to include the off-site water lines.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There are a variety of gravity sewer lines ranging from 6-inch up to 15-inch on the property to be developed. These sewer lines have adequate capacity to serve this project at this time. Sewer lines shall be constructed in Public Utility Easements and easements that are accessible and maintainable. Your project as proposed on this date would require 143 EDUs of sewer service.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water and sewer facilities, phasing, and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR (and a PDF copy on CD) will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to the utilities at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's

environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of an extension of facilities application by the District;
- Approval of a Facility Plan Report by the District;
- Executed grant documents for all required easements;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact me at (530) 642-4054.

Sincerely,



Michael J. Brink, P.E.
Senior Civil Engineer

MB/MM:at

Enclosures: System Map
FPR Guidelines and transmittal

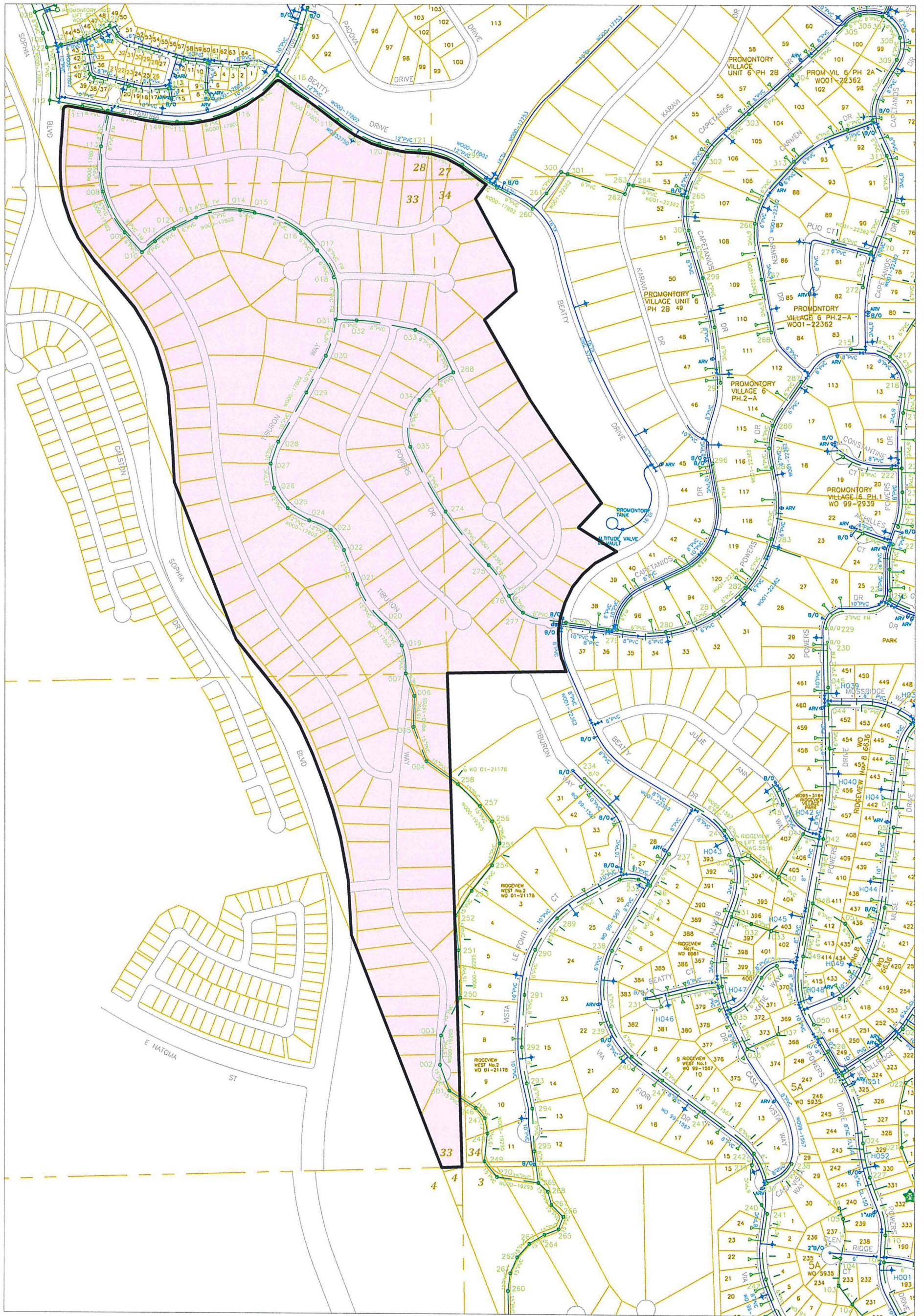


cc w/ System Map:

Marshall Cox – Fire Marshal
El Dorado Hills Fire Department
Via email - mcox@edhfire.com

Roger Trout, Director
El Dorado County Development Services Department
Via email - roger.trout@edcgov.us

Brian Allen, PE
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742



DATE: April 21, 2016


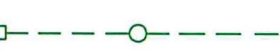
Promontory Village 7

APN: 124-390-04,06+08

17-0849 D 30 of 84

El Dorado Irrigation District System Map

WARNING: For schematic purposes only. Exact pipe location must be field verified.

-  WATERLINE
-  SEWERLINE



Scale: 1" = 500'



ENGINEERING FACILITY PLAN REPORT (FPR) GUIDELINES

PURPOSE

The District requires the submittal of an engineering Facility Plan Report (FPR) for the extension of District facilities for subdivisions, commercial projects and industrial developments. The purpose of the report is to establish an understanding between the developer and the District on what system improvements the developer must construct prior to receiving service. This will help avoid misunderstandings and costly revisions in the plan review process, and will help the developer determine the costs that will be incurred for water and wastewater service.

For most development projects, the FPR includes a detailed analysis of all proposed water, sewer and recycled water facilities. However, a Master Plan FPR is often appropriate for large, multi-phased developments. Master Plan FPRs focus on major trunk sewers and water transmission facilities and do not include minor subdivision and collection facilities. One or more subsequent detailed FPRs would be required after the overall master plan has been approved.

PROCEDURE

1. The developer's engineer will submit a packet containing a completed EID FPR Transmittal Form (template attached), two copies of a Draft FPR, an additional electronic copy (pdf format) of the report on CD, and a deposit of \$2,000.00, to an EID Development Services Section representative.

All FPRs must be bound and conform to the outline describe in the FPR CONTENT section of this document. If the project is to be constructed in phases, the number of parcels and the number of EDUs for each phase must be indicated in the FPR.

2. An initial screening for completeness will be conducted by the Development Engineer. If the report is found to be unacceptable because it is not substantially complete, it will be returned to the developer's engineer without a review.
3. Complete FPRs will be reviewed by the Development Engineer **within approximately six weeks** and returned with comments, if necessary. If there are no comments, the Final FPR will be approved and returned to the engineer along with a review letter. The FPR must be approved prior to the first submittal of facility improvement plans for District review. Any re-submittal of an FPR must contain two hardcopies and one .pdf electronic copy of the revised report and also include a copy of the previous review letter(s) in the FPR appendix.
4. After approval of the FPR, the developer's engineer may submit the facility improvement plans for review. If significant changes are required to the improvement plans during the review process, which affect the Final FPR, such changes must be reflected in an addendum to the Final FPR.

Any questions regarding FPRs or facility improvement plan reviews should be directed to the District's Development Engineer.

EXPIRATION

The approved FPR is valid for two years from the date of approval.



FPR CONTENT

The complexity of the report will depend upon the size of the project, the number of phases and the extent of improvements that are required. The report must conform to the following outline, which is based on Section 2 of the District's Water Design and Construction Standards (Design Standards). All FPR's will be bound and, at a *minimum*, include:

Section I – General

- Completed EID FPR Transmittal Form (A hardcopy is attached, and electronic copies are available on request. Please use this form as a master for future transmittals.)
- Cover page containing the project name; the name, address and telephone number of the engineer and owner/developer; the date of submittal and the Assessor's Parcel Number(s)
- Introduction
- Background including:
 - a. Statement of whether or not the property is within the District's service area boundary
 - b. Existing County zoning designation(s)
 - c. Identification of the CEQA document prepared for the project and a statement regarding whether the entire project, including offsite water and/or sewer lines, are addressed
- Project description
- Vicinity map
- Project phasing (if applicable)
- A general project boundary map, showing adjacent developments and their existing or proposed EDU's
- Description of adjacent developments impacting or having the potential to impact this project
- Typical street cross section showing all utilities and separations

Section II – Water

- Contour map showing the location and size of all water facilities, including pressure reducing stations and pump stations (if applicable)
- Contour map showing proposed pressure zone boundaries (if applicable)
- Proposed source(s) of water (existing District facilities, individual wells)
- Description of water demands based upon the equivalent dwelling unit (EDU) concept and maximum demand criteria as provided in the Design Standards
- Description of any storage requirements and proposed pressure zones
- Description of pumping and pressure reducing facilities (if applicable)
- Demand table with average day, peak hour, and maximum day demands detailed by junction node

Section III – Sewer

- Proposed sewage treatment location (such as El Dorado Hills WWTP, Deer Creek WWTP, Camino Heights)
- Description of average dry weather flow (ADWF) sewage generation, based upon the equivalent dwelling unit (EDU) concept; and peak wet weather flow (PWWF) sewage generation, based upon criteria as provided in the Design Standards
- Contour map showing all sewer facilities, including the size and slope of sewer mains, the location of sewage lift stations, pumped lots and offsite contributions (if applicable)
- Description of sewage lift station facilities, including capacity and head, and any proposed individual hours pump installations (if applicable)
- Table showing proposed sewer hydraulics, such as capacities, flows, velocities, depth of flow



Section IV – Recycled Water

- Contour map showing the location and size of all reclaim water facilities, including pressure reducing stations and pump stations (if applicable)
- Proposed source(s) of water (such as existing District facilities, irrigation wells)
- Description of reclaimed water demands based upon the equivalent dwelling unit (EDU) concept and maximum demand criteria as provided in the Design Standards
- Descriptions of any reclaimed water storage requirements and proposed pressure zones
- Description of pumping and pressure reducing facilities (if applicable)
- Demand table with average day, peak hour, and maximum day demands detailed by junction node
- Preliminary irrigation plan

Appendix

- Copy of Facility Improvement Letter(s)
- Letter from appropriate Fire Department stating required fire flow and duration for the project
- Copy of the tentative map (if applicable)
- Copy of pertinent calculations and hydraulic modeling analysis
- Water, sewer and recycled water exhibits



Facility Plan Report (FPR) Transmittal Form

Submittal Requirements: Two (2) copies of Facility Plan Report (FPR) and one (1) electronic copy in pdf format and a \$2,000 deposit must be submitted along with this completed Transmittal Form.

Project Name: _____

Contact Person: _____

Address: _____

Telephone Number: _____ FAX Number: _____

1. Assessor's Parcel No(s): _____

2. Location: _____

3. This development will be constructed in _____ phases.

4. The property requires Annexation to EID _____ Yes, _____ No.

5. The total acreage of the development is _____ acres.

6. The number of parcels proposed is _____.

7. The number of water EDU's requested is _____.

8. The number of sewer EDU's requested is _____.

9. The estimated maximum day water demand is _____ gpm and peak hour demand of _____ gpm.

10. The fire flow requirement is _____ gpm for _____ hours duration at _____ psi.

11. Pressure reducing stations are required? _____ Yes, _____ No.

12. The estimated average dry weather sewer flow is _____ gpm.

13. The estimated peak wet weather sewer flow is _____ gpm.

14. Recycled water proposed for irrigation _____ Yes, _____ No. Number of EDU's _____.

15. Estimated maximum day recycled demand is _____ gpm and peak hour demand of _____ gpm.

16. The engineer's cost estimates for all facilities to be built is attached ___ Yes, ___ No.

17. Are any lift stations, pump stations or water tanks proposed? If so provide the following for each:

latitude: _____ longitude: _____ elevation: _____

Exceptions: _____

FPR submitted by:

Final FPR approved by:

Developer's Engineer

EID Development Engineer

RCE# _____

RCE# _____

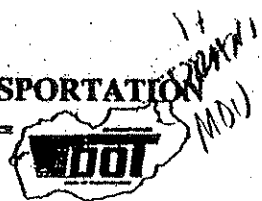
Date _____

Date _____



COUNTY OF EL DORADO

DEPARTMENT OF TRANSPORTATION



MAINTENANCE DIVISION
2441 Headington Road
Placerville, CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

MATTHEW C. BOYER
Interim Director of Transportation

MAIN OFFICE
2850 Fairlane Court
Placerville, CA 95667
Phone: (530) 621-5900
Fax: (530) 626-0387

August 22, 2000

Mr. Mike McDougal
MJM Consulting, LLC
989 Governor Drive, #101
El Dorado Hills, CA 95762

Dear Mike:

Enclosed for your information, is a copy of the fully executed MOU between the City of Folsom and El Dorado County relating to drainage.

Please call if you have any questions.

Sincerely,

Randy Pesses
Deputy Director, Transportation Planning and Systems

Vtd
Enclosure

Exhibit S

CITY OF FOLSOM

Planning, Inspections & Permitting
Natoma Street
Folsom, California 95630



David A. Storer, AICP
Director

August 16, 2000

Randy Pesses
El Dorado County Department of Transportation
2850 Fairlane Court, Building C
Placerville, CA 95667



Dear Mr. Pesses:

Enclosed is an original copy of the fully executed MOU between the City of Folsom and El Dorado County relating to drainage. This was approved at the July 25, 2000 Folsom City Council meeting.

Sincerely,

A handwritten signature in cursive script that reads "John I. Maguire for".

John I. Maguire, P.E.
Lead Civil Engineer
City Engineer/Private Development

JIM:kec

c: City Clerk
Craig Hamner
Chron

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF FOLSOM AND
THE COUNTY OF EL DORADO**

This Memorandum of Understanding ("Memorandum") is entered into by and between the CITY OF FOLSOM, a municipal corporation ("City") and the COUNTY OF EL DORADO, a political subdivision of the State of California ("County").

RECITALS

City and County are responsible for land planning decisions, including the design, review and approval of proposed drainage plans, within their respective jurisdictions. Based upon existing topography, surface storm water along the common boundary between City and County (the "Boundary") naturally flows from land within the County to land within the City.

City and County desire to address storm water drainage issues common to both jurisdictions in a mutually beneficial manner by the adopting current standards for design and drainage improvements within land development projects within the respective jurisdictions and to provide for the phasing of construction of drainage improvements to facilitate their intent.

