

TM-F19-0002 EXHIBIT A - ASSESSOR'S PARCEL MAP

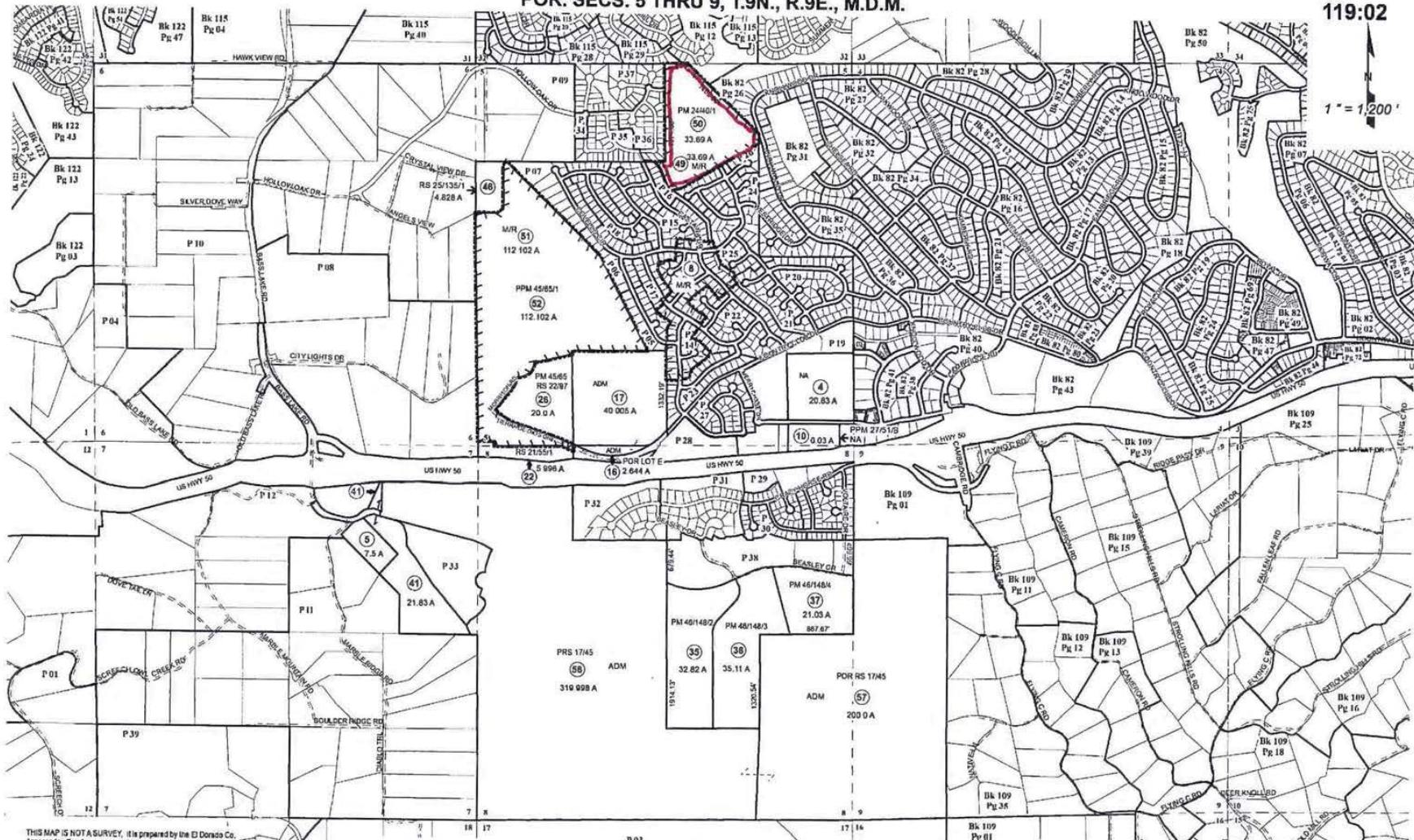
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RECEIVED
PLANNING DEPARTMENT

POR. SECS. 5 THRU 9, T.9N., R.9E., M.D.M.

119:02

1" = 1,200'



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 same such as dimensions and acreage.

Acreages Are Estimates

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

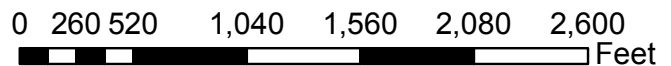
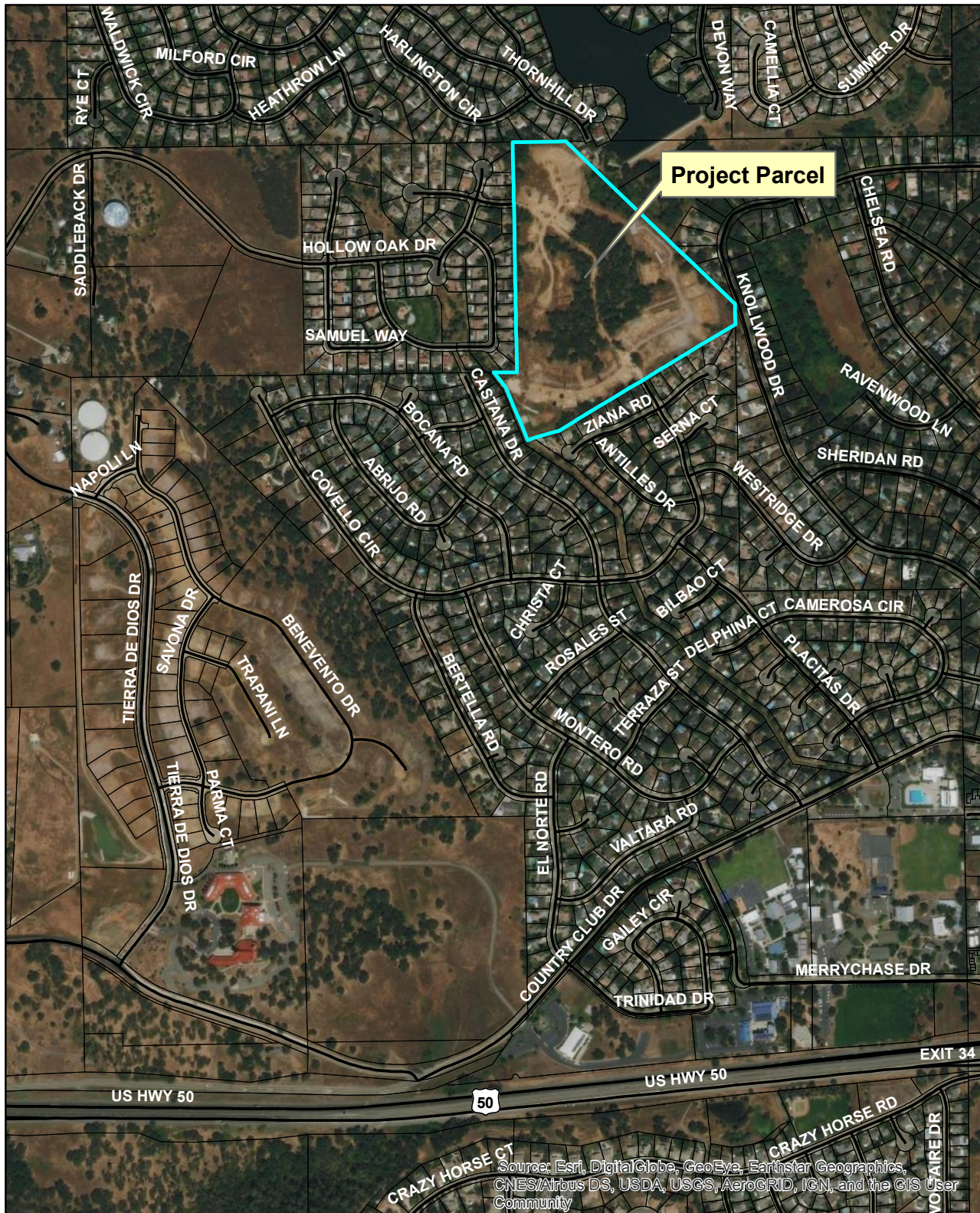
Rev. DEC 2015

Assessor's Map Bk. 119 - Pg. 02
County of El Dorado, CA

TM-F19-0002

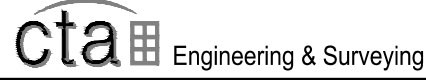
TM-F19-0002

EXHIBIT B - LOCATION MAP



TM-F19-0002 EXHIBIT C - FINAL MAP

FINAL MAP OF
BELL WOODS
 A PORTION OF NORTH 1/2 SECTION 5, T. 9 N., R. 9 E., M.D.M.
 BEING PARCEL 1 OF P.M. 24-40
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 SCALE: NONE SHEET 1 OF 6 APRIL, 2019



OWNER'S STATEMENT

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO, LOTS R-1 AND R-2 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

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

THE UNDERSIGNED ALSO OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, THE EASEMENTS AND RIGHTS OF WAY FOR WATER, SEWER, GAS AND DRAINAGE, INCLUDING PIPES, DITCHES, POLES, GUY WIRES, ANCHORS, OVERHEAD AND UNDERGROUND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, WITH THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING THERETO, OVER THE DELINEATED EASEMENTS AS SHOWN HEREON, TOGETHER WITH THE FOLLOWING EASEMENTS:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FEATURES WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'), THE TWELVE AND ONE HALF FEET (12.5') CONTIGUOUS TO ALL STREETS AND THE STRIPS OR AREAS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS R-1, R-2 AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS TWELVE AND ONE HALF FEET (12.5') CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES, UNLESS OTHERWISE SHOWN.