City and County intend to minimize the overall number of drainage courses flowing from the County into the City to the extent reasonably practicable by the mutual adoption of an overall drainage plan ("Drainage Plan") that will be implemented as part of their respective discretionary review and development approval process.

In their respective review and processing of proposed land development within the City and the County, the requirement of the location of the major drainage courses at the boundary between the two jurisdictions shall be generally consistent with that shown on the Drainage Plan to the extent reasonably practicable, unless the respective jurisdiction in the reasonable exercise of its discretion determines otherwise.

DRAINAGE PLAN

A. Adoption of Drainage Plan. City and County have mutually developed the Drainage Plan for managing storm waters flowing from the County into the City within the upper watershed areas of Humbug and Willow Creeks, identified as watersheds A through I, inclusive, excluding watershed E, shown on Exhibit "A" attached hereto and incorporated by reference herein ("Plan Area"). A technical memorandum describing the Drainage Plan is attached hereto as Exhibit "B" and incorporated by reference herein. Upon approval of this Memorandum, the City and the County, respectively, shall also adopt the Drainage Plan. In subsequently reviewing and approving discretionary development applications for development within the Plan Area, and subject to existing development rights of the particular applicant, City and County shall require

the applicant to demonstrate that the development will result in flows of storm waters which are in substantial compliance with the Drainage Plan.

B. Content of Drainage Plan. The Drainage Plan sets forth the points of inflow from County to City, and the design discharges at each point of inflow from County to City, as well as additional points at various locations within each jurisdiction. The watersheds from which storm waters flow comprise the Plan Area as follows:

1. Upper Northern Humbug Creek, comprised of sub-basins "D1", "D2", "D3" and "D4" of Watershed "D", designated on the Drainage Plan and flowing into City's parkway corridor at the development within City commonly known as "The Parkway";

2. Lower Northern Humbug Creek, comprised of Watershed "F" and sub-basins "D5" and "D6", designated on the Drainage Plan flowing into the proposed north golf course of the development within City commonly known as "Empire Ranch";

3. Central Humbug Creek, comprised of Watersheds "C" and "G", designated on the Drainage Plan flowing from the central portion of the development within County commonly known as "Promontory" and flowing through the proposed north Empire Ranch golf course and Silberstein property, all of which flow to the parkway corridor at The Parkway development;

4. Willow Creek, comprised of Watersheds "B", "H" and "I", designated on the Drainage Plan and flowing from the southern portion of the Promontory and adjacent areas, and through the proposed south Empire Ranch golf course within City; and

5. Alder Creek, comprised of Watershed "A" designated on the Drainage Plan, flowing from the southerly portion of the Plan Area and through the Broadstone development within the City.

C. Drainage Improvements. The Drainage Plan includes seventeen (17) detention ponds. The detention ponds are identified on the Drainage Plan as follows: Basin "A", Basin "B", Basin "B2", Basin "C", Basin "C2", Basin "B6", Basin "E", Basin "WC-C", Basin "HC-A" (two ponds), Basin "HC-B", Basin "HC-D", Detention Pond "2", and Watershed "D" detention ponds (Option 1 consisting of two ponds and Option 2 consisting of one pond). Basins "E", "HC-C" and "WC-C" have already been constructed to the satisfaction of the City. The Drainage Plan does not contemplate any further improvements to the existing swales and creeks, or to proposed culvert and bridge crossings that may be necessary to meet the underlying design principles of the Drainage Plan.

D. Construction of Drainage Improvements for Development within City. In order to implement the Drainage Plan, City intends to exercise its discretion in the development review and approval process, by conditioning appropriate development approvals, to achieve the following:

1. Within Watershed "H" within the City, construction of Basins "A", "B" and "B2", or portions thereof, and all ancillary improvements thereto which are determined by City to be necessary in order to reasonably satisfy the design standards and principles underlying the Drainage Plan. The detention ponds shall be generally located and sized as shown on the Drainage Plan. Those portions of the improvements determined to be necessary by City shall be constructed, to the extent practicable, with initial grading activities associated with land development within the watershed; however, improvements may be completed in phases as development occurs within the watershed so long as the improvements satisfy the underlying principles and standards of the Drainage Plan. Construction beyond grading that may result in increased storm water flows may not be approved, in the sole discretion of the City, until such time as the necessary improvements are completed and functional to the satisfaction of the City.

2. Within Watershed "I" within the City, construction of those portions of Basins "C" and "C2", and all ancillary improvements thereto which are determined by City to be necessary in order to reasonably satisfy the principles and standards underlying the Drainage Plan. The detention ponds shall be generally located and sized as shown on the Drainage Plan. The portions of the improvements determined to be necessary by City shall be constructed concurrent with initial grading activities associated with land development within the watershed to the extent reasonably practicable. Construction beyond grading that may result in increased storm water flows may not be approved, in the sole discretion of the City, until such time as the necessary improvements are completed and functional to the satisfaction of the City.

3. Within the portion of Watershed "F" which lies in Empire Ranch, within the City, construction of Basin "HC-A" and all ancillary improvements thereto which are determined by City to be necessary in order to reasonably satisfy the underlying design principles and standards of the Drainage Plan. The detention pond shall be generally located and sized as shown on the Drainage Plan. The improvements determined to be necessary by City shall be, to the extent reasonably practicable, constructed concurrent with initial grading activities associated with land development within the watershed. Construction beyond grading that may result in increased storm water flows may not be approved, in the sole discretion of the City, until such time as the necessary improvements are completed and functional to the satisfaction of the City.

4. Within Northern Humbug Creek watershed portion of the City, other than the portion which lies within Empire Ranch, construction of Basin "HC-B" and all ancillary improvements thereto which are determined by City to be necessary in order to reasonably satisfy the underlying design principles and standards of the Drainage Plan. The detention pond shall be generally located and sized as shown on the Drainage Plan. The improvements determined to be necessary by City shall be, to the extent reasonably practicable, constructed concurrent with initial grading activities associated with land development within the watershed. Construction beyond grading that may result in increased storm water flows may not be approved, in the sole discretion of the City, until such time as the necessary improvements are completed and functional to the satisfaction of the City.

5. To the extent practicable, drainage swales shall be maintained generally in their natural condition and location, and shall be improved, where necessary, to provide sufficient capacity to safely accommodate the design storm water flows as depicted on the Drainage Plan.

E. Construction of Drainage Improvements for Development within County. In order to implement the Drainage Plan, County intends to exercise its discretion in the development review and approval process, by conditioning appropriate development approvals, to achieve the following:

1. City and County agree that sufficient drainage improvements presently exist to mitigate impacts of increased run-off that may result from development of any or all portions of Watershed "B", and development may occur within that watershed absent the construction of future drainage facilities within City or County. However, if development occurs within Watersheds "H" or "I" within City, prior to the development of all of Watershed "B", in order to accommodate the full development of Watershed "B", City shall reserve sufficient drainage capacity within the City to accommodate its remaining development.

2. Within Watershed "C", construction of Basin "HC-D" and all ancillary improvements thereto which are determined by County to be necessary in order to reasonably satisfy the underlying design principles and standards of the Drainage Plan. Excepting that portion identified as Village "6" on Exhibit "A", the improvements determined to be necessary by County shall be, to the extent reasonably practicable, constructed concurrent with initial grading activities associated with land development within the watershed. Construction beyond grading that may result in increased storm water flows may not be approved, in the sole discretion of the County, until such time as the necessary improvements are completed and functional to the satisfaction of the County; and in Village "6", and areas adjacent thereto for the construction of public infrastructure, a temporary detention basin which satisfies the intent of the Drainage Plan may be constructed in lieu of Basin "HC-D". Basin "HC-D" shall be generally located and sized as shown on the Drainage Plan.

3. Within sub-basins "D1" and "D2" of Watershed "D", County construction of either : (a) the two detention ponds identified as Option 1 in the Drainage Plan, and all ancillary improvements thereto for the proper functioning of the detention ponds; (b) in consultation with the owner of the real property located within sub-basin "D4", construct the detention pond identified as Option 2 in the Drainage Plan, and all ancillary improvements thereto; or (c) construct a combination of (a) or (b) which are determined by the County, in its sole discretion, to reasonably satisfy the underlying design principles and standards of the Drainage Plan. The detention ponds shall be generally located and sized as shown on the Drainage Plan, unless County determines otherwise. The improvements determined to be necessary by County shall be, to the extent reasonably practicable, constructed concurrent with initial grading activities associated with land development within the watershed. Construction beyond grading that may result in increased storm water flows may not be approved, in the sole discretion of the County,

until such time as the necessary improvements are completed and functional to the satisfaction of the County.

4. Within sub-basins "D3" and "D4" of Watershed "D" within County, construction of improvements that adequately mitigate drainage impacts resulting from said development as determined by County to be necessary in order to reasonably satisfy the design principles and standards underlying the Drainage Plan. Said improvements may include, but not be limited to, the construction of the detention facilities proposed by the Drainage Plan (i.e. Options 1 or 2, or any combination thereof). The improvements determined to be necessary by County shall be, to the extent reasonably practicable, constructed concurrent with initial grading activities associated with land development within the watershed. Construction beyond grading that may result in increased storm water flows may not be approved, in the sole discretion of the County, until such time as the necessary improvements are completed and functional.

F. Maintenance of Detention Ponds, Swales and Creeks. Upon completion of a detention pond within the Plan Area, the City or County, as appropriate based upon the jurisdiction over the location of the detention pond, shall have designated an entity or representative responsible for the long term maintenance of the pond and the ancillary improvements thereto necessary for the proper functioning of the pond, and all swales and creeks within the same watershed or sub-basin area as the pond as shown on Exhibit "A". Such entities may include, but are not limited to, City, County, homeowners association, property owner(s), special districts, or other entities as appropriate.

GENERAL PROVISIONS

G. Nothing in this Memorandum shall be construed to obligate the City or the County to design, improve, modify, or construct then existing drainage facilities if it is subsequently determined in the future that additional drainage facilities are necessary or desirable to achieve the design principles of the Drainage Plan.

H. Nothing in this Memorandum shall be construed to preclude the City and the County, respectively, from exercising its discretion in any manner, or to updating, modifying or revising their respective drainage standards, including the Drainage Plan herein. No future modifications to either the City or County drainage standards shall obligate the other jurisdiction to apply lesser, or more stringent discharge requirements to projects within its jurisdiction.

I. Nothing in this Memorandum shall be construed to preclude the County from implementing other regional or site specific improvements identified by any future study(ies) that would reasonably satisfy the overall design principles and standards underlying the Drainage Plan.

J. Nothing in this Memorandum shall be construed to confer rights, privileges, or duties upon any third person not a party to this Memorandum. Nothing in this Memorandum shall be construed to create any form of joint venture, partnership or other association among the parties.

K. The parties agree to provide reasonable assistance to the others and cooperate to carry out the intent and fulfill the provisions of the Memorandum.

L. All notices and other communications required or permitted hereunder shall be in writing, and shall be either personally delivered or sent electronic facsimile during normal business hours and by first class mail, and shall be deemed received upon the earlier of (i) if personally delivered, the date of delivery to the address of the person to receive such notice, (ii) or if given by electronic facsimile and first class mail, 24 hours after the time of confirmation of the facsimile. Notices shall be given at the following addresses:

To City: City of Folsom
Planning, Inspections & Permitting Department
Attention: John Maguire, Lead Civil Engineer
50 Natoma Street
Folsom, California 96630

To County: El Dorado County
Department of Transportation
Attention: Randy Pesses, Deputy Director
2850 Fairlane Court, Building C
Placerville, California 95667

Notice of change of address shall be given by written notice in the manner described in this section.

M. This Memorandum may be amended, supplemented or modified in writing, if approved by both the City and County, through its council or board, respectively.

This Memorandum consists of six (6) pages.

Dated: 8-8-00

CITY OF FOLSOM
A Municipal Corporation

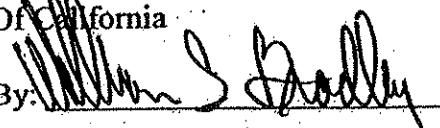
By: Martha Clark
Martha Clark Lofgren
City Manager

Attest By:

Susan Kitchens
Susan Kitchens, Acting City Clerk

Dated: March 28, 2000

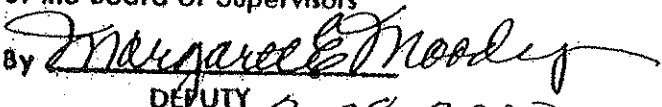
COUNTY OF EL DORADO
A Political Subdivision of the State
Of California

By: 

WILLIAM S. BRADLEY

Attest By:

ATTEST: DIXIE L. FOOTE, Clerk
of the Board of Supervisors

By: 

DEPUTY 3-28-2000

PEB:slh
agreemen\olsom.mou
3-13-00


















EXHIBIT "A"

MASTER DRAINAGE PLAN

(MEMORANDUM OF UNDERSTANDING)

DRAINAGE PLAN

LEGEND:

-  DETENTION POND
-  EXISTING WATER SHADES
-  WATER SHED AREAS
-  SIX SUMPS
-  24 HR. DET. RETENTION IN EXISTING CHANNEL
-  WATER SHED BOUNDARY TO ADJACENT COUNTY
-  SIX-MONTHS RETENT. IN EXISTING CHANNEL
-  POINTS OF DISCHARGE AT THE COUNTY LINE
-  KEY POINTS
-  VILLAGE AREA
-  OPEN SPACE
-  PARK
-  ELEMENTARY SCHOOL
-  COMMUNITY PARK
-  VILLAGE CENTER
-  PROPERTY BOUNDARY
-  COUNTY BORDER

HUMBURG CREEK - J
FUTURE DESIGN TO
KEEP FLOWS TO EXISTING
LEVELS.

NORTHERN HUMBURG CREEK
TO THE FOOTHILLS GOLF COURSE

HUMBURG CREEK - B
PRE 104
TARGET 104
DESIGN 92

HUMBURG CREEK - C
PRE 150
TARGET 150
DESIGN 100

WILLOW CREEK
PRE 200
TARGET 200
DESIGN 150

THE
FOOTHILLS

THE
PROMONTORY
SPECIFIC PLAN

SOUTHERN WILLOW CREEK

SOUTHERN ALDER CREEK



SCALE
1" = 100'
DRAWN BY: GWAALR
DATE: 10/10/07

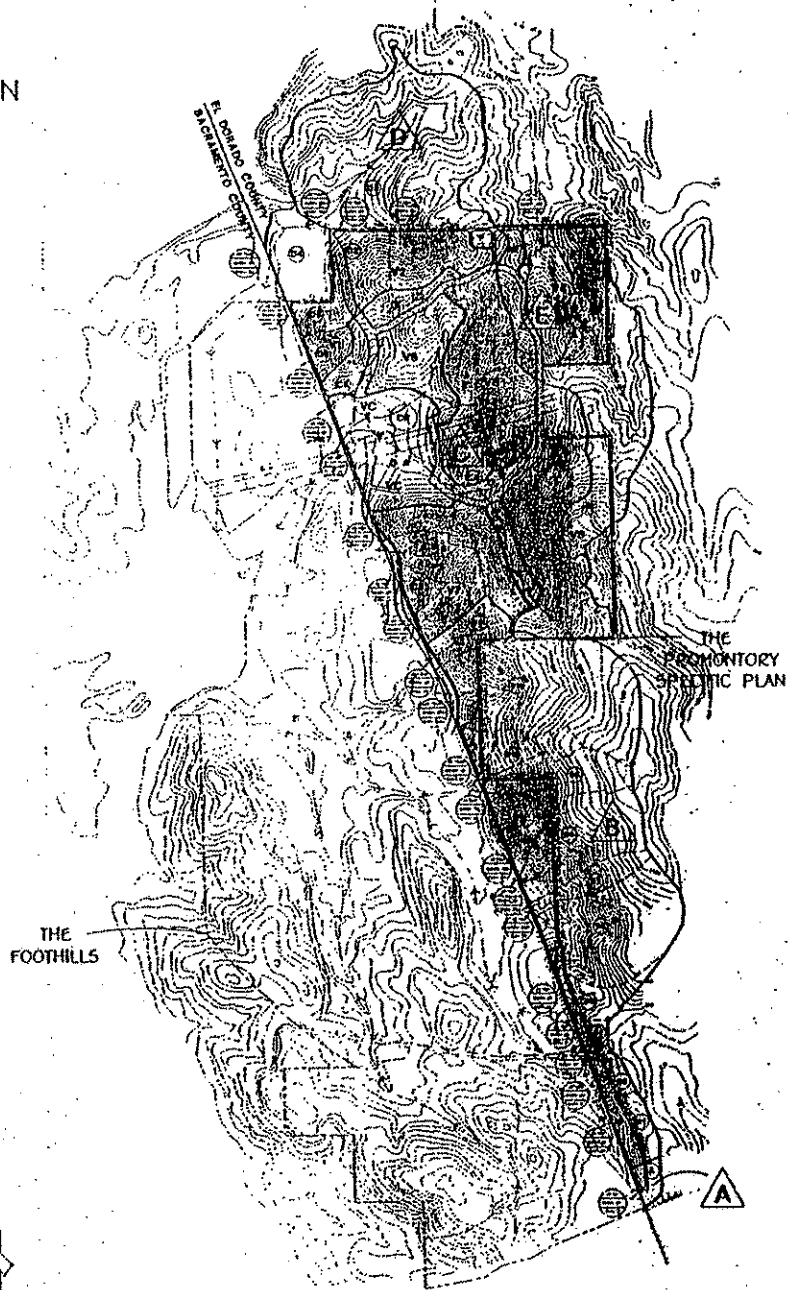
COWI, SKOVHUS & ASSOCIATES, INC.
10000 15th Avenue, Suite 100
Denver, CO 80202
Tel: 303.751.1000
Fax: 303.751.1001
www.cowiskov.com

EXHIBIT "B" EXISTING DRAINAGE SHED MAP

DRAINAGE PLAN

LEGEND:

	DETENTION POND
	EXISTING MAIN CANALS
	MAJOR BARRIAGE
	TANK BARRIAGE
	WATER SHED BOUNDARY TO ADJACENT COUNTY
	WATER SHED BOUNDARY CITY OF FOLSOM
	WATER SHED BOUNDARY EL DORADO COUNTY
	POINTS OF INTEREST AT THE COUNTY LINE
	RAILROADS
	VIADUCTS
	RAILROADS
	PAGE
	ELEMENTARY SCHOOL
	COURTNEY PARK
	VEGETATION
	RAILROADS
	RAILROADS
	RAILROADS



SCALE
JULY, 1967

ENGINEERING & ARCHITECTS, INC.



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

October 21, 2002

Mr. Mike McDougall
MJM Properties
989 Governors Drive, Suite 101
El Dorado Hills, CA 95762

RE: Promontory Village 6 (Kalithea) Park Development and Reimbursement Agreement

Dear Mike,

Enclosed is a COPY of the executed agreement referenced above for your records. Thank you to AKT Promontory, LLC and to you, Larry and Craig for all your efforts to enhance the park and recreational amenities in El Dorado Hills.

If you have any questions about this agreement, please feel free to contact me at the office, (916) 614-3210.

Sincerely,

Dianna Hillyer
Director of Planning and Special Projects

C: Jackie McHaney, Thurbon & McHaney, LP

Exhibit T

COPY

THE PROMONTORY VILLAGE 6 (KALITHEA)
PARK DEVELOPMENT AND REIMBURSEMENT AGREEMENT

This Agreement is made by and between the El Dorado Hills Community Services District of El Dorado County (the "District") and AKT Promontory, LLC ("Developer") and will be effective upon the execution of this Agreement by both parties.

RECITALS

- A. Developer is the owner of the undeveloped real property described in Exhibit A attached hereto, commonly known as the Promontory Specific Plan (the "Specific Plan" or "Project").
- B. The District and Developer have previously entered into that certain Agreement entitled Agreement to Form Landscape and Lighting Assessment District No. 22 and to Secure the Construction and Maintenance of Improvements, dated May 11, 2000 ("LLD Agreement"), which provided for the construction and financing of park facilities in Village 6, Phase 1.
- C. The parties agree that it is in their mutual best interest to provide for the timely construction of park facilities in accordance with the LLD Agreement, which is the most efficient method of providing such facilities, economically and with respect to timing.
- D. By entering into this Agreement, the parties wish to set forth their understanding relating to the financing of park facility improvements within Village 6, Phase I and to implement the intent of the LLD Agreement.

AGREEMENT
Park Facilities Construction

1. **Developer to Construct:** Pursuant to the terms of the LLD Agreement, District has elected to have Developer construct the improvements in the Village 6, Phase I park. As a result, the costs of such construction is subject to reimbursement by the District in accordance with the terms of this Agreement and the LLD Agreement.
2. **Park Improvements:** Developer shall construct the improvements to the park site depicted in the Promontory Village 6 Map, consisting of approximately three and eighty-nine one hundredths (3.89) acres (Village 6 Park), in accordance with the approved Improvement Plans.
3. **Timing of Completion:** Developer shall complete construction of the park improvements in Village 6 Park no later than October 31, 2002. Developer understands that the District requires a 90-day maintenance period prior to acceptance of landscaping improvements and Developer agrees to provide such maintenance of the park improvements during this time period, regardless of when District accepts the Grant Deed.

4. Approval of Improvement Plans: The parties agree that at the time of execution of this Agreement, Developer has submitted and the District has reviewed and approved the Improvement Plans for the Village 6 Park. A copy of the approved plans is attached hereto as Exhibit B and incorporated herein by this reference.

5. Budget/Actual Costs Reimbursable: The total Budget for the design, engineering, staking, construction, contract management, and installing of equipment for the Village 6 Park is Six Hundred and Ninety Seven Thousand, Fifty-One Dollars (\$697,051.00), which has been approved by the District. An itemized breakdown documenting all items included in the total budget is attached hereto as Exhibit C and incorporated herein by this reference. District shall reimburse Developer for the actual costs incurred by Developer in constructing the Village 6 park, not to exceed \$697,051.00.

6. Accounting of Costs: At such time as the construction of the Village 6 Park improvements are complete and accepted by District and the Notice of Completion has been filed, Developer shall provide to District an itemized breakdown of the actual costs incurred by Developer as part of such construction, which shall not exceed \$697,051.00. Such accounting shall include copies of all contracts, change orders and invoices, together with evidence of Developer's payment of all costs, and an endorsed copy of the filed Notice of Completion.

7. Reimbursement/Disbursement: The source of funds for District's reimbursement obligation other than the \$200,000.00 initial payment, which is included in the maximum cost of \$697,051.00, shall be the revenues resulting from the collection of park development fees within The Promontory Specific Plan area. The initial payment of Two Hundred Thousand Dollars (\$200,000.00) will become available for reimbursement upon acceptance of the Grant Deed¹ by District and compliance with Paragraph 6 above. Effective upon acceptance of the Grant Deed, Sixty-Eight Percent (68%) of all the Promontory Park Development Fee actually collected by District, regardless of the timing of such collection, will be used to reimburse Developer, on a quarterly basis, until the remaining balance of \$497,051.00 has been paid in full. Payments will be made to Developer no later than April 30th, July 31st, October 31st and January 31st, unless District has not received such funds from the County in sufficient time to make these quarterly deadlines and in that event District shall remit payment within thirty (30) calendar days after receipt of funds from the County.

8. Statement of Account: Effective upon execution of this Agreement, District shall provide to Developer a quarterly statement showing the total balance of its reimbursement obligation to Developer, the total park development fee revenues collected from within the Specific Plan area, and payments made to Developer.

9. Term: This Agreement shall expire thirty (30) years after its effective date or at such

¹ District will accept the Grant Deed after a minimum of 35 days has elapsed after recordation of the Notice of Completion at its next regularly scheduled Board meeting.

time as all of the park improvements contemplated by this Agreement have been completed and reimbursement to Developer has been fully satisfied, whichever occurs first.

10. Notices: Any notices relating to this Agreement shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally or by generally recognized overnight courier service, or five (5) days after deposit in the United States mail, certified or registered, return receipt requested, with postage prepaid, addressed as follows:

DISTRICT: El Dorado Hills Community Services District
Attn: General Manager
1021 Harvard Way
El Dorado Hills, CA 95762

DEVELOPER: AKT Development - Promontory, LLC
c/o MJM Consulting
989 Governors Blvd., Suite 101
El Dorado Hills, CA 95762

Either party may change its address by written notice to the other given in the manner set forth above.

11. Entire Agreement: The terms of this Agreement are intended by the parties as a final expression of their agreement with respect to such terms as are included in this Agreement and may not be contradicted by evidence of any prior or contemporaneous agreement. This Agreement specifically supersedes any prior written or oral agreements between the parties, except those Agreements specifically identified herein. The language in all parts of this Agreement shall be construed as a whole in accordance with its fair meaning.

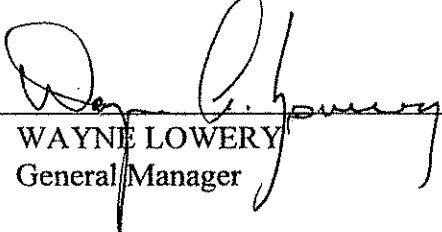
12. Amendments and Waivers: No addition to or modification of this Agreement shall be effective unless set forth in writing and signed by the party against whom the addition or modification is sought to be enforced. The party benefitted by any condition or obligation may waive the same, but such waiver shall not be enforceable by another party unless made in writing and signed by the waiving party.

13. Attorney Fees: If any legal or equitable proceedings are brought to enforce any of the terms of conditions of this Agreement, or in connection with any alleged disputes, breaches, defaults or misrepresentations, relating to any provision of this Agreement, the prevailing party in such action, or the non-dismissing party, where the dismissal occurs other than by reason of a settlement, shall be entitled to recover its reasonable costs and expenses, including, without limitation, reasonable attorney fees and costs of defense paid or incurred in good faith. The prevailing party, for purposes of this Agreement shall be deemed to be that party who obtains substantially the result sought, whether by settlement, dismissal or judgment.

14. Assignment: This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
15. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
16. Invalid Term: If any provision of this Agreement is declared or determined by any court of competent jurisdiction to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining parts, terms and provisions shall not be affected thereby and said illegal, unenforceable or invalid part, term or provision will be deemed not to be a part of this Agreement.
17. Representation of Comprehension of Document: Each party has reviewed and revised, or had the opportunity to review and revise this Agreement; accordingly, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment of it.
18. Authorization: Each person executing this Agreement represents that the execution of this Agreement has been duly authorized by the party on whose behalf the person is executing the Agreement and that such person is authorized to execute the Agreement on behalf of such party.

IN WITNESS WHEREOF, the District has caused this Agreement to be properly executed and Developer has caused this Agreement to be properly executed, as of the date set forth below.

DISTRICT: EL DORADO HILLS CSD

By:  Date: OCT. 16, 2002
 WAYNE LOWERY
 General Manager

DEVELOPER: AKT DEVELOPMENT-PROMONTORY, LLC
 a California Limited Liability Company
 By: AKT DEVELOPMENT, INC.
 Managing Member

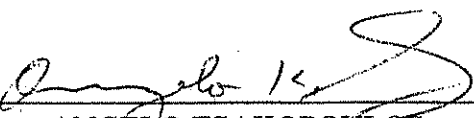
By:  Date: _____
 ANGELO TSAKOPOULOS
 Chairman

EXHIBIT A
LEGAL DESCRIPTION

Exhibit A
PROMONTORY


All that certain real property situate in Sections 3, 4 and 10, Township 9 North, Range 8 East, and Sections 27, 28, 33 and 34, Township 10 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California; and more particularly described as follows:

All that certain real property shown on that certain Large Lot Final Map of The Promontory filed for record in Book I of Maps, at Page 86, Official Records of said County.

Together with the remainder as shown on said Large Lot Final Map.