D. POSTAL EASEMENTS, FIVE (5) FEET ADJACENT TO ALL STREET RIGHT OF WAYS.

E. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN LOTS 'A', 'B', 'C', AND 'D' AND THE DRAINAGE EASEMENTS SHOWN HEREON.

F. EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS TO PROVIDE, WITHOUT LIMITATION, FIRE AND POLICE PROTECTION, AMBULANCE AND RESCUE SERVICES AND OTHER LAWFUL GOVERNMENTAL OR PRIVATE EMERGENCY SERVICES, ON, OVER AND ACROSSED THOSE AREAS SHOWN HEREON AS "EMERGENCY ACCESS EASEMENTS".

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

LENNAR WINNCREST, LLC. A DELAWARE LIMITED LIABILITY COMPANY

NAME: _____
 TITLE: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
) SS
 COUNTY OF _____)

ON _____, BEFORE ME, _____, A
 NOTARY PUBLIC,

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

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

WITNESS MY HAND.

PRINCIPLE COUNTY OF BUSINESS _____
 COMMISSION NO: _____
 NAME _____ COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR WINNCREST, LLC IN NOVEMBER 2016. I HEREBY STATE THAT ALL THE MONUMENTS WILL BE OF CHARACTER AND THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2019, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: _____

KEVIN A. HEENEY L.S. 5914



COUNTY SURVEYOR'S STATEMENT

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

DATE: _____

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

BY: _____
 STEVEN G. STEINHOFF, P.L.S. 6648
 DEPUTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

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

DATE: _____

ANDREW S. GABER, RCE 45187
 COUNTY ENGINEER
 COUNTY OF EL DORADO, CALIFORNIA

PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON APRIL 28, 2016 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

TIFFANY SCHMID
 DIRECTOR, PLANNING & BUILDING DEPARTMENT
 COUNTY OF EL DORADO, CALIFORNIA

BY: _____
 PRINCIPAL PLANNER
 COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

K.E. COLEMAN
 TAX COLLECTOR
 COUNTY OF EL DORADO, CALIFORNIA

BY: _____
 DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USE AND SUBJECT TO INCLUSION IN A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO, HAVING THE POWER OF ASSESSMENT FOR MAINTENANCE PURPOSES AND FURTHER ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS, LOTS R-1, AND R-2 WHICH ARE HEREBY REJECTED.

DATE: _____

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

BY: _____
 DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____:____:_____, IN BOOK _____, OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF LENNAR WINNCREST, LLC. TITLE TO THE LAND

INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____

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

JANELLE K. HORNE
 COUNTY RECORDER, CLERK
 COUNTY OF EL DORADO, CALIFORNIA

BY: _____
 DEPUTY

TM-F19-0002 EXHIBIT C - FINAL MAP

FINAL MAP OF BELL WOODS

A PORTION OF NORTH 1/2 SECTION 5, T. 9 N., R. 9 E., M.D.M.
BEING PARCEL 1 OF P.M. 24-40
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=100' SHEET 2 OF 6 APRIL, 2019

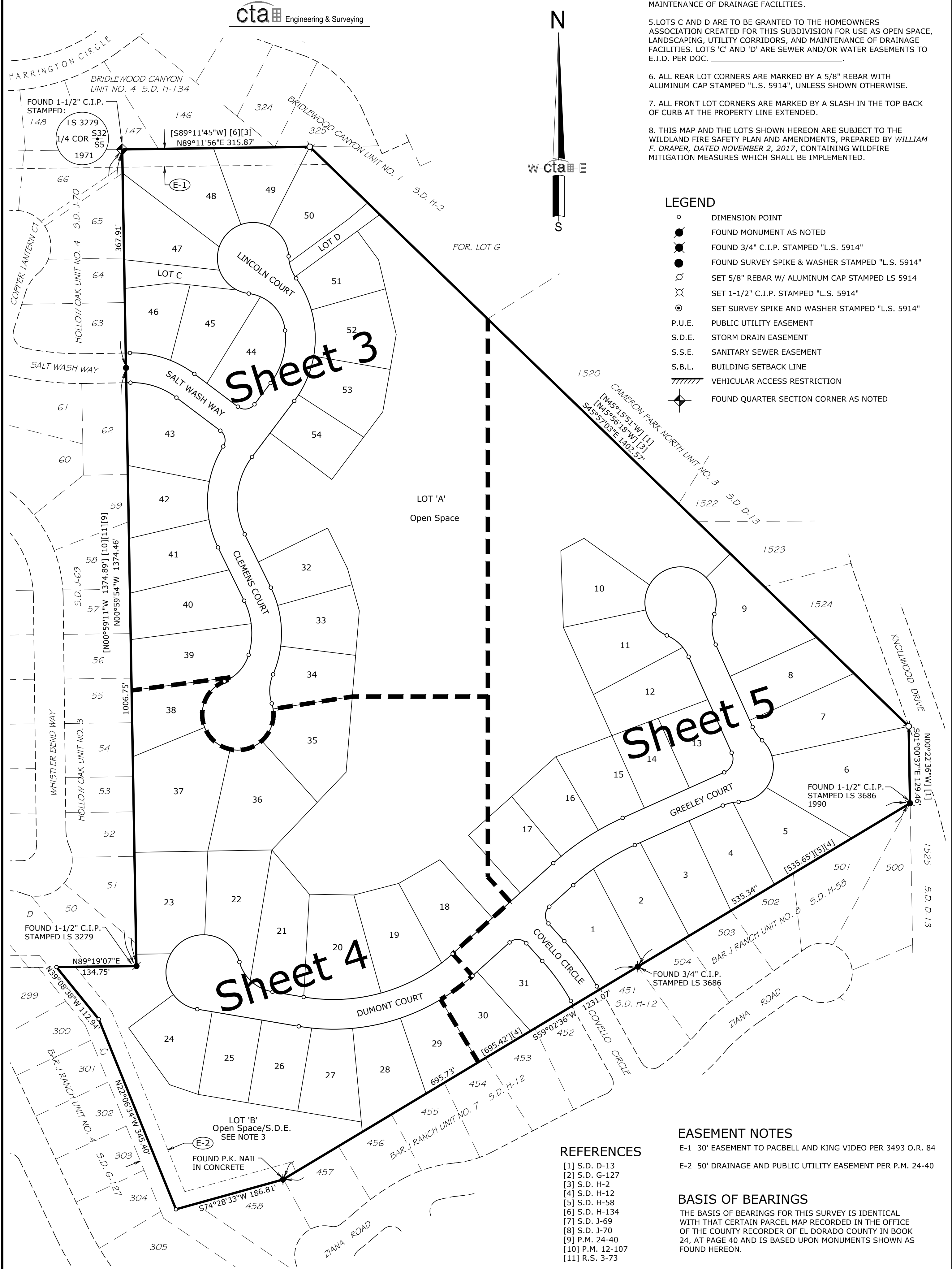
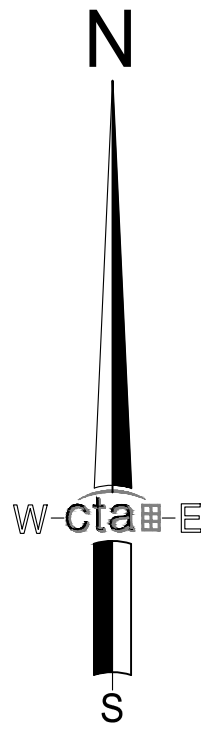
cta Engineering & Surveying