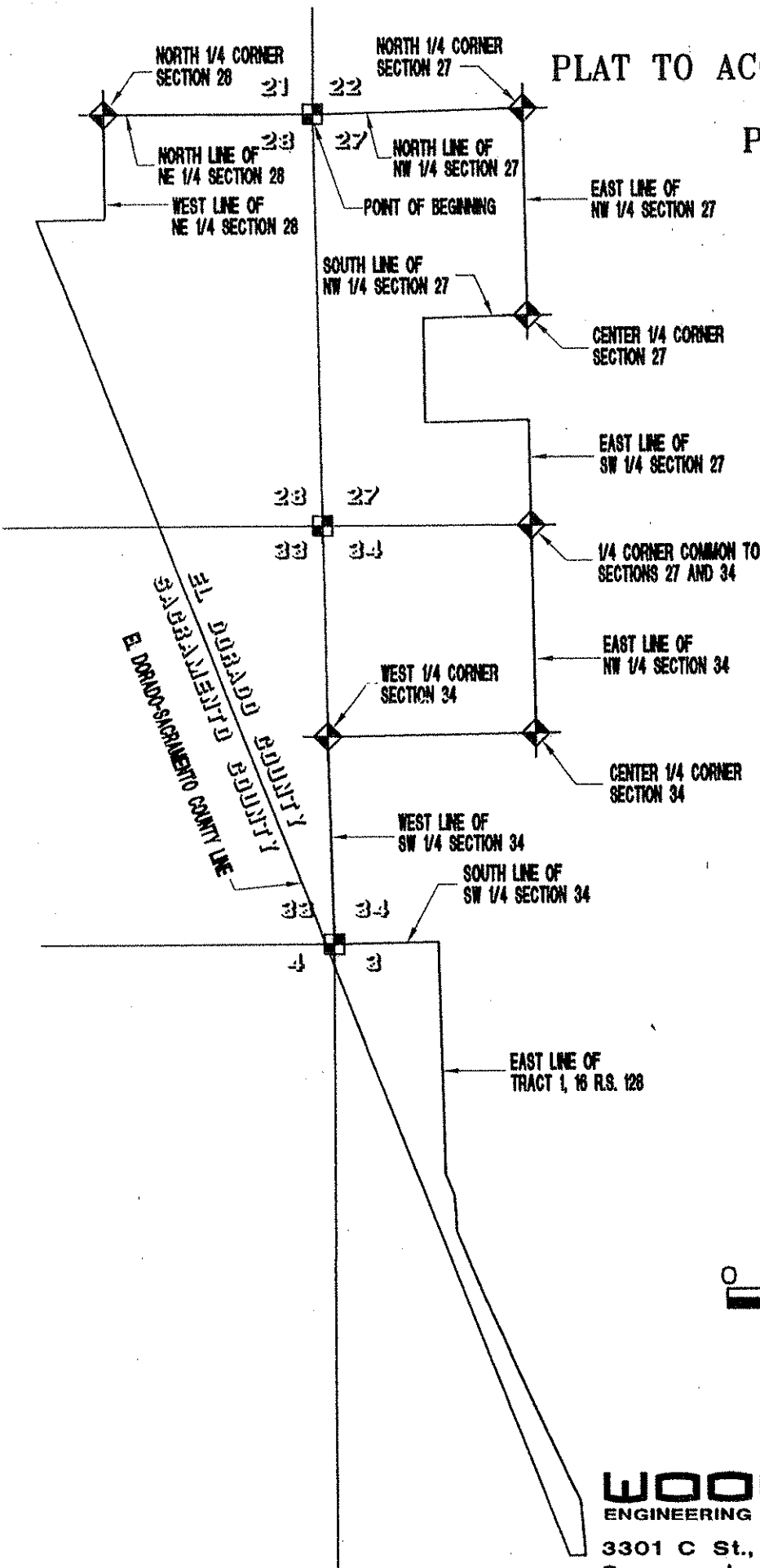
Containing 998.99 acres of land, more or less.

Douglas R. Owyang, P.L.S. 6046
Expires June 30, 2005



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

PLAT TO ACCOMPANY DESCRIPTION FOR PROMONTORY



SEE EXHIBIT A,
DESCRIPTION,
FOR COURSE
INFORMATION



SCALE: 1" = 2000'



WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING

3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

EXHIBIT B
APPROVED IMPROVEMENT PLANS

NOTE: (Developer to provide a 18" x 22" copy)



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

October 19, 2001

Roger Trout, Principal Planner
El Dorado County Planning department
2350 Fairlane Court
Placerville CA 95667

RE: The Promontory Specific Plan, Villages 1, 2 & 3

Dear Roger:

Attached is the final agreement between AKT Development, Inc. and the El Dorado Hills Community Services District regarding The Promontory Specific Plan, Villages 1, 2 and 3. We are comfortable that the developer has satisfied those conditions of concern to the District and may move forward with the final map.

Sincerely,


Wayne A. Lowery
General Manager

Cc: Michael McDougall
Dept of Transportation
Supervisor Rusty Dupray
Supervisor Helen Bauman

PARK DEVELOPMENT AND MAINTENANCE AGREEMENT
PROMONTORY SPECIFIC PLAN, VILLAGES 1, 2 AND 3

This Agreement is made by and between the El Dorado Hills Community Services District of El Dorado County (the "District") and AKT Development, Inc. ("Developer") and will be effective upon the execution of this Agreement by both parties.

RECITALS

A. Developer is the owner of the undeveloped real property described in Exhibit A attached hereto, commonly known as the Promontory Specific Plan (the "Specific Plan" or "Project").

B. Developer entered into a Settlement Agreement with the County of El Dorado and Taxpayers for Quality Growth in order to settle the controversy raised in the court case entitled Taxpayers for Quality Control Growth vs. County of El Dorado and Russell-Promontory LLC, which in part requires the provision of park facilities within the Specific Plan on a phased basis.

C. District and Developer have previously entered into that certain Agreement entitled Agreement to Form Landscape and Lighting Assessment District No. 22 and to Secure the Construction and Maintenance of Improvements, dated May 11, 2000 ("LLD Agreement"), which provided for the construction and financing of park facilities in Village 6, Phase 1.

D. District and Developer are in the process of entering into an Agreement to provide for the construction of the park site described as Lot N in the Specific Plan (approximately 4.1 acres) and the park site described as Lot U in the Specific Plan (approximately 10.1 acres); however, due to time constraints, the final terms of the Agreement to construct these improvements and maintain the same will not be finalized until after the deadline for the need for a compliance letter from District to the County.

E. By entering into this Agreement, the parties wish to set forth their understanding relating to the construction and maintenance of the Lot N and Lot U park sites within the Specific Plan to allow the District to issue its compliance letter to the County to avoid any delay in the County hearing Developer's final map request concerning Villages 1, 2 and 3 of the Specific Plan.

AGREEMENT

1. Lot N and Lot U Park Site Contingency: In the event that the District determines that it is unable to have a useable park site located next to the planned new school site, District and Developer, by mutual agreement, may readjust the acreage of the Lot N and Lot U park sites, between these two sites, with such adjustment resulting in no gain or loss in overall total park

crease.

2. Developer to Construct: Developer shall construct improvements to the park site depicted in the Specific Plan as Lot N and the site described as Lot U. The improvements to be constructed on the Lot N and the Lot U site shall be determined by the parties through the mutual approval of site plans for both of these sites, but at a minimum shall include the improvements and facilities set forth in the District's Master Plan for comparable park sites. Any improvements constructed by Developer shall be subject to reimbursement from District from the collected park impact fees or other sources of funding identified by District.

3. Phasing of Construction: Developer shall construct the park improvements in accordance with the District approved improvement/site plans in phases as development within the Project occurs, in substantial conformity with the construction schedule set forth in the Taxpayers for Quality Control Growth vs. County of El Dorado and Russell-Promontory LLC, Settlement Agreement, unless a deviation from this schedule is requested by District.

4. Maintenance of Park Sites: Developer understands and agrees that it is responsible for the continuing maintenance of the Lot N and Lot U park sites, until such time as the parties enter into an agreement for either the formation and/or annexation to a Landscape and Lighting Assessment District and the District actually receives the first assessment levied on the subject properties pursuant to the terms of the LLD from the County. Developer shall work cooperatively with District and take any and all action necessary on its part to facilitate the formation of the LLD (or annexation to), as the funding mechanism for the Lot N and Lot U park maintenance and the levy of the first assessment.

5. Condition Compliance: In consideration of Developers' agreement to proceed as set forth herein, District shall not oppose Developer's development of the Property and shall notify the County that Developer has made satisfactory arrangements with the District to comply with relevant conditions established by the County with respect to pending final maps and building permits for Villages 1, 2 and 3 of the Specific Plan.

6. Amendments and Waivers: No addition to or modification of this Agreement shall be effective unless set forth in writing and signed by the party against whom the addition or modification is sought to be enforced. The party benefitted by any condition or obligation may waive the same, but such waiver shall not be enforceable by another party unless made in writing and signed by the waiving party.

7. Attorney Fees: If any legal or equitable proceedings are brought to enforce any of the terms of conditions of this Agreement, or in connection with any alleged disputes, breaches, defaults or misrepresentations, relating to any provision of this Agreement, the prevailing party in such action, or the non-dismissing party, where the dismissal occurs other than by reason of a settlement, shall be entitled to recover its reasonable costs and expenses, including, without limitation, reasonable attorney fees and costs of defense paid or incurred in good faith. The

prevailing party, for purposes of this Agreement shall be deemed to be that party who obtains substantially the result sought, whether by settlement, dismissal or judgment.

8. Assignment: This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

9. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

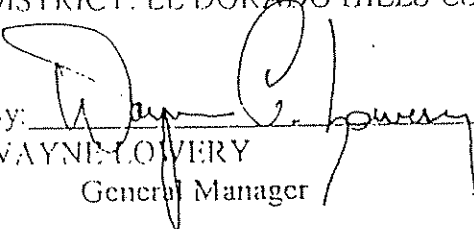
10. Invalid Term: If any provision of this Agreement is declared or determined by any court of competent jurisdiction to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining parts, terms and provisions shall not be affected thereby and said illegal, unenforceable or invalid part, term or provision will be deemed not to be a part of this Agreement.

11. Representation of Comprehension of Document: Each party has reviewed and revised, or had the opportunity to review and revise this Agreement; accordingly, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment of it.

12. Authorization: Each person executing this Agreement represents that the execution of this Agreement has been duly authorized by the party on whose behalf the person is executing the Agreement and that such person is authorized to execute the Agreement on behalf of such party.

IN WITNESS WHEREOF, the District has caused this Agreement to be properly executed and Developer has caused this Agreement to be properly executed, as of the date set forth below.

DISTRICT: EL DORADO HILLS CSD

By:  Date: Oct. 18, 2001
WAYNE LOWERY
General Manager

DEVELOPER: AKT DEVELOPMENT, INC.

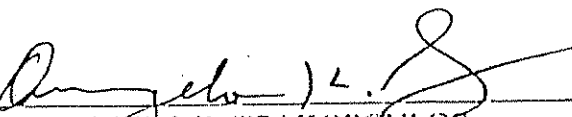
By:  Date: 10/18/01
ANGELO K. TSAKOPOULOS
Chairman

EXHIBIT A
The Promontory

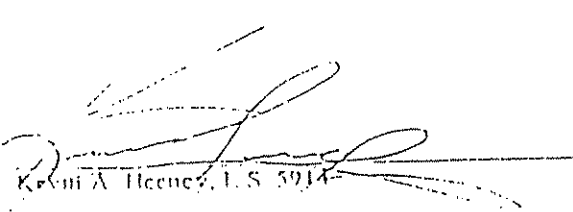
All that portion of Sections 3, 4 and 10, Township 9 North, Range 8 East, and Sections 27, 28, 33 and 34, Township 10 North, Range 8 East, M.D.M., described as follows:

Beginning at the intersection of the Sacramento-El Dorado County line, with the Southerly line of the Northeast one-quarter of the Northwest one-quarter of said Section 28; thence from said Point of Beginning along last said Southerly line North 89°00'03" East, 860.48 feet to the Southeast corner of last said Northeast one-quarter, thence along the Easterly line of last said Northeast one-quarter North 00°51'49" East, 1340.74 feet to the North quarter corner of said Section 28, thence along the Northerly line of said Section 28, South 89°59'46" East, 1362.14 feet to the Northerly section corner common to said Sections 28 and 27; thence along the exterior of the Northwest one-quarter of said Section 27, the following three (3) courses:

- 1) North 23°33'56" East, 2666.10 feet,
- 2) South 00°56'09" East, 2662.92 feet and
- 3) South 88°37'46" West, 1323.91 feet to the Northwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 27; thence along the Westerly line of last said Northeast one-quarter, South 00°52'48" East, 1327.27 feet to the Southwest corner thereof; thence along the Southerly line of last said Northeast one-quarter, North 24°11'40" East, 1325.20 feet to the Easterly line of said Southwest one-quarter of Section 27; thence along last Easterly line, South 10°56'09" East, 1327.70 feet to the quarter corner common to said Sections 27 and 34; thence along the Southerly line of the Northwest one-quarter of Section 34, South 01°07'11" East, 2648.17 feet to the center of said Section 34; thence along the Southerly line of said Northwest one-quarter of Section 34, South 89°10'17" West, 1327.82 feet to the Westerly line of said Section 34, thence along last said Westerly line, South 01°27'02" East, 1327.34 feet to the Westerly Section corner common to said Sections 3 and 34; thence along the Northerly line of said Section 3, North 88°58'12" East, 1309.78 feet to the Northeast corner of the West half of the Northwest one-quarter of Section 3, thence along the East line of said West half, South 01°38'43" East, 2768.73 feet to the Southeast corner of said West half, thence along the East line of the West half of the Southwest one-quarter of said Section 3, South 01°43'43" East, 136.06 feet to a point on the boundary of that certain tract of land described in decree 15949, recorded in the office of the Recorder of El Dorado County in Book 94 of Official Records, Page 443; thence along said boundary the following twelve (12) courses:

- 1) South 21°24'13" East, 287.03 feet,
- 2) South 05°27'53" East, 496.69 feet,
- 3) South 22°32'18" East, 392.79 feet,
- 4) South 22°15'18" East, 252.77 feet,
- 5) South 22°41'26" East, 278.40 feet,
- 6) South 24°26'28" East, 701.40 feet,
- 7) South 24°42'28" East, 205.00 feet,
- 8) South 24°06'28" East, 943.59 feet,
- 9) South 24°47'28" East, 305.79 feet,
- 10) South 24°32'24" East, 534.79 feet,
- 11) South 24°46'24" East, 135.00 feet and
- 12) South 04°48'18" East, along the East line of said tract and the projection thereof, 879.42 feet; thence leaving said East line North 89°07'00" East, 316.22 feet to a point on the Northerly line of U.S. Highway 50; thence along said Northerly line of U.S. Highway 50, South 66°58'05" West, 432.57 feet to the said Sacramento-El Dorado County line; thence along said County line North 21°12'36" West, 18639.57 feet to the Point of Beginning.

End of Description


Kevin A. Heene, L.S. 5914



Promontory Village 7
Wildland Fire Safe Plan

Prepared for:

Russell-Promontory

Prepared by:


CDS Fire Prevention Planning
William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667

April 5, 2016

Exhibit U

Promontory Village 7

Approved by:



Marshall Cox
Fire Marshal
El Dorado Hills Fire Department


4/5/16
Date



Darin McFarlin, FC
Fire Prevention
California Department of
Forestry and Fire Protection

4/5/16
Date

Prepared by:



William F. Draper
RPF #898

4/5/16
Date

CONTENTS

I. Promontory Specific Plan EIR.....4

II. Purpose..... 4

III. Fire Plan Limitations..... 5

IV. Wildland Fire Safe Plan.....5

1. Project Description.....5

2. Project Vegetation (Fuels).....6

3. Problem Statements.....6

4. Goals.....7

5. Wildland Fire Safe Standard Requirements.....7

6. Open Space Requirements Open Spaces A-M.....9

7. Building Setbacks on One Acre and Larger Lots.....10

8. Other Fire Safe Requirements.....11

9. Public and Private Open Space Guidelines.....12

V. Appendix

A. Fuel Treatment in Oak Woodland.....13

B. Enclosed Deck Guidelines13

C. Maps.....14-15
Vicinity and APN Maps

D. Open Space Map Public and Private.....16

E. Road and Gate Exhibit.....17

F. Road Length Exemption Request.....18-19
Exhibit A

G. Appendix G.....20-22
EDHFD Unimproved Property Hazard Abatement Standard

H. CAL FIRE Guideline.....23

I. Notice of Hazard Inspection.....24

I. PROMONTORY SPECIFIC PLAN EIR

The Promontory Specific Plan EIR (SCH# 94112056) was certified by the El Dorado County Board of Supervisors on November 4, 1997. The Specific Plan EIR evaluates development of 1,387 residential units at various densities on a total of 999 acres. The development includes commercial uses on 14.5 acres, a school on 10 acres, community and neighborhood parks on 22.8 acres, and a public open space area on 99.8 acres. The Specific Plan EIR identifies significant thresholds for all project impacts and includes specific mitigation measures to address both site-specific and cumulative effects of development. Among other issues, the Specific Plan EIR evaluates the effects of public services resulting from the Specific Plan development.

Proposed mitigation measures were found to reduce the effects of buildout under the Specific Plan to a less than significant level for all impacts related to Fire Protection and Ambulance Services.

The County's actions to approve the Specific Plan and certify the EIR were subject to litigation and a subsequent settlement agreement. Based on the settlement agreement, the applicant reduced the residential dwelling unit densities allowed under the Specific Plan from 1,387 to 1,100 units (County of El Dorado 1999). Other minor changes to the Specific Plan were proposed to reduce environmental impacts. The County prepared an addendum to the 1998 EIR.

On September 28, 1999, the Board of Supervisors adopted the findings proposed by staff and approved the Specific Plan amendments. The NOD for the addendum was filed October 6, 1999. In conjunction with approval of the amended Specific Plan and the certification of the EIR Addendum, a Mitigation Monitoring and Reporting Program (MMRP) was prepared and adopted.

The MMRP is a binding document and would be applicable to the Village 7 development. The specific Fire Protection reduction measures contained in the Promontory Specific Plan MMRP, which the Village 7 residential development is required to implement, include measures that reduce to the potential of wildland fire hazards in the area.

II. PURPOSE AND SCOPE

The Promontory Mitigation Measure 4.12.3b states: **“Prior to subsequent tentative map approval for Village 4 through 8, the project applicant shall prepare and submit a fuel mitigation plan to the El Dorado Hills Fire Department (EDHFD) for review and approval. This plan shall include measures to reduce natural fire hazards, such as removal of overgrown vegetation near homes, and shall conform to Department and State standards.”** This Wildland Fire Safe Plan implements this mitigation measure.

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Promontory Village 7 development, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and moderate topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when the Village 7 project is complete will be reduced. However, small wildfires in the open space areas may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the development will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe standard requirements and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphasis on the interface of homes and wildland fuels.

The scope of the Promontory Village 7 Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space along roads and around future homes. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as emergency fire response. For this to succeed, it must be shared and implemented equally by homeowners and the fire services.

III. FIRE PLAN LIMITATIONS

The Wildland Fire Safe Plan for the Promontory Village 7 development does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the fire safe standard requirements will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

IV. THE PROMONTORY VILLAGE 7 WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The Village 7 development is located within the unincorporated community of El Dorado Hills and on the western edge of the Promontory at the El Dorado-Sacramento County line and lies between Alexandra Way on the north, Sophia Parkway on the west, Beatty Drive on the east, and Via Treviso (Village 8) on the south. This project will divide APN: 124-390-04, 06 and 08 consisting of 177 acres into 131 residential lots. There will be 32 medium single family lots at the north end of this Village. There are also 99 custom large lots. Several of these custom lots will require development envelopes and will have private open space within each lot. There will be approximately 38 acres of private open space within the project.

These private open space areas will be maintained by the lot owners per the requirements of the Promontory Open Space Management Plan. In addition, there will be approximately 33 acres of open space interspersed throughout the Village. These public open space areas will be maintained by the Promontory Homeowner's Association per the requirements of the Promontory Open Space Management Plan.

The majority of the project is accessed via Alexandra Way and Beatty Drive. Two connections to Sophia Parkway are also proposed. One will serve as an Emergency Evacuation Access (EVA) route to 7B Drive, and the other will provide access to the southernmost lots. This southern area will consist of eight residential units with a road length shy of 800' (measured from the face of the curb on Sophia Parkway to the end of turnaround). Refer to the Roadway/Gate Exhibit (page 17) for additional information.

The key topographic features are the steep slopes and the oak woodlands scattered throughout the Village. The terrain is dominated by steep north and west facing slopes with the majority in excess of 20%. There are two significant drainages in the project area keyed on the map as riparian zones. The first drainage is along Beatty Drive. This drainage area will be located within public open space. The second drainage is near the south end of the development and flows out to Sophia Parkway. This drainage will also be located within public open space. Both drainages will be given special protection as outlined in the Promontory Open Space Management Plan. There are several other common open space areas located throughout the project and all these public open space areas will be maintained by the Promontory Homeowner's association per the Promontory Open Space Management Plan.

The private open spaces located within several lots will be maintained by the lot owners and comply with the requirements of the Promontory Specific Plan and the Promontory Open Space Management Plan.

Structural fire protection is provided by the El Dorado Hills Fire Department and wildland fire protection by the California Department of Forestry and Fire Protection (CAL FIRE). A fire hydrant system will serve the new area. Water is to be supplied by the El Dorado Irrigation District (EID).

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses, wild grape, blackberries, toyon, buckeye, and down limbs (Brush)
- (b) overstory- scattered gray pines, liveoaks and blue and valley oaks in the open space

Light fuel loading is throughout most of the property. The drainages have more of a buildup of brush creating heavier fuel loading. There is development to the north, east and west that have been fully developed and an open space area that is located to the south as part of the Village 8 development. There are pockets of wildland public and private open space intermixed into this project. The public and private open space areas are primarily large scattered oaks and grass.

3. PROBLEM STATEMENTS

A. The grass/brush fuels will ignite and have a rapid rate of spread.

Fire in the grass/brush fuels on the slopes of the development are the most serious wildfire problem for this project.

B. Risk of fire starts will increase with development.

The greatest risk from fire ignition will be along roads, in the open space areas and on large lots as human use on these areas increase.

C. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Annual maintenance by June 1 of each year is necessary.

D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

4. GOALS

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

5. WILDLAND FIRE SAFE STANDARD REQUIREMENTS

Wildland fire safe standard requirements are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these fire safe standard requirements. The Wildland Fire Safe Plan places emphasis on defensible space around structures.

Village 7

A total of 131 lots are planned for this development. Due to scattered private open spaces and public open spaces being backed up to residential lots, there will be a need for nonflammable fencing along the public open space adjacent to residential lots. Sidewalks and landscaped front yards will provide for the fuel hazard reduction zones along most of the interior streets. Streets without sidewalks shall have a fuel hazard reduction zone (FHRZ) of 10'. This zone will incorporate the landscaping of frontyards. All fuel hazard reduction zones shall be annually maintained.

Roadways shall comply with the Promontory Specific Plan or as modified and approved by the County and the El Dorado Hills Fire Department, as well as complying with the El Dorado Transportation Division (TD) specifications. The final proposed road sections as shown in the "Roadway/Gate Exhibit" are proposed for the project. All roadway widths are measured from curb face to curb face. Allowed parking, or parking restrictions, are as follows:

- 29' roadways measured from curb face to curb face with no sidewalk on either side- parking allowed on one side only, opposite the fire hydrants.
- 28' roadways measured from curb face to curb face with sidewalk on one side- parking allowed on one side only, opposite the sidewalk and fire hydrant.
- 26' and 24' roadways measured from curb face to curb face with no sidewalk on either side- no parking allowed except where provided via parallel parking bays. Where parking bays are provided, a 20' minimum travel way for emergency vehicles shall be maintained.
- 20' roadway or Emergency Evacuation Access (EVA) with no sidewalk on either side- no parking allowed.

All roads where curb and gutter is proposed shall have rolled curbs.

7E Court, serving lots 67-76 are on a dead end street and over 800' in length. This is not consistent with Fire Safe regulations. A proposed exception has been submitted to the EDHFD. This proposed exception has been approved and is shown in the Appendix F (page 18). There are 10 lots with access on this street. The street serving lots 46-58 shall have an Emergency Evacuation Access Route (EVA) connecting to Sophia Parkway and is proposed to be an exit gate only. All entry points into Village 7 are proposed to be gated as shown in "Roadway/Gate Exhibit" (page 17). There is an exit only gate located near lots 1 and 32. All the gates shall have an approved "opticom" style opener designed to the most current specifications of the El Dorado Hills Fire Department. The EVA shall also have this type of opener to allow emergency use. All gates shall comply with the EDHFD Gate Standard.

Five lots, 36, 43, 62, 63, and 125 will most likely have long driveways. These driveways shall be designed to a maximum of 16% grade and can be increased to 20% if paved. Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout and/or turnaround as required by EDHFD.

The lots adjacent to public open space shall have a 30' setback from the rear property line for structures. There is a 30' FHRZ along the back of these lots in the public open space. This applies to 34-36, 46, 62, 63, 109-116, and 127-130. All remaining rear lot setbacks shall be per the Promontory Specific Plan standards.

Lots 47, 50, 57, 61-64, 66-68, 70-72, and 123-125 shall be exempt from the 30' side yard requirements adjacent to the common open space, providing that the 7A Fire Safe Building Code requirements are used. The non-flammable fencing shall be required adjacent to the public open space areas. All remaining side lot setbacks shall be per the Promontory Specific Plan standards.

All lots, 1-32, are not required to have 30' rear or side yard setbacks next to the public open space areas. They shall be required to have non-flammable fencing. All interior lots not adjacent to public open space shall not be subject to the 30' setback requirement. Setbacks shall be per the Promontory Specific Plan standards.

All front yard setbacks for all lots shall be the Promontory Specific Plan standards.

The project is in a Moderate Fire Hazard Severity Zone. All residences shall be required to have NFPA 13D fire sprinkler systems. Implementation of Wildland-Urban Interface Fire Area Building Standards (7A) will be required for the construction of new residences as designated above. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that all trees in the fuel hazard reduction zones shall be thinned so the crowns are not touching. Branches on the remaining trees shall be pruned up 10 feet as

measured on the uphill side of the tree. Grass shall be kept mowed to a 2-inch stubble annually by June 1. Any tree crown canopy over the road or driveways shall be pruned at least 15 feet up from the roadway surface.

The FHRZ within lots 1-32 shall be landscaped.

The proposed project will be providing a 30' wide landscape area adjacent to existing Sophia Parkway. These 30' zones adjacent to Sophia Parkway shall be landscaped. The following public open spaces A-M as identified on the map on "Open Space Exhibit" (page 16) shall be required to implement the following:

- Lot A - All dead wood shall be removed and trees shall be limbed up 10'. All grass within 30' of the property lines, but keep outside of the drainage, seep and wetland areas, shall be cut to a 2-inch stubble annually by June 1.
- Lot B - All dead wood shall be removed and trees shall be limbed up 10'. All grass within 30' of the property lines, but keep outside of the drainages, shall be cut to a 2-inch stubble by June 1 annually.
- Lot C - A one-time cleanup shall be done of all trees by removing the dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines but keep outside of the drainage, seep and wetland areas, shall be cut to a 2-inch stubble annually by June 1.
- Lot D - A one-time cleanup of all trees by removing the dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines but keep outside of the drainage, seep and wetland areas shall be cut to a 2-inch stubble annually by June 1.
- Lot E - All dead wood shall be removed and trees limbed up 10' from touching the ground. All the grass within 30' of the property lines, but keep outside of the seep and wetland areas shall be cut to a 2-inch stubble annually by June 1.
- Lot F - A one-time cleanup of all the dead wood shall be removed, all tree limbs within 10' of the ground shall be pruned so not touching the ground. All grass within 30' of the property lines, but keep outside of the seeps and wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot G - A one-time cleanup of all trees by removing the dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines, but keep outside of the drainage, seep and wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot H - No vegetation for 20' on either side of the primary drainage shall be disturbed. All trees outside of the riparian zone shall be limbed up for 10' and all dead wood removed. All grass within 30' of the property lines, but keep outside of the drainage, seep and wetland areas, shall be cut annually to be a 2" stubble by June 1.
- Lot I - Remove all dead wood and prune trees with limbs within 10' of the ground. All grass within 30' of the property lines, but keep out of seeps and wet areas, shall be cut annually to a 2" stubble by June 1.
- Lot J - Remove all dead wood and prune trees with limbs within 10' of the ground. All grass outside of the seep or wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot K - Remove all dead wood and prune trees with limbs within 10' of the ground. All grass outside of the seep or wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot L - No vegetation for 20' on either side of the primary drainage shall be disturbed. All trees outside of the riparian zone shall be limbed up for 10' from touching the ground. All dead wood shall be removed. All the grass between Beatty Drive and the riparian zone shall be cut to a 2" stubble annually by June 1. Grass within 30' of property lines but keep outside of the drainage and wetland areas shall be cut to a 2" stubble annually by June 1.

- Lot M - Remove all dead wood and understory brush. Limb all trees of dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines but keep outside of the drainage, seep and wetland areas shall be cut to a 2" stubble annually by June 1.

More restrictive standards maybe applied by approving El Dorado County authorities. Approval of this plan does not guarantee approval of this project.