NOTES

- ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
- THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 33.677 ACRES, CONSISTING OF 54 RESIDENTIAL LOTS AND 6 LETTERED LOTS.
- LOTS R-1 AND R-2 SHOWN HEREON ARE DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
- LOTS A AND B ARE TO BE GRANTED TO THE HOME OWNERS ASSOCIATION FOR USE AS LANDSCAPE AREAS/OPEN SPACE, TRAILS AND MAINTENANCE OF DRAINAGE FACILITIES.
- LOTS C AND D ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS OPEN SPACE, LANDSCAPING, UTILITY CORRIDORS, AND MAINTENANCE OF DRAINAGE FACILITIES. LOTS 'C' AND 'D' ARE SEWER AND/OR WATER EASEMENTS TO E.I.D. PER DOC. _____.
- ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 5914", UNLESS SHOWN OTHERWISE.
- ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF CURB AT THE PROPERTY LINE EXTENDED.
- THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WILDLAND FIRE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. DRAPER, DATED NOVEMBER 2, 2017, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊗ FOUND 3/4" C.I.P. STAMPED "L.S. 5914"
- FOUND SURVEY SPIKE & WASHER STAMPED "L.S. 5914"
- ⊗ SET 5/8" REBAR W/ ALUMINUM CAP STAMPED LS 5914
- ⊗ SET 1-1/2" C.I.P. STAMPED "L.S. 5914"
- ⊗ SET SURVEY SPIKE AND WASHER STAMPED "L.S. 5914"
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S.B.L. BUILDING SETBACK LINE
- //// VEHICULAR ACCESS RESTRICTION
- ⊠ FOUND QUARTER SECTION CORNER AS NOTED



EASEMENT NOTES

- E-1 30' EASEMENT TO PACBELL AND KING VIDEO PER 3493 O.R. 84
- E-2 50' DRAINAGE AND PUBLIC UTILITY EASEMENT PER P.M. 24-40

REFERENCES

- [1] S.D. D-13
- [2] S.D. G-127
- [3] S.D. H-2
- [4] S.D. H-12
- [5] S.D. H-58
- [6] S.D. H-134
- [7] S.D. J-69
- [8] S.D. J-70
- [9] P.M. 24-40
- [10] P.M. 12-107
- [11] R.S. 3-73

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 24, AT PAGE 40 AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

TM-F19-0002 EXHIBIT C - FINAL MAP

LEGEND

SEE SHEET 2 OF 5

NOTES

SEE SHEET 2 OF 5

EASEMENT NOTES

SEE SHEET 2 OF 5

BASIS OF BEARINGS

SEE SHEET 2 OF 5

REFERENCES

SEE SHEET 2 OF 5

FINAL MAP OF BELL WOODS

A PORTION OF NORTH 1/2 SECTION 5, T. 9 N., R. 9 E., M.D.M.
BEING PARCEL 1 OF P.M. 24-40

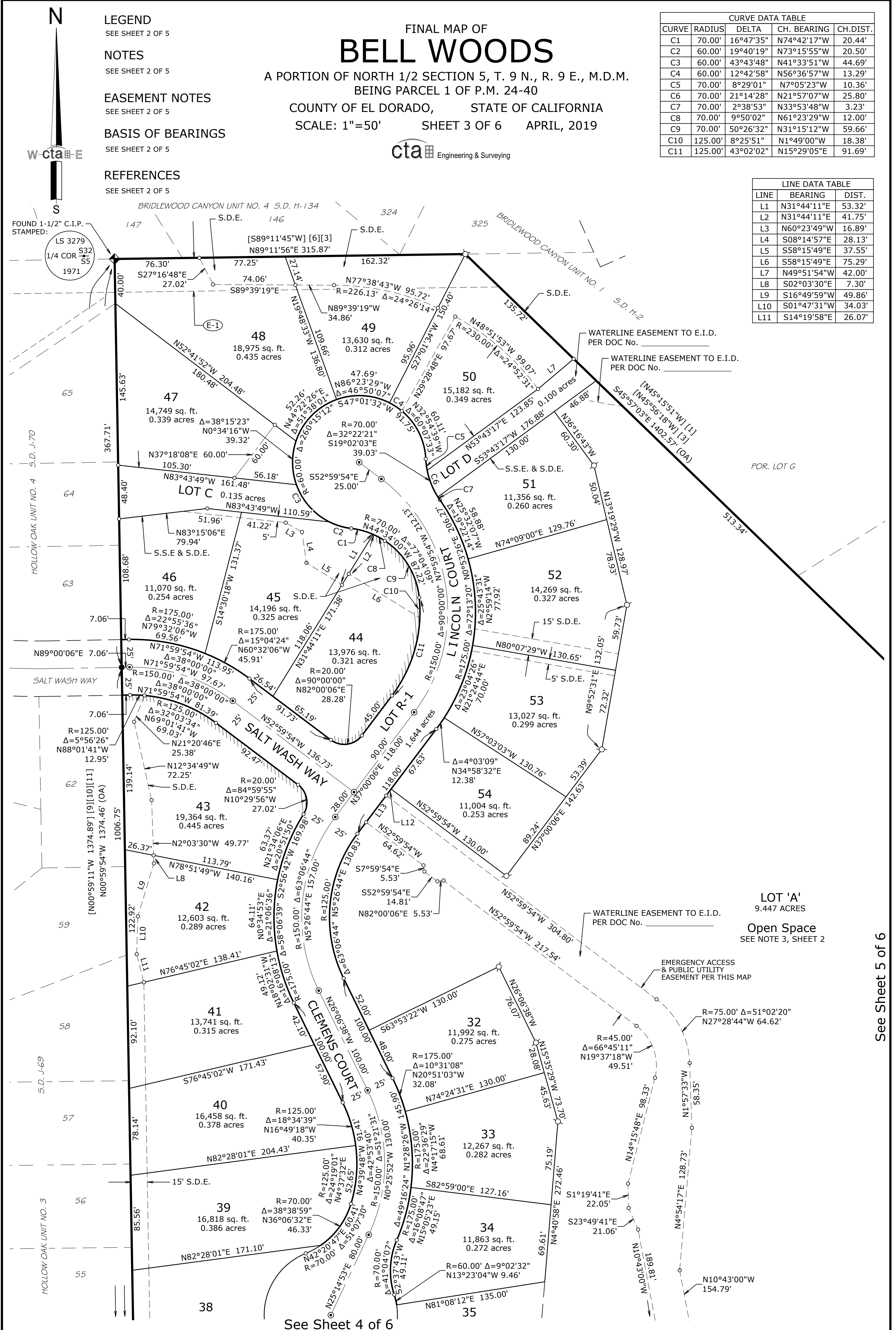
COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE: 1"=50' SHEET 3 OF 6 APRIL, 2019

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CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	70.00'	16°47'35"	N74°42'17"W	20.44'
C2	60.00'	19°40'19"	N73°15'55"W	20.50'
C3	60.00'	43°43'48"	N41°33'51"W	44.69'
C4	60.00'	12°42'58"	N56°36'57"W	13.29'
C5	70.00'	8°29'01"	N7°05'23"W	10.36'
C6	70.00'	21°14'28"	N21°57'07"W	25.80'
C7	70.00'	2°38'53"	N33°53'48"W	3.23'
C8	70.00'	9°50'02"	N61°23'29"W	12.00'
C9	70.00'	50°26'32"	N31°15'12"W	59.66'
C10	125.00'	8°25'51"	N1°49'00"W	18.38'
C11	125.00'	43°02'02"	N15°29'05"E	91.69'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N31°44'11"E	53.32'
L2	N31°44'11"E	41.75'
L3	N60°23'49"W	16.89'
L4	S08°14'57"W	28.13'
L5	S58°15'49"E	37.55'
L6	S58°15'49"E	75.29'
L7	N49°51'54"W	42.00'
L8	S02°03'30"E	7.30'
L9	S16°49'59"W	49.86'
L10	S01°47'31"W	34.03'
L11	S14°19'58"E	26.07'



See Sheet 4 of 6

See Sheet 5 of 6

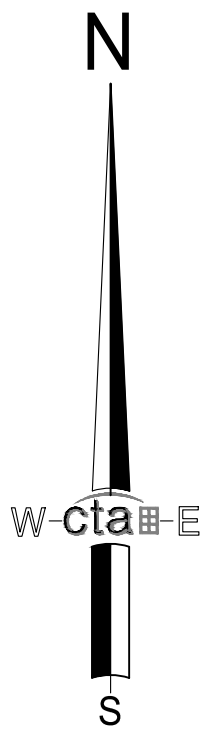
TM-F19-0002 EXHIBIT C - FINAL MAP

FINAL MAP OF BELL WOODS

A PORTION OF NORTH 1/2 SECTION 5, T. 9 N., R. 9 E., M.D.M.
BEING PARCEL 1 OF P.M. 24-40
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=50' SHEET 4 OF 6 APRIL, 2019