FIRE SAFE STANDARD REQUIREMENTS:

All developed lots shall comply with the 100' defensible space requirements of PRC 4291. Where there is not 100' to the property line, clearance shall go to the property line. See the attached CAL FIRE guideline (Appendix H) and Appendix A.

- **Driveways shall be 12 feet wide. Driveways shall comply with the weight and grade standards.**
 - a. Responsibility- homeowner
- **All private driveway gates shall be inset on the driveway at least 30 feet from the road. Gate opening shall be 2 feet wider than the driveway. Knox lock assess shall be provided to the fire department.**
 - a. Responsibility- homeowner
- **All homes shall have Class A listed roof and assemblies and siding of fire resistant material.**
 - a. Responsibility- builder/homeowner
- **Decks that are cantilevered over the natural slope shall be enclosed.**
 - a. Responsibility- homeowner (See Appendix B for guidelines)
- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
 - a. Responsibility-builder
- **Windows and glass doors on the sides of the structure shall have tempered glass and fire resistant frames.**
 - a. Responsibility-builder
- **Rafter tails shall be enclosed with noncombustible material on the sides of the structure.**
 - a. Responsibility-builder
- **Gutters and downspouts shall be noncombustible.**
 - a. Responsibility-builder
- **Attic and floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.**
 - a. Responsibility-builder
- **The fire department shall review the Wildland Fire Safe Plan within 5 years to determine its adequacy. It may require modification as necessary.**
 - a. Responsibility- fire department

6. BUILDING SETBACKS ON ONE ACRE OR LARGER LOTS

State SRA Regulations (1276.01) requires a minimum of a 30-foot setback from all property lines or to the center of the road for lots 1 acre or larger. Exceptions to this setback requirement may be granted if strict adherence to the 7A Building Standards are followed on those sides of the structure that have been exempted from the 30' setbacks and are adjacent to open space. One acre lots not adjacent to open space and lots 1-32 may have setbacks as per the Promontory Specific Plan standards.

7. OTHER FIRE SAFE REQUIREMENTS

- A. Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildland Fire Safe Plan has been prepared or if a legal entity, Homeowners Association (HOA) is created the recorded Declaration of Covenants, Conditions and Restrictions (CC&R) shall include the Wildland Fire Safe Plan. The property owners and the HOA shall comply with the requirements of the Wildland Fire Safe Plan.**
- B. A copy of the Wildland Fire Safe Plan shall be given to each new landowner within the development.**
- C. Each new property owner prior to construction shall be required to contact El Dorado Community Development Agency/Building Division to have the residential fire sprinkler plan approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.**
- D. Road improvements and fire hydrants shall be completed prior to the filing of the final map or may be bonded for the associated improvements through the local agencies.**
- E. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances.**
- F. The fire hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing. El Dorado Hills Fire Department shall approve all fire hydrant locations.**
- G. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.**
- H. Fuel treatment along subdivision streets and driveways shall have all fuels within 10 feet of the curb of the street treated annually by June 1 (See Appendix A).**
- I. The fuel hazard reduction zone along streets may incorporate irrigated landscaping providing the planting is less than 24" in height and has low flammability. Isolated deciduous shade trees**

may also be incorporated into this zone. Vertical clearance over the roadway must be 15' from the surface of the roadway.

- J. Clearance requirements may be required by El Dorado County at the time of construction.
- K. Residential construction contractors may be required to submit a parking plan to El Dorado Hills Fire Department to insure off street parking during construction.
- L. Fencing adjacent to public open space shall be constructed from nonflammable material.
- M. The El Dorado Hills Fire Department Weed Abatement ordinance shall apply to any vacant lot (See Appendix G).
- N. Dead end streets within Village 7 may have a "T" turnaround when approved by El Dorado Hills Fire Department.
- O. Long driveways will serve lots 61, 62 and 125. Any driveway over 150' in length shall have a turnout at or near its midpoint or turnouts/turnarounds as approved by the El Dorado Hills Fire Department.

8. PUBLIC AND PRIVATE OPEN SPACE GUIDELINES

- A. All trails shall have a 10' fuel hazard reduction zone along each side of the trail. The zone shall be annually maintained by June 1.
- B. Open space areas shall comply with the Weed Abatement Resolution of the Fire District.
- C. All access points to open space shall have rolled curbs and be posted "No Parking" to allow fire vehicle access. A lockable barrier (knock down Bollard or gate with a Knox lock) may be installed after consultation with the Fire Department.
- D. Mature or multi stemmed oaks can present a serious wildfire problem if untreated. Treat the oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10' above the ground that arch over and are growing down towards the ground. Measure from the uphill side of the tree to determine the appropriate height.
- E. Open Space requirements for Public Open Spaces A-M shall be adhered to. (See pages 9-10)
- F. Open space areas shall adhere to the requirements of the Promontory Open Space Management Plan dated February 17, 2000 and this Wildland Fire Safe Plan.

V. APPENDIX

APPENDIX A

PROMONTORY VILLAGE 7 FUEL TREATMENT SPECIFICATIONS For OAK WOODLAND Within The Designated Fuel Treatment Areas

1. Leave all live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 10 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.
5. Annually by June 1, reduce the grass or weeds to a 2-inch stubble by mowing, chemical treatment, disking or a combination of treatments.

APPENDIX B

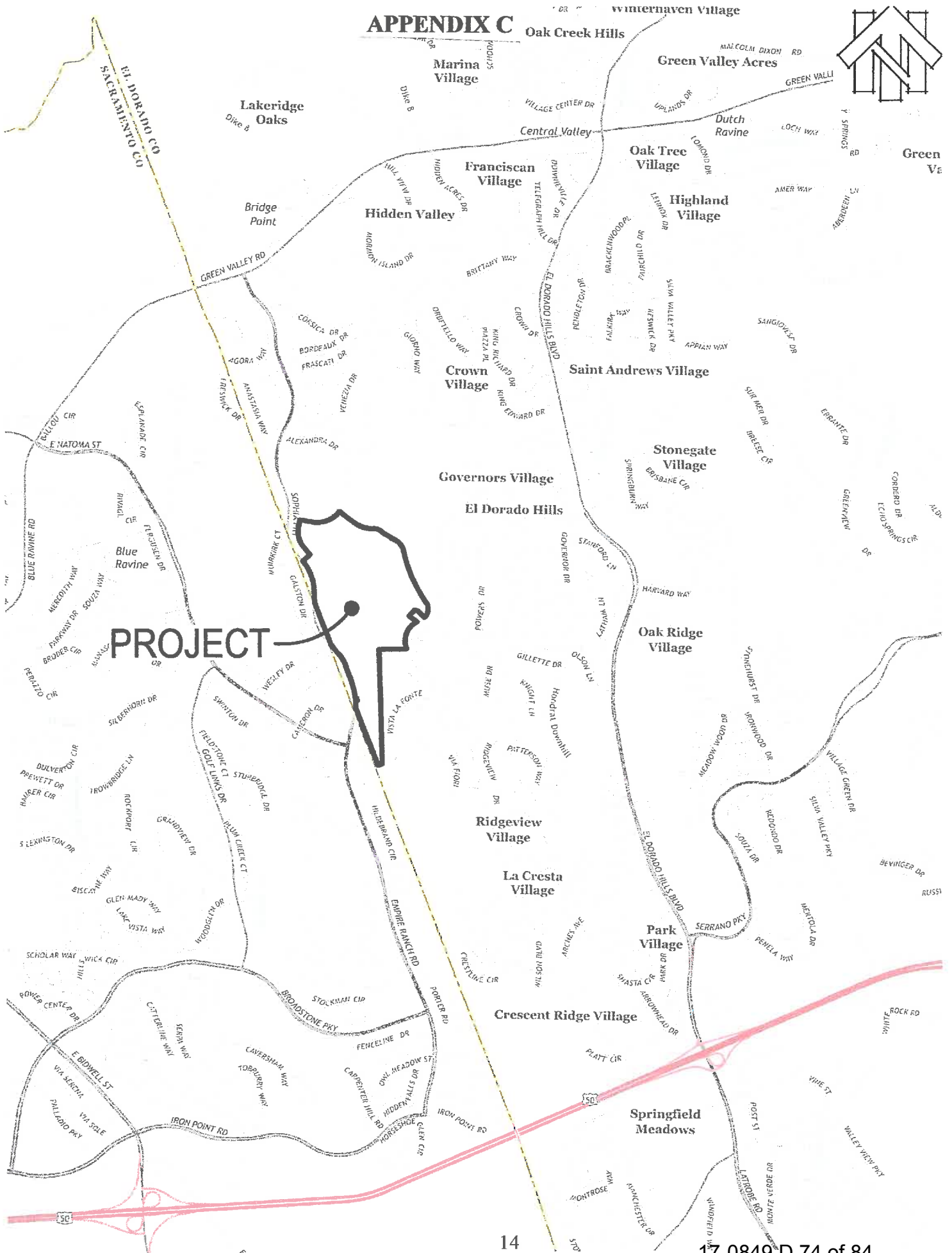
PROMONTORY VILLAGE 7 ENCLOSED DECK GUIDELINES

The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco etc.
2. Any deck shall not include non fire rated composite deck material.
3. This applies to decks one story or less above natural slopes.
4. Combustible material must not be stored under the deck.

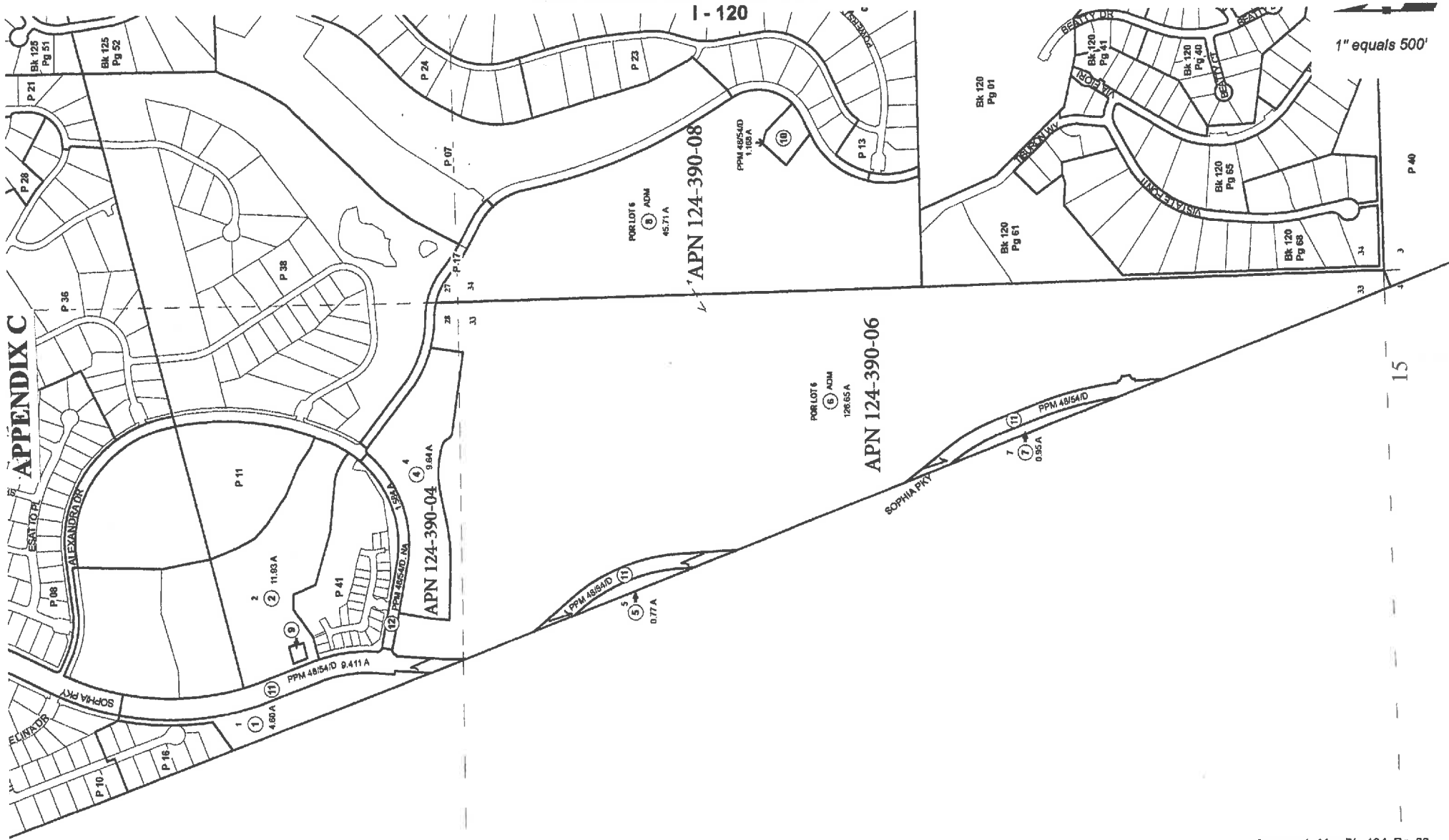
APPENDIX C

Oak Creek Hills



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

124:39



APPENDIX 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 Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. Nov 7, 2013

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

APPENDIX D PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

OPEN SPACE EXHIBIT
FEBRUARY, 2016

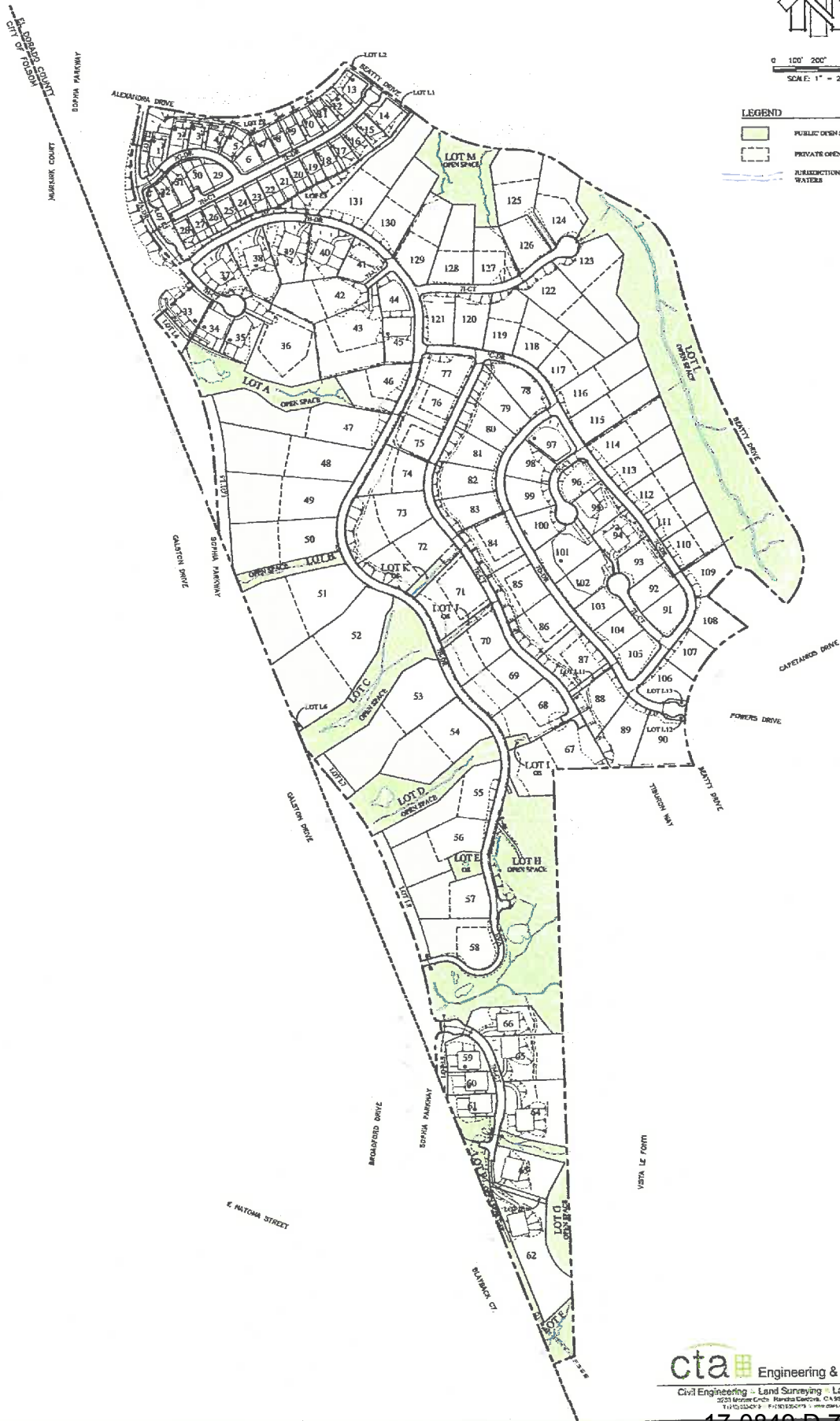
STATE OF CALIFORNIA



0 100' 200' 400'
SCALE: 1" = 200'

LEGEND

- PUBLIC OPEN SPACE - 33.9 AC
- PRIVATE OPEN SPACE - 37.7 AC
- JURISDICTIONAL WATERS



cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2021 Arroyo Circle, Rancho Cucamonga, CA 91742
TEL: 909.917.1100 FAX: 909.917.1101

APPENDIX E

PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

ROADWAY / GATE EXHIBIT
FEBRUARY, 2016

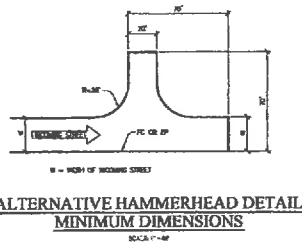
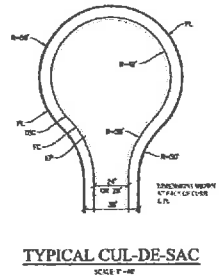
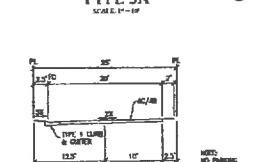
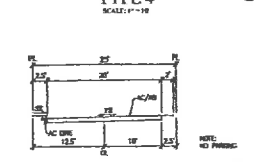
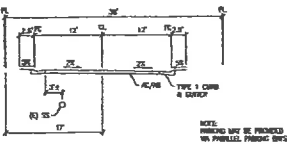
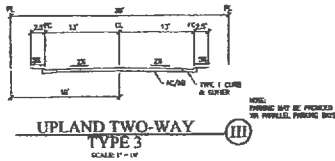
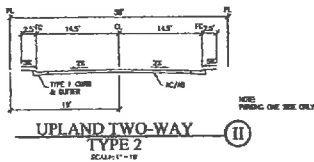
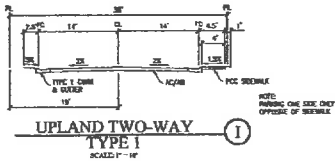
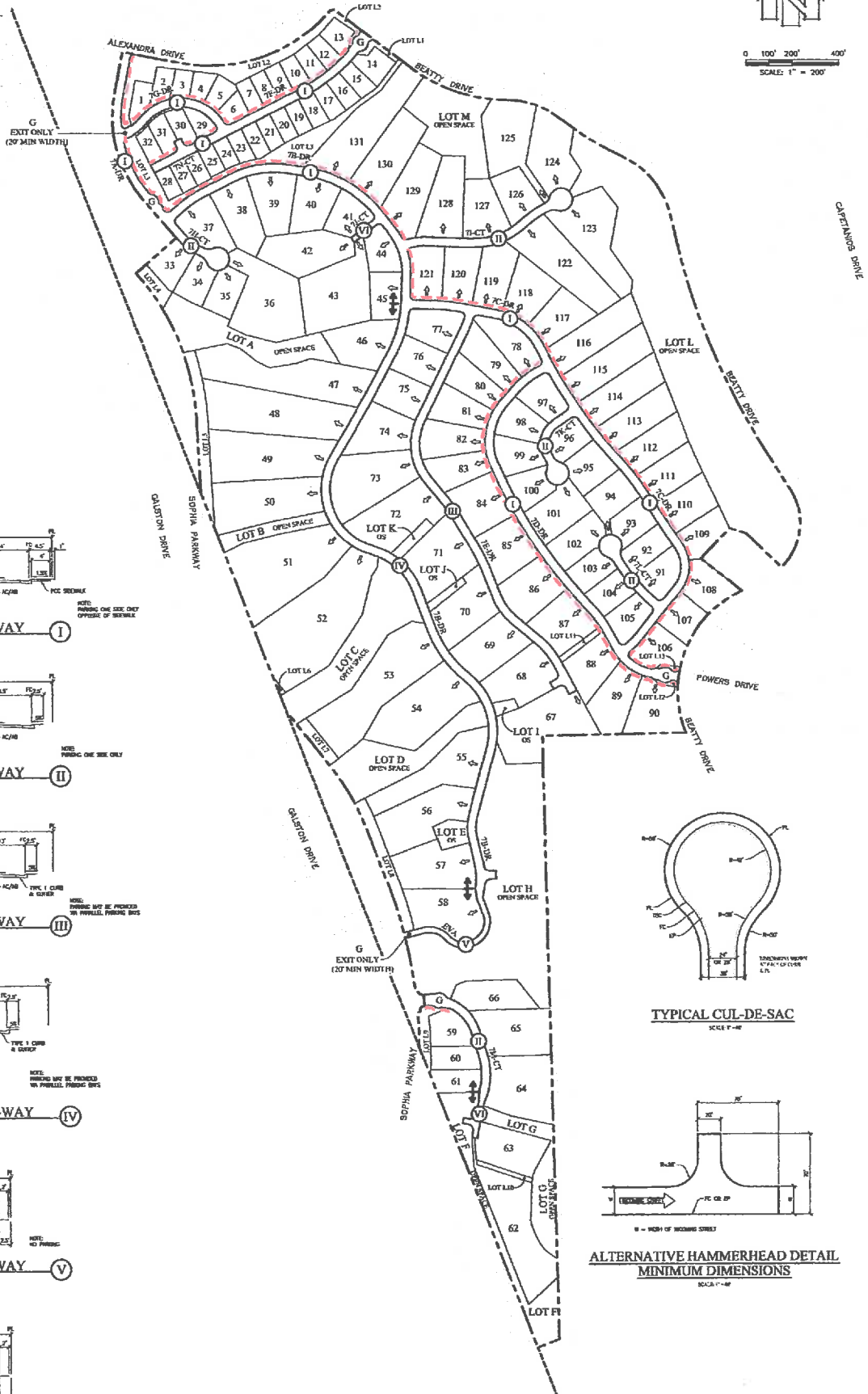
STATE OF CALIFORNIA



0 100' 200' 400'
SCALE: 1" = 200'

LEGEND

- G** GATE
- - -** SIDEWALK
- ↔** LOT ACCESS





APPENDIX F

EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

February 16, 2016

Larry Ito
ardor@innercite.com

Re: Promontory Village 7 - Road Length Exemption Request - FIRE COMMENTS

Dear Mr. Ito:

The El Dorado Hills Fire Department, on behalf of The Rescue Fire Department, has reviewed the above referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code as amended locally. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

1. **Any and All previous comments remain in full effect.**
2. **Fire Department Access:** The proposed road 7E-DR, also referred to as 7E-CT in the map, is approved by EDHFD as written and designed for in TP V7 Ardor – Fire Dept– Promontory Village 7 Exception to Standards letter, dated February 5, 2016.
3. **Wildland Fire Safe Plan:** The Wildland Fire Safe Plan shall be updated to cover final approved design of subdivision.
4. **Parking:** There will be NO PARKING allowed on either side of the street. The street shall be signed or painted as required by the local fire department codes and standards. Parking bays will be reviewed for approval if requested and as required per DOT requirements. Parking bays shall be a minimum 9' wide and shall be built to ensure vehicles are completely out of the traffic lanes of the roadway. The total roadway width at the parking bays (including the parking bays) shall be a minimum 35' wide.

Contact Marshall Cox at the El Dorado Hills Fire Department with any questions at 916-933-6623 ext. 17.

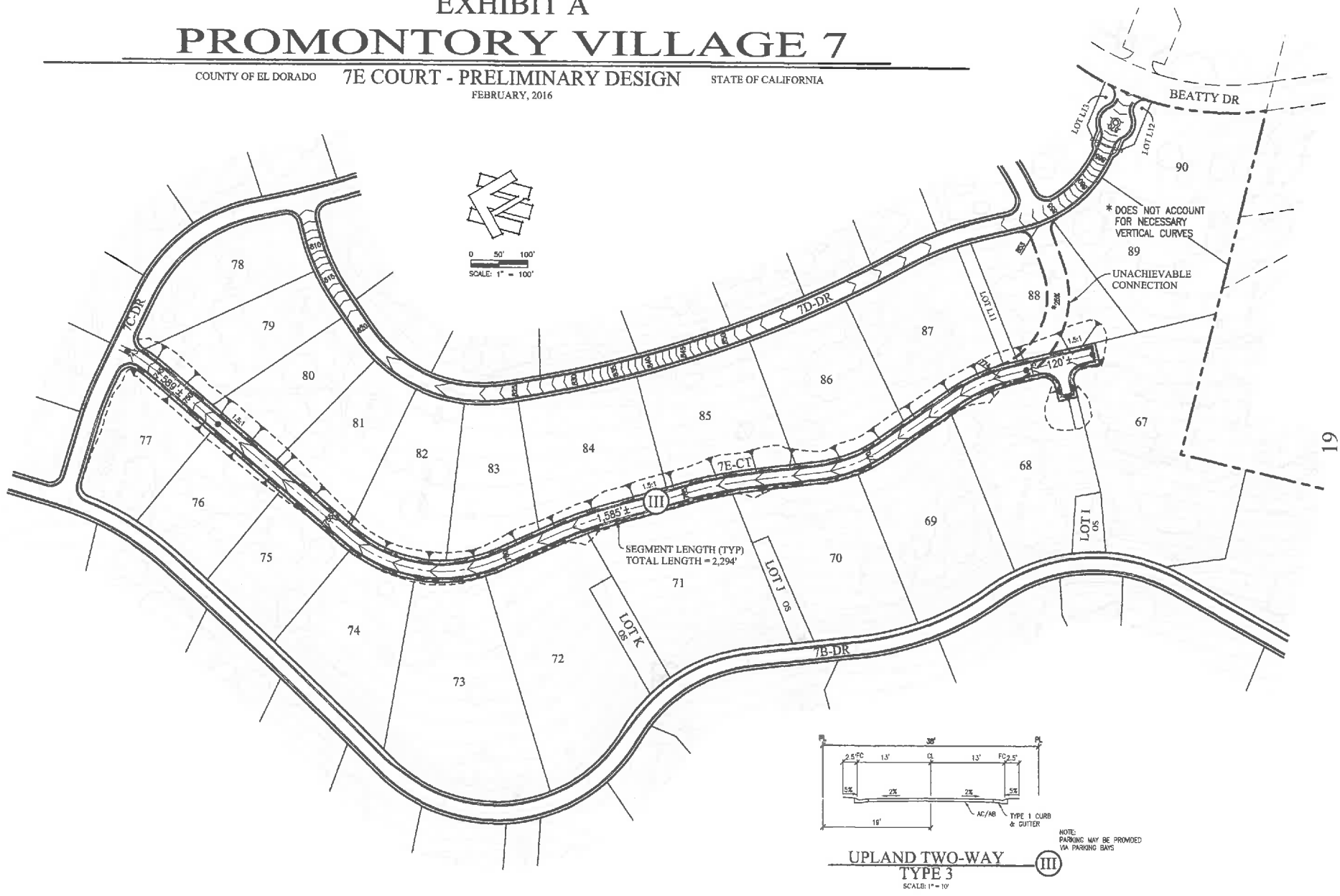
Sincerely,

EL DORADO HILLS FIRE DEPARTMENT

Marshall Cox
Fire Marshal

EXHIBIT A PROMONTORY VILLAGE 7

COUNTY OF EL DORADO 7E COURT - PRELIMINARY DESIGN STATE OF CALIFORNIA
FEBRUARY, 2016



APPENDIX G

EL DORADO HILLS FIRE DEPARTMENT

UNIMPROVED PROPERTY HAZARD ABATEMENT STANDARD

DEFINITION

Weeds: All weeds growing upon streets, sidewalks, or private property, including any of the following:

- a. Weeds which bear seeds of a downy or wingy nature.
- b. Sagebrush, chaparral, and any other brush or weed which attains such large growth as to become, when dry, a fire menace to adjacent improved property.
- c. Weeds which are otherwise noxious or dangerous.
- d. Poison oak or poison ivy when the conditions are such as to constitute a menace to public health.
- e. Dry grass, stubble, brush, litter, or other flammable materials which endanger the public safety by creating a fire hazard.