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See Sheet 3 of 6



LEGEND

SEE SHEET 2 OF 5

NOTES

SEE SHEET 2 OF 5

EASEMENT NOTES

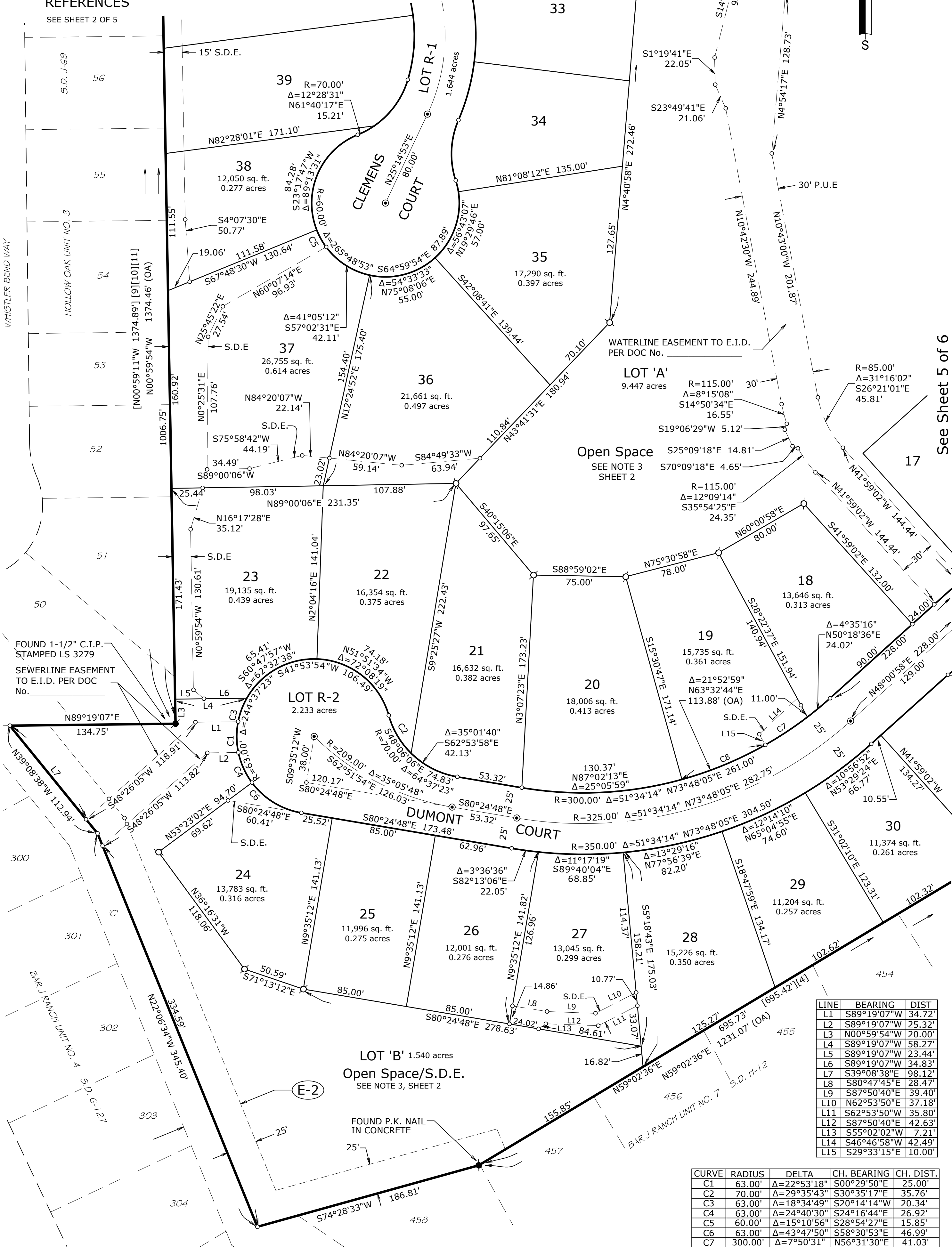
SEE SHEET 2 OF 5

BASIS OF BEARINGS

SEE SHEET 2 OF 5

REFERENCES

SEE SHEET 2 OF 5



See Sheet 5 of 6

LINE	BEARING	DIST
L1	S89°19'07"W	34.72'
L2	S89°19'07"W	25.32'
L3	N00°59'54"W	20.00'
L4	S89°19'07"W	58.27'
L5	S89°19'07"W	23.44'
L6	S89°19'07"W	34.83'
L7	S39°08'38"E	98.12'
L8	S80°47'45"E	28.47'
L9	S87°50'40"E	39.40'
L10	N62°53'50"E	37.18'
L11	S62°53'50"W	35.80'
L12	S87°50'40"E	42.63'
L13	S55°02'02"W	7.21'
L14	S46°46'58"W	42.49'
L15	S29°33'15"E	10.00'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	63.00'	Δ=22°53'18"	S00°29'50"E	25.00'
C2	70.00'	Δ=29°35'43"	S30°35'17"E	35.76'
C3	63.00'	Δ=18°34'49"	S20°14'14"W	20.34'
C4	63.00'	Δ=24°40'30"	S24°16'44"E	26.92'
C5	60.00'	Δ=15°10'56"	S28°54'27"E	15.85'
C6	63.00'	Δ=43°47'50"	S58°30'53"E	46.99'
C7	300.00'	Δ=7°50'31"	N56°31'30"E	41.03'
C8	300.00'	Δ=14°02'28"	N67°27'59"E	73.34'

TM-F19-0002 EXHIBIT C - FINAL MAP

FINAL MAP OF BELL WOODS

A PORTION OF NORTH 1/2 SECTION 5, T. 9 N., R. 9 E., M.D.M.
BEING PARCEL 1 OF P.M. 24-40
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=50' SHEET 5 OF 6 APRIL, 2019

cta Engineering & Surveying

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST
C1	425.00'	Δ=3°45'41"	N31°13'30"W	27.90'
C2	70.00'	Δ=22°37'12"	S77°08'36"W	27.46'
C3	70.00'	Δ=43°02'57"	N45°41'28"W	51.37'
C4	20.00'	Δ=90°00'00"	N86°59'02"W	28.28'
C5	70.00'	Δ=10°21'42"	N44°35'55"W	12.64'
C6	70.00'	Δ=17°26'11"	N58°29'51"W	21.22'
C7	60.00'	Δ=3°09'23"	S65°38'15"E	3.30'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N29°20'39"W	7.81'
L2	N29°20'39"W	7.11'
L3	N29°20'39"W	8.52'