CLEARANCE REQUIREMENTS

The intent of this program is to establish a defensible space around all homes, buildings, and other structures that abut to unimproved property.

All combustible vegetation that is located within the designated defensible space shall be removed or cut to a maximum height of two inches and shall include the removal of tree limbs to a height of six feet above ground level.

Clearance to structures (including combustible fences):

- | | |
|--------------------------|---|
| a. All areas of district | Minimum of one hundred (100) feet, or such greater distance as the Fire Marshal deems necessary due to unique geographic, topographic or vegetative conditions existing upon a particular parcel. |
|--------------------------|---|

ACCEPTABLE METHODS OF ABATEMENT

Discing: The discs shall be set at an angle sufficient to cut the sod loose and adequately bury the growth of weeds, grass, or noxious vegetation existing at the time. Discing shall include rototilling or cultivating. Discing shall be done each time the growth exceeds 6 inches in height.

Scraping: Area shall be scraped clear, and all debris shall be removed from the required clear area.

Mowing: Height of vegetation shall not exceed two inches at completion. Mowing shall be done each time growth exceeds six inches in height. Mowing shall include hand-operated weedeaters, flail, and rotary mowers.

Spraying: Spraying of herbicides and pre-emergents shall not be considered an acceptable method of weed abatement. If sprays or pre-emergents are utilized prior to growth of vegetation, preventing growth of vegetation, then this will be an acceptable method of abatement. Any time growth of vegetation exceeds 6 inches height, it shall be removed by another acceptable method of abatement.

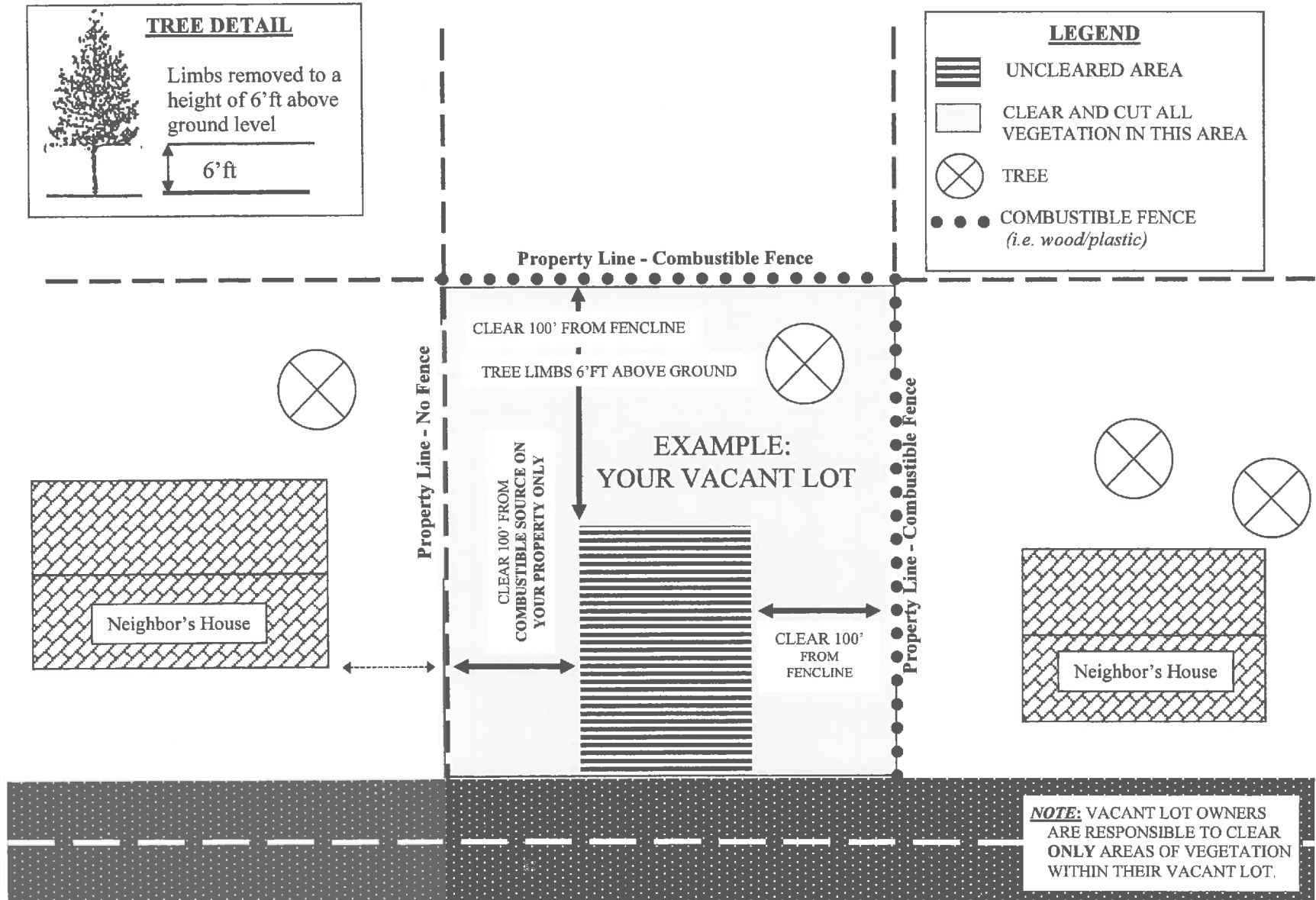
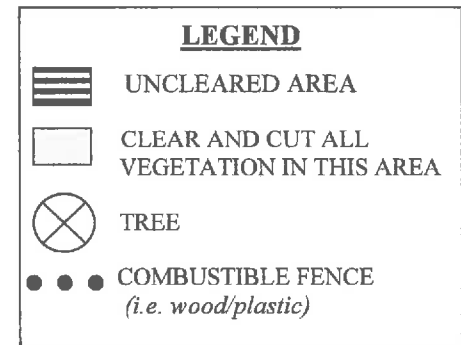
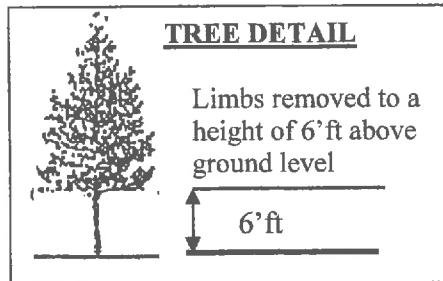
DEBRIS REMOVAL

All brush or woody vegetation debris shall be chipped or removed from the property. Any non-vegetative debris (i.e., construction) shall be removed from the property.

EXEMPTIONS

Any open space areas which are subject to an existing Wildfire Safety Plan should be exempt from these standards and shall abide by the terms of the applicable Wildfire Safety Plan.

EL DORADO HILLS FIRE DEPARTMENT UNIMPROVED PROPERTY HAZARD ABATEMENT DIAGRAM



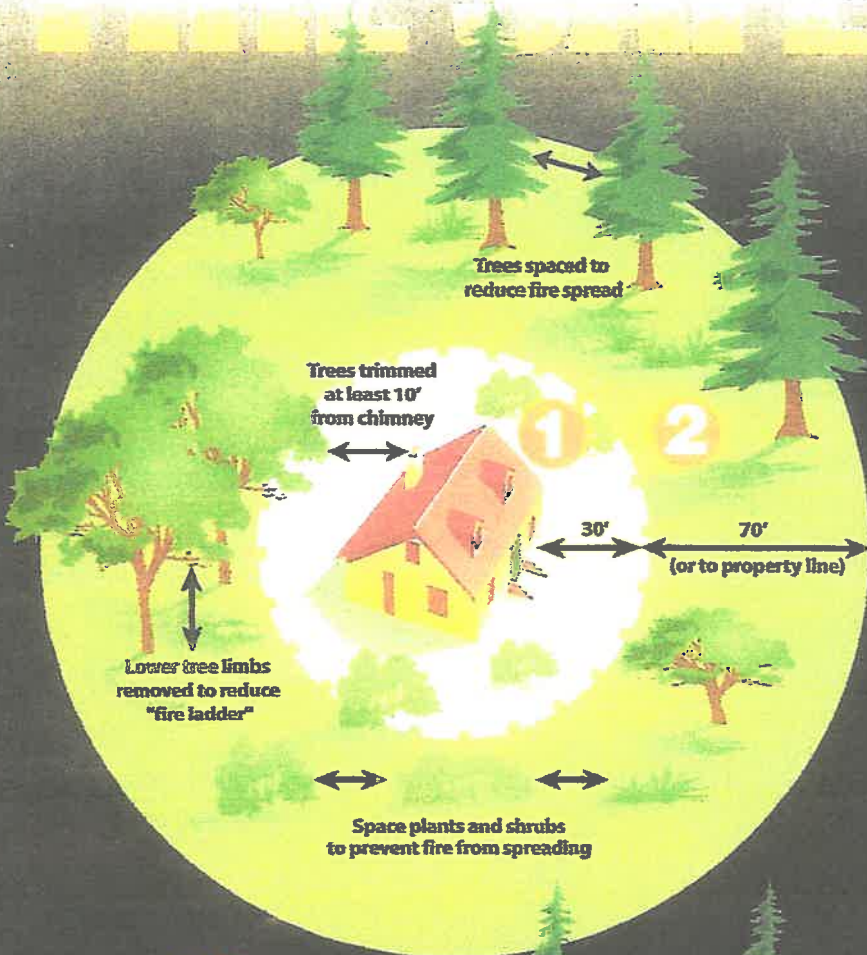
22

Note: Abatement may be a combination of landscaping, discing, mowing, spraying and/or grazing. The maximum height for mowing, spraying or grazing is two inches.

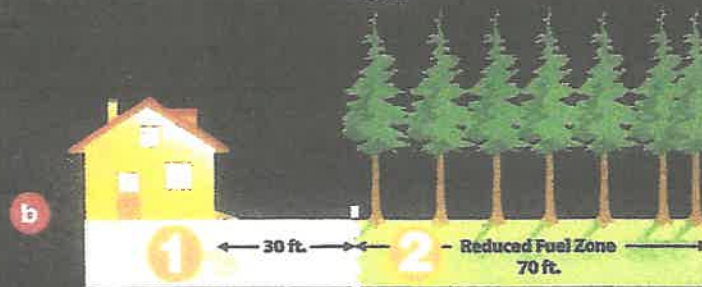
OH-Vacant Lot
3/17/14

100' DEFENSIBLE SPACE

MAKING YOUR HOME



or



Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A **Defensible Space** of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green"

— Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone"

— The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- 1 Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- 2 Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/2 inch mesh.

¹ These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CDF office for more details.

Contact your local CDF office, fire department, or Fire Safe Council for tips and assistance.
www.fire.ca.gov





APPENDIX I

NOTICE OF FIRE HAZARD INSPECTION

A representative from CAL FIRE has inspected your property for fire hazards. You are hereby notified to correct the violation(s) indicated below. Failure to correct these violations may result in a citation and fine.

Occupant:		Physical Address:			Phone #:	
Occupant Not Home: 1 st Attempt: / /	Occupant Not Home: 2 nd Attempt: / /	Refused Inspection: / /	For Questions, Contact Inspector at: () -		Battalion #:	
Roof Construction Combustible/Non-Combustible	Exterior Siding Combustible/Non-Combustible	Window Panes Single Pane/Double Pane	Eaves Enclosed/Unenclosed	Decks or Porches Masonry/Composite/Wood	Location of Structure Flat Ground/Slope/Ridge Top	

- Defensible Space Zone (within 30 feet of all structures or to property line):**
- 2 3 A. Remove leaves, needles or other vegetation on roofs, gutters, decks, porches and stairways etc. PRC §4291(a)(6)
 - 2 3 B. Remove all dead trees, shrubs or other plants adjacent to or overhanging buildings. PRC §4291(a)(5)
 - 2 3 C. Remove all dead or dying branches and stems from trees, shrubs or other plants adjacent to or overhanging buildings. PRC §4291(a)(5)
 - 2 3 D. Remove all branches within 10 feet of any stovepipe or chimney outlet. PRC §4291(a)(4)
 - 2 3 E. Remove all dead or dying grass, leaves, needles or other vegetation. PRC §4291(a)(1)
 - 2 3 F. Remove or isolate live flammable ground cover and shrubs (i.e. Bear Clover, Mountain Misery, Juniper etc.). PRC §4291(a)(1)
- Reduced Fuel Zone (within 30 - 100 feet of all structures or to property line):**
- 2 3 G. Mow dead or dying grass to a maximum of 4 inches in height. Trimmings may remain on the ground. PRC §4291(a)(1)
 - 2 3 H. Live flammable ground cover less than 18 inches in height (i.e. Mountain Misery, Bear Clover etc.) may remain, but overhanging and adjacent trees must be pruned up to 15 feet. PRC §4291(a)(1)
 - 2 3 I. Reduce fuels in accordance with the Continuous Tree Canopy Standard (see back). PRC §4291(a)(1)
 - 2 3 J. Reduce fuels in accordance with the Horizontal Spacing Standard (see back). PRC §4291(a)(1)
- Defensible and Reduced Fuel Zone (within 100 feet of all structures or to property line):**
- 2 3 K. Logs or stumps embedded in the soil must be removed or isolated from structures and other vegetation. PRC §4291(a)(1)
 - 2 3 L. Remove all dead or dying brush, trees and branches within 15 feet of the ground. PRC §4291(a)(1)
- Other Requirements:**
- 2 3 M. Clear dead, dying or flammable vegetation within 10 feet around and above propane tanks. CFC §3807.3
 - 2 3 N. Address numbers shall be displayed in contrasting colors (4" Min. Size) and readable from the street or access road. CFC §505.1
- Other Recommendations:**
- Cover all chimney or stovepipe openings with a metal screen having openings no larger than 1/2 inch.
 - Clear 10 feet around and 15 feet above fuels (i.e. Woodpiles, lumber, scrap etc.). Move woodpiles as far as possible from structures.
 - Remove flammable materials stored under decks and similar overhangs of structures.
 - Clear vegetation 10 feet from sides and 15 feet above all driveways and turnaround areas.

Comments:

Additional Information on Back

Complete only if occupant contacted

1. Inspector: _____	Date: ____/____/____	A re-inspection will occur on/after: ____/____/____
2. Inspector: _____	Date: ____/____/____	A re-inspection will occur on/after: ____/____/____
3. Inspector: _____	Date: ____/____/____	