LEGEND

SEE SHEET 2 OF 5

NOTES

SEE SHEET 2 OF 5

EASEMENT NOTES

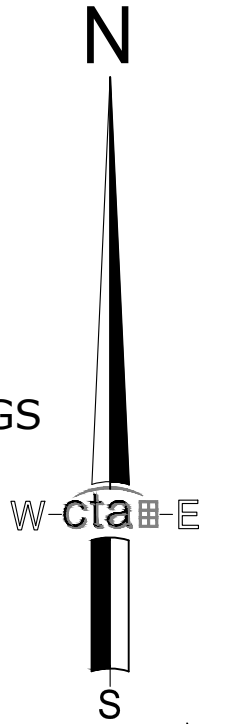
SEE SHEET 2 OF 5

BASIS OF BEARINGS

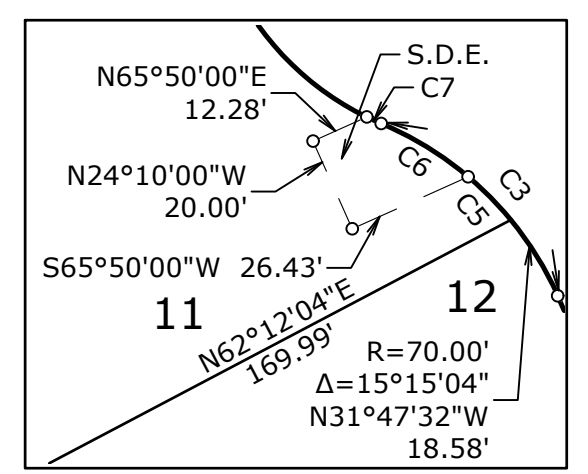
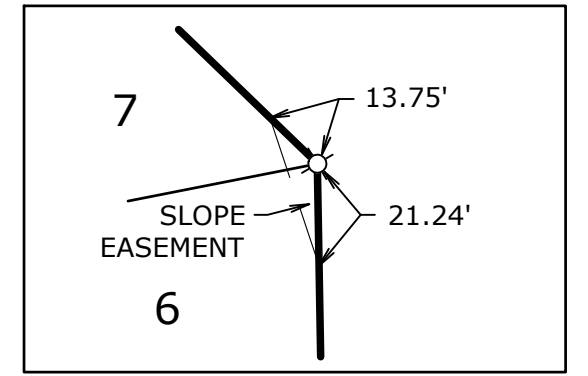
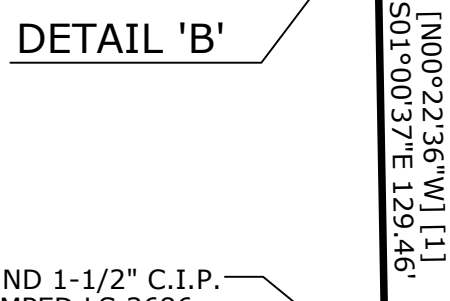
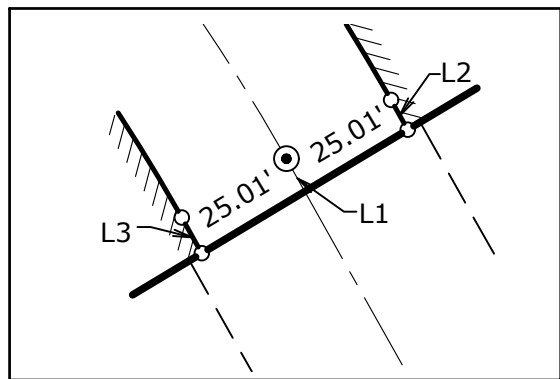
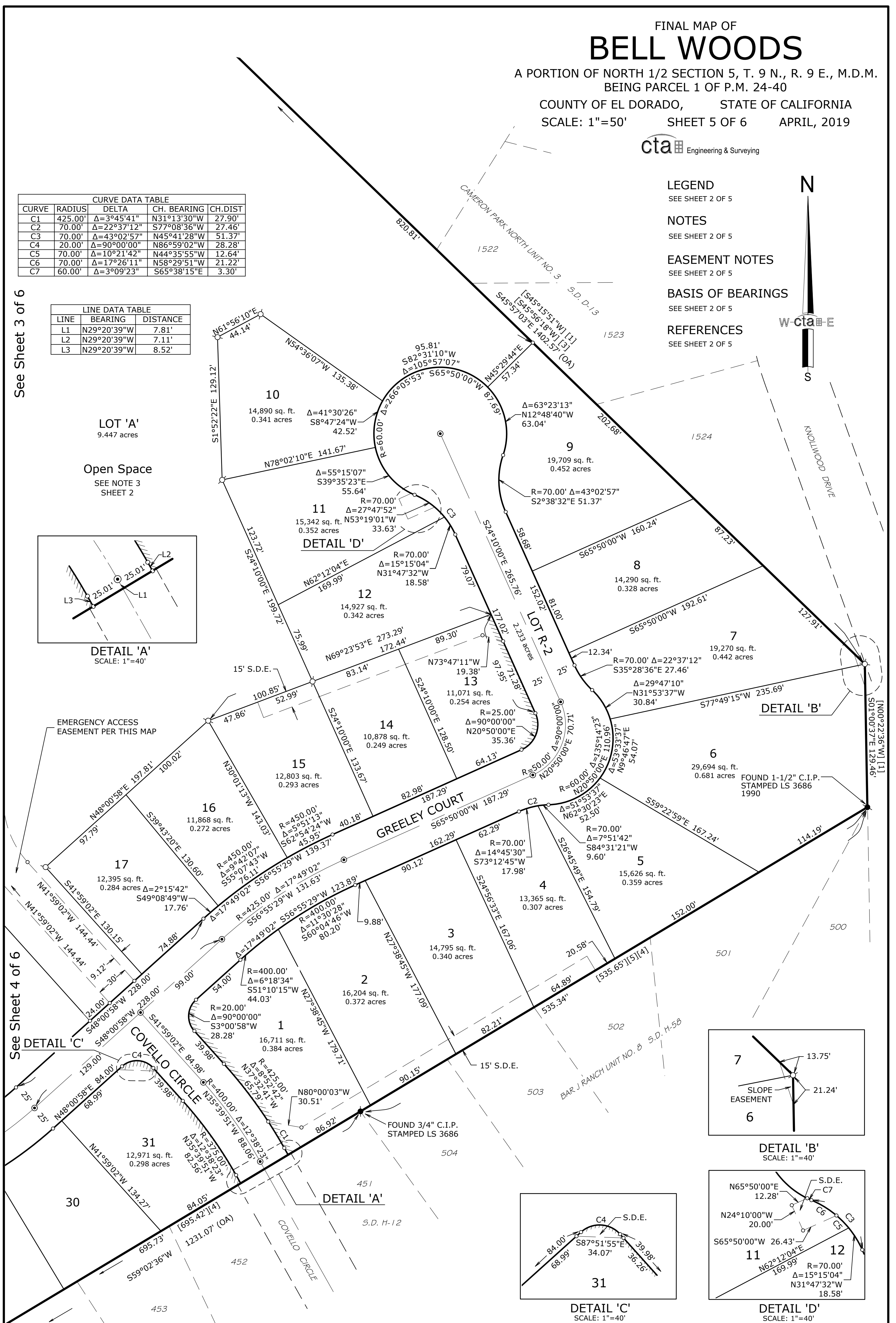
SEE SHEET 2 OF 5

REFERENCES

SEE SHEET 2 OF 5



See Sheet 3 of 6



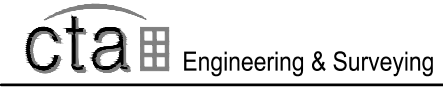
See Sheet 4 of 6

TM-F19-0002 EXHIBIT C - FINAL MAP

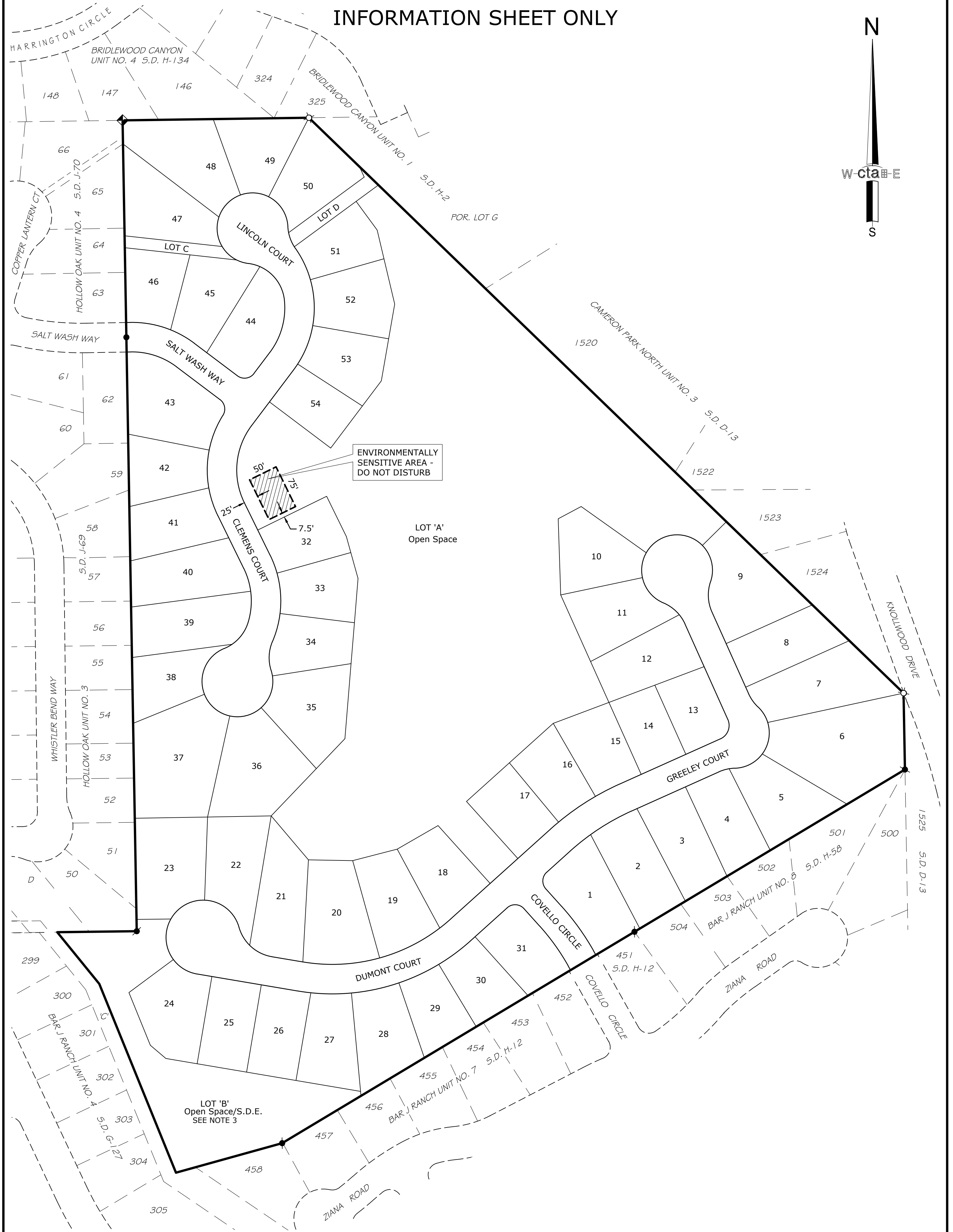
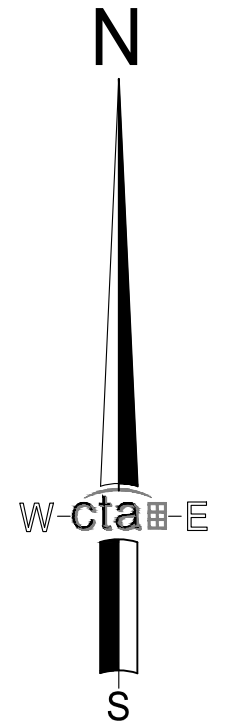
FINAL MAP OF BELL WOODS

A PORTION OF NORTH 1/2 SECTION 5, T. 9 N., R. 9 E., M.D.M.
BEING PARCEL 1 OF P.M. 24-40

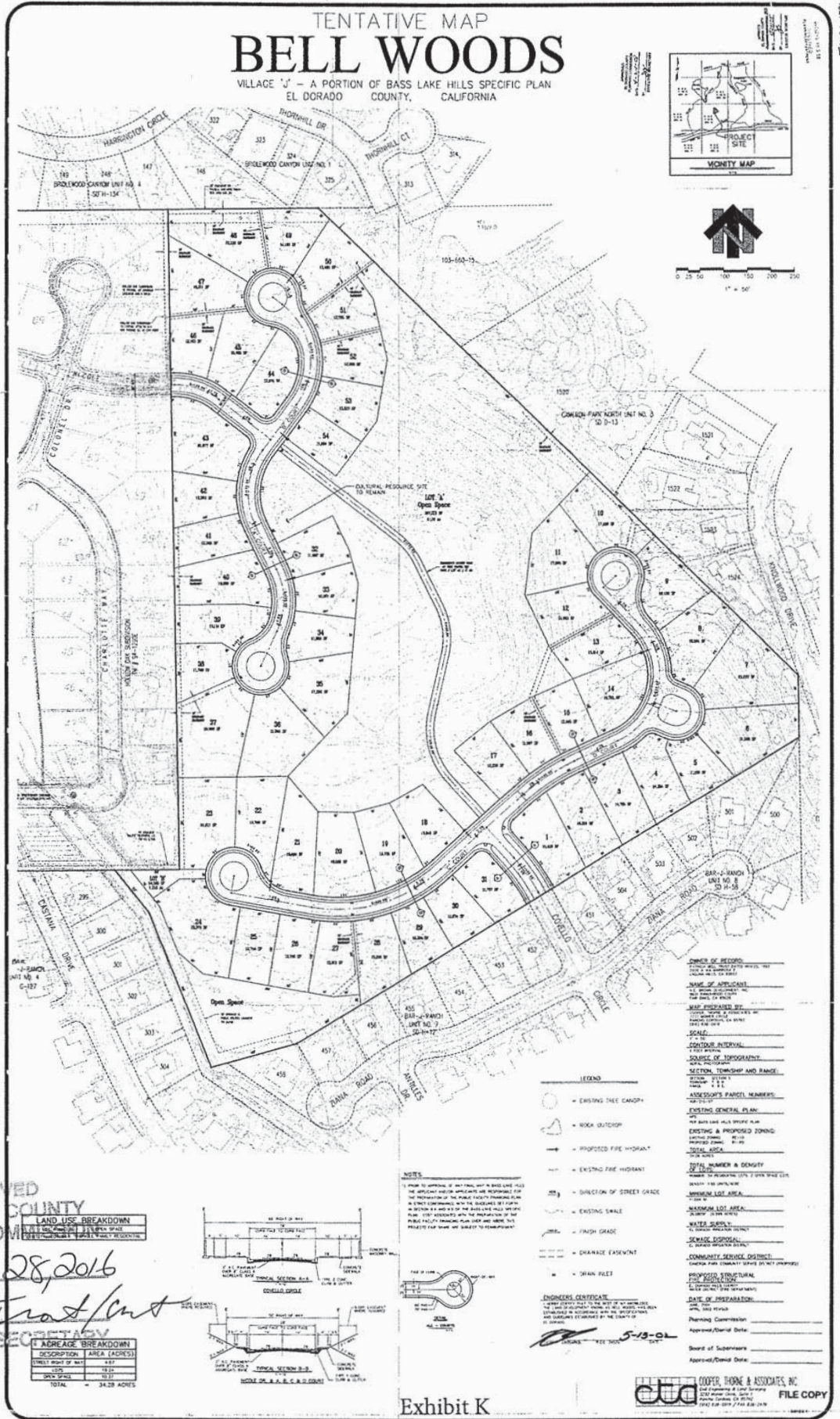
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=100' SHEET 6 OF 6 APRIL, 2019



INFORMATION SHEET ONLY



TM-F19-0002 EXHIBIT D - TENTATIVE MAP



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE April 28, 2016
BY Roger Trout/Cut
EXECUTIVE SECRETARY

TM-F19-0002 EXHIBIT E - DOT BOND REVIEW LETTER



COMMUNITY DEVELOPMENT SERVICES DEPARTMENT OF TRANSPORTATION

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

PLACERVILLE OFFICES:

MAIN OFFICE:

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

CONSTRUCTION & MAINTENANCE:

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

LAKE TAHOE OFFICES:

ENGINEERING:

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

MAINTENANCE:

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

January 7, 2021

Kimberly Holland kholland@eid.org, services@eid.org
El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667

**SUBJECT: Subdivision Bond Review Letter
Bell Woods – TM 01-1380R**

Dear Kim,

The Community Development Services, Department of Transportation has reviewed the Subdivision Agreement and related bonds for the subject project. We find these items to be in compliance with the approved cost estimates and further, that they conform to the requirements of this Department.

All documents are subject to final acceptance by the Board of Supervisors.

Feel free to call me at (530) 621-5929 if you have any questions or comments on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Bane".

Adam Bane
Senior Civil Engineer

File, TM 01-1381

FM-F19-0002 EXHIBIT F - EID FACILITIES IMPROVEMENT LETTER



El Dorado Irrigation District METER AWARD LETTER

This serves as an award for: DS0321-051 Date: March 15, 2021

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Lennar Winncrest, LLC
1025 Creekside Ridge Dr. Ste 240
Roseville, CA 95678

Bell Woods
S. of Devon Way, N. of Covello Cir. CP
APN: 119-020-050

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

SUBDIVISION - Applicant has met the following requirements:

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

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

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

The District hereby grants this award for:

WATER: 54 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 54 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2722DEV 799006
Service Purchase Project No.: 3439SP

Please Note: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.


Owner/Applicant Signature


Development Services

TM-F19-0002 EXHIBIT G

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM-F19-0002 – Bell Woods

TM01-1380-R – As approved by the Planning Commission April 28, 2016

Background

TM-F19-0002 is the Final Map application for Tentative Subdivision Map TM01-1380, which was revised to the current project description through TM01-1380-R in 2016. Development Agreement DA16-0002 is associated with the project. Conditions and requirements from DA16-0002 are consistent with TM-F19-0002 and satisfied.

Conditions of Approval

PROJECT DESCRIPTION

1. The Tentative Subdivision Map is based upon and limited to compliance with the Project description and conditions of approval set forth below. Any deviations from the Project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval. The project description is as follows:
 - A. Tentative Subdivision Map creating a residential subdivision creating 54 single family residential lots ranging from 0.254 to 0.681 acres and four lettered lots for open space, landscaping, drainage and utilities.

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

Staff Verification: Condition Satisfied. County review of the Bell Woods plans including improvement plans, grading plans, and final map have been verified for conformance with the above condition of approval.

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

TM-F19-0002 EXHIBIT G

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

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

Staff Verification: Condition satisfied. Subdivider has acknowledged condition.

DEVELOPMENT PLAN

3. The Development Plan PD01-0008 for Bell Woods shall consist of the following: 54 single family lots ranging in size from 11,004 to 26,080 square feet, and 2 open space lots on 34.28 acres.

Staff Verification: The Final Map conforms to the Development Plan for the Bell Woods Tentative Subdivision Map

4. The Development Plan PD 01-08 for Bell Woods shall be in substantial compliance with the Bell Woods Tentative Map.

Staff Verification: The Final Map conforms to the Development Plan for the Bell Woods Tentative Subdivision Map

5. The Development Plan PD01-0008 for Bell Woods shall conform to the development standards of the R1-PD zoning district with the exception of a coverage limitation of 45 percent and the following revised setbacks: Front – 20 feet minimum; Rear – 15 feet minimum; Side – 5 feet minimum (not height dependent); and Street Side – 15 feet minimum fronting street.

Staff Verification: Subdivider has acknowledged condition. Conformance with this condition shall be verified during review of residential building permits.

IMPROVEMENT PLANS AND GENERAL CONDITIONS FOR THE DEVELOPMENT PLAN AND THE TENTATIVE MAP

6. Pursuant to Item 9.3.1 of the Bass Lake Hills Specific Plan, the applicant shall agree to reimburse El Dorado County for the preparation, adoption, administration, and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to the recordation of the Final Map and must be paid in full prior to issuance of the first building permit.

Staff Verification: Subdivider has acknowledged condition.

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7. Consistency with County Codes and Standards: The developer shall obtain approval of Project Improvement Plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by the Conditions of Approval or by approved Design Waivers) from the County Transportation Division and pay all applicable fees prior to filing of the Final Map.

Additionally, the Project Improvement Plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

Curb Returns: All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

Staff Verification: Condition satisfied. Improvement Plans, grading plans and final map conform.

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

Staff Verification: A Subdivision Improvement Agreement (SIA) and associated bonds shall be executed with the approval of this Final Map.

9. The Final Map shall show all utility, road, and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer and shall be irrevocably offered to the County.

Staff Verification: Condition satisfied. Improvement Plans, grading plans, and final map conform. All applicable easements are shown on the Final Map.

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

Staff Verification: Condition satisfied. Improvement Plans show note No. 33 on Sheet 2 under section entitled "Standard General Notes Roadwork, Grading, and Drainage" to demonstrate compliance.

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

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Staff Verification: Condition satisfied. Improvement Plans show note No. 34 on Sheet 2 under section entitled "Standard General Notes Roadwork, Grading, and Drainage" to demonstrate compliance.

12. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The emergency vehicle circulation and the location of hydrants shall be shown on the Improvement Plans, which shall be subject to the approval of the Fire Protection District.

Staff Verification: Condition satisfied. The Cameron Park Fire Department (Fire Department) approval of the Improvement Plans demonstrates compliance with this condition.

13. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Director.

Staff Verification: Condition satisfied. Improvement Plans note No. 44 on Sheet 2 under section entitled "Standard General Notes Roadwork, Grading, and Drainage" and inclusion of MM NO2 on Sheet 35 of the Improvement Plans demonstrates compliance with this condition.

ROADS

14. This Project is subject to El Dorado County traffic fee programs. Said fees shall be due upon the issuance of a building permit. If, prior to the application for a building permit for said Project, a revised fee is established, such revised amount shall be paid.

Staff Verification: Subdivider has acknowledged condition.

15. Vehicular Access Restriction: A vehicular access restriction shall be designated along Covello Circle for the frontage of Lots 1 and 31.

Staff Verification: Condition satisfied: Improvement Plans, grading plans and Final Map conform.

16. Road Design Standards: The applicant shall construct all roads in conformance with the County Design and Improvements Standards Manual (DISM) and the Bass Lake Hills Specific Plan (BLHSP), modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

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ROAD NAME	REFERENC E	ROAD WIDTH	EXCEPTIONS / NOTES
Covello Circle	Specific Plan & Std. Plan 101B	32 ft. (50 ft. R/W), plus utility/ slope easements	25 mph Design Speed Type 2 vertical curb & gutter, with 4 ft sidewalks on one side
Nicole Drive	Specific Plan & Std Plan 101B	28 ft (50 ft R/W), plus utility/ slope easements	25 mph Design Speed Type 1 rolled curb & gutter with 4 ft sidewalks
Project Cul-de-sacs (A, B, C, & D Courts)	Specific Plan & Std Plans 101B	28 ft (50 ft R/W), plus utility/ slope easements	Type 1 rolled curb & gutter with no sidewalks

**Road widths in the preceding table are measured from curb face to curb face or edge of pavement if no curb. Curb face for rolled curb and gutter is 6" from the back of the curb. Type 2 vertical Curb and Gutter required adjacent to open space, park, and non-frontage lots.*

Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to filing the Final Map. Sidewalks shall be connected to any walk/trail systems in the Project open space areas. Pedestrian easements are to be provided where necessary.

Note 1: Cul-de-sacs shall to the satisfaction of the Fire District and shall have no landscaping within the cul-de-sacs.

Note R-1: the following Design Waivers have been requested:

1. All sidewalks on the local roads reduced from 6 to 4 feet and may meander. This 4-wide sidewalk is required in the Bass Lake Hills Specific Plan. This Department recommends approval of the above requested design waiver.
2. The proposed lengths of C and D Court exceed 500 feet and the applicant requests lengths of approximately 600 feet and 750 feet respectively. The proposed lengths of A and B Court exceed 500' when the length of Nicole Drive is added. The Transportation Division recommends approval of the above requested design waiver.

Staff Verification: Condition satisfied. DOT and Fire District approval of the Improvement Plans demonstrates compliance with this condition.

17. [Condition Deleted April 28, 2016.]
18. Offer of Dedication: The Project shall offer to dedicate, in fee, the rights of way for roadways shown in Table 1 with the Final Map. Said offer shall include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

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The offer(s) will be accepted by the County, provided that a County Service Area Zone of Benefit has been created and funded to provide for maintenance of the roadways.

At the option of the subdivider, the roadways may be private, except that emergency access shall be public. In the event of the private roadways option, a Homeowners Association (or other mechanism approved by County) shall be formed for the purpose of maintaining the private roads and drainage facilities, in which case the above listed offers of dedication will be rejected by the County.

Staff Verification: Condition satisfied. Subdivider elects to have private HOA maintained internal streets. (see also COA #36 response)

19. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

Staff Verification: Condition satisfied. The El Dorado County Transportation Authority (EDCTA) letter demonstrates compliance with this condition.

20. No freestanding walls, fences, or retaining walls are allowed in the road right-of-way, except at the discretion of the Transportation Division.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

21. A slope easement shall be recorded on Lot 7, sufficient to accommodate road-side slope for Knollwood Drive.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and Final Map demonstrates compliance with this condition.

22. The emergency access road through Lot A shall be constructed to link Covello Circle and Nicole Drive prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. This emergency access road shall be gated at its entrance to the public roads and is subject to the approval of, or may be modified by, the appropriate Fire District.

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

23. [Condition Deleted April 28, 2016.]

24. Offsite Improvements (Acquisition): As specified elsewhere in these Conditions of Approval, the applicant is required to perform offsite improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said offsite improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County

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pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required offsite improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest, provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the offsite improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved Improvement Plans, specifications and contract documents of the offsite improvements, prepared by a Civil Engineer.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and Final Map demonstrates compliance with this condition.

25. Offsite Improvements - Specific Urban Collectors and Major Transportation Facilities:
- A. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive). This segment is identified as "B" to "H" on the BLHSP Area Public Facilities Financing Plan (PFFP) Exhibits, and includes the following assumptions:
- i. Is a portion of the 2015 County Capital Improvement Program (CIP) Project #66109;
 - ii. Is a BLHSP Urban Collector;
 - iii. Grading will be consistent with the ultimate 4-lane facility;
 - iv. Construct a divided two lane highway with median, 18 Feet of pavement in each direction. Typical section as shown on approved Tentative Map for Hawk View Ridge Subdivision TM 00-1371R.
 - v. It is recognized that Bass Lake Road will require improvements for some distance north of the realigned Country Club Drive Intersection to achieve conformance of the revised profile with the existing roadway. The exact distance is to be determined with the final Improvement Plans.
 - vi. The reconstruction shall generally be consistent with the alignment and profile shown on the Improvement Plans entitled, Bass Lake Road Reconstruction from Highway 50 to Hollow Oak Road, Project #66109, approved by the County Engineer on June 20, 2007, and modified to accomplish the anticipated work required at this time.
 - vii. The Project plans shall include conduits for future landscape irrigation and electrical lines.

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- B. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the new Country Club Drive (aka Tierra De Dios) on an alignment substantially consistent with the BLHSP, and includes the following assumptions:
- i. Is identified in the 2015 County CIP as Project #GP126;
 - ii. Is a BLHSP Urban Collector;
 - iii. Is a two-lane road, 36 feet in width (plus left turn pockets);
 - iv. Has a 35-40 mph design speed, and;
 - v. Includes conversion of the existing segment of Country Club Drive into a Class I bike path / Multi-use trail: Approximately 100 feet of pavement will be removed at either end; A new paved trail eight (8) feet in width shall be placed at each end to provide connectivity to adjacent facilities; Bollards shall be installed to prevent motor vehicle access; striping and signing shall be provided subject to review and approval by TD.
- C. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the realignment of Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP, and includes the following assumptions:
- i. Is a BLHSP Urban Collector;
 - ii. Is a two-lane road, 36 feet in width, and;
 - iii. Has a 35-40 mph design speed.
- D. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of intersection improvements at the intersection of Bass Lake Road and the realigned Country Club Drive Intersection, and includes the following assumptions:
- i. Northbound approach to include one through lane and a 200 foot right turn lane;
 - ii. Southbound approach to include one through lane and a 300 foot left turn lane;
 - iii. Westbound approach to include one through lane and a 300 foot left turn lane, and;
 - iv. Signalization of the intersection of Bass Lake Road and the realigned Country Club Drive.
- E. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of improvements at the intersection of Bass Lake Road and the US50 at Bass Lake Road interchange ramps and includes the following assumptions:
- i. Eastbound ramp / Bass Lake Road intersection
 - a. Widen / restripe eastbound off-ramp to provide two approach lanes for a distance of 240 feet;
 - b. Widen / restripe Bass Lake Road to provide two lanes northbound, and one lane southbound from eastbound ramp to westbound ramp, and;
 - c. Signalize eastbound off-ramp terminus intersection with Bass Lake Road.
 - ii. Westbound ramp / Bass Lake Road intersection

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- a. Provide two northbound approach lanes (see item 3.E.i.b above);
- b. Provide free-right lane from westbound off-ramp to northbound Bass Lake Road (existing configuration);
- c. Provide departure merge lane northbound Bass Lake Road (merging two lanes into one);
- d. Provide one southbound approach lane, and one 300-foot right-turn lane to westbound on-ramp, and;
- e. Side Street Stop Control (existing).

iii. Timing of US50 at Bass Lake Road interchange ramp Improvements

- a. In order to ensure proper timing of the construction of the improvements identified for the US50 at Bass Lake Road interchange ramps, the subdivider shall perform a supplemental traffic analysis in conjunction with each Final Map application to determine Level of Service (LOS) of the interchange and ramps, to include existing traffic plus traffic generated by each Final Map.
- b. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that Final Map, the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that Final Map.
- c. If the County's LOS policies are not exceeded upon application for the last Final Map within the Project, the Project applicant shall pay its TIM fees toward the installation of proposed roadway improvements. In which case, payment of TIM fees is considered to be the Project's proportionate fair share towards mitigation of this impact.
- d. If the necessary improvements are constructed by the County or others prior to triggering of mitigation by the Project, payment of TIM fees is considered to be the Projects proportionate fair share towards mitigation of this impact.

F. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items A through E; to the extent such improvements are included in the County's Traffic Impact Mitigation (TIM) Fee Program, in accordance with the County's TIM Fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIM Fees that would otherwise be paid at issuance of building permits.
- iii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.
- iv. If any improvements are included in the BLHSP PFFP, such improvements may be credited to the Project or eligible for reimbursement from the PFFP funds.

TM-F19-0002 EXHIBIT G

- G. With respect to the improvements to the public roadways required in this condition, either one of the following shall be done prior to issuance of a building permit: (a) the subdivider shall be under contract for construction of the required improvements with proper sureties in place, or (b) the subdivider shall have submitted to the County a bid-ready package (PS&E) and adequate funding for construction.
- H. The following requirements apply to all traffic signals identified in this condition.

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each Final Map at intersections identified for potential signalization in D and E above, in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met at the time of application for Final Map (including the lots proposed by that Final Map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that Final Map.

If traffic signal warrants are not met upon application for the last Final Map within the Project, the Project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the Project's proportionate fair share towards mitigation of this impact.

If the traffic signal control at an intersection is constructed by the County or others prior to triggering of mitigation by the Project, payment of TIM fees and PFFP Fees is considered to be the Projects proportionate fair share towards mitigation of this impact.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Subdivider has acknowledged items A-H. "Bass Lake Hills Specific Plan Phase 1A Final Map Supplemental Traffic Analysis" dated December 2017 has been provided to County DOT staff as required. A signal at Bass Lake Road/New Country Club Drive is proposed as a part of the Improvement Plans for Bass Lake Road.

26. [Condition Deleted April 28, 2016.]

27. The applicant shall provide the County with Improvement Plans and all necessary right-of-way prior to the first certificate of occupancy for the school site access along Country Club Drive (G-H) and Silver Dove Way (Q-G).

In the event that the eminent domain process must be implemented to acquire right-of way, this right-of-way requirement shall be deemed satisfied by the developer entering into an agreement for condemnation proceedings with County Counsel together with a deposit of funds as required by County Counsel, or alternative arrangement to the satisfaction of the Transportation Division.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

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28. [Condition Deleted April 28, 2016.]

29. Encroachment Permit(s): The applicant shall obtain an encroachment permit from County for work connecting to existing Covello Circle and Salt Wash Way.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. Draft CC&Rs demonstrate compliance with this condition. Final CC&Rs will be recorded following recordation of the Final Map.

31. Onsite landscape and irrigation plans shall be included in the Project Improvement Plans and cost estimates and shall be reviewed by the Cameron Park Community Services District and be subject to review and approval by El Dorado County Development Services Division; the Transportation Division will review the plans for matters concerning roadway safety and sight distance.

Staff Verification: Condition satisfied with DOT approval of the Landscape Plans.

DRAINAGE

32. The applicant shall construct the detention facilities as identified in the Project drainage analysis prior to issuance of building permits. Detention facilities shall be designed in accordance with the County of El Dorado Drainage Manual, including provisions for maintenance and vehicular access. Vehicular access shall be provided from C Court to the basin in Lot B with security provisions or alternative access shall be provided if determined to be satisfactory by the Transportation Division.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

33. An irrevocable offer of dedication of drainage easement shall be made for the Project detention facilities. A homeowner's agreement and association, or other entity, shall be established in order to provide for Ownership in fee title to the detention facility.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Final Map Lots A and B, containing detention facilities, will be granted to the homeowner's association (HOA) and be dedicated as storm drain easement. HOA formation is included in the draft CC&Rs, which will be recorded after recordation of the Final Map.

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34. Drainage Study/NPDES Compliance: The Project drainage plan facilities and systems shall conform to the BLHSP, County Drainage Manual, and County Storm Water Management Plan (SWMP) (2003).

At the option of the subdivider, construction and/ or implementation of Site Design Measures, Source Control Measures, and/or Low Impact Development (LID) Design Standards consistent with the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order) may be implemented in lieu of measures identified in the SWMP.

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

Staff Verification: Condition satisfied. Note No. 42 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" of the Improvement Plans and DOT approval of the Improvement Plans demonstrate compliance with this condition.

35. Drainage (Cross Lot): Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the Project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement Plans shall show drainage easements for all onsite drainage facilities where required.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement Plans, grading plans, and final map conform.

36. The proposed Project must form an entity for the maintenance of public and private roads and drainage facilities. If there is an existing entity, the property Owner shall modify the document if the current document does not sufficiently address maintenance of the roads of the current Project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the Final Map.

Bass Lake Road and Country Club Drive are existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

Staff Verification: Condition satisfied. A Community Facilities District (CFD) has been formed for offsite road/drainage maintenance. Creation of an HOA to address maintenance of onsite private roads and drainage facilities is forthcoming and will be completed after recordation of the Final Map. DOT approval of the Final Map demonstrates compliance with this condition.

37. The Final Map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the Project final drainage plan, and the Project Improvement Plans.

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Staff Verification: Condition satisfied. DOT approval of the Improvement Plans, grading plans and Final Map demonstrates compliance with this condition.

38. The subdivider shall obtain irrevocable Offers of Dedication and/or drainage easements to the County for public drainage purposes, and shall process same through the County, for offsite easement rights across properties subject to the Specific Plan Development Agreement, to the satisfaction of the Transportation Division, to accommodate any offsite storm water facilities needed to convey concentrated storm water from the Project boundary down gradient to an existing established waterway. Subdivider shall design and install any offsite storm water facilities as necessary to the satisfaction of the Transportation Division.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

GRADING

39. [Condition Deleted on April 28, 2016.]

40. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

41. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Bell Woods and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the Project. The County shall issue no building permits until the Transportation Division approves the final grading and erosion control plans and the grading is completed.

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

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Staff Verification: Condition Satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans, grading plans and SWPPP (WDID No. 5S09C383020) demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement Plans, grading plans, and final map conform.

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

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement Plans, grading plans, and final map conform.

45. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, Section 8.44 of the County of El Dorado County Asbestos and Dust Protection Ordinance (Ordinance No. 4548 adopted 1/4/2000, Amended by Ordinance No. 4360 adopted 5/13/2003) shall apply.

Staff Verification: Condition Satisfied. Plans show notes No. 16 and No. 18 on Sheet 2 under section entitled "Standard General Notes Roadwork, Grading, and Drainage" of the Improvement Plans to demonstrate compliance.

FIRE DEPARTMENT

46. That portion of the Project that is not within the fire district boundary would have to annex into a District and shall pay all fees associated with that annexation.

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

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47. The potable water system for the purpose of fire protection for this residual development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for two-hour duration. This requirement is based upon a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption for this rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval.

Staff Verification: Condition Satisfied. Fire Department approval of the Improvement Plans and Note Nos. 6 and 11 on Sheet 2 under section entitled "Fire Department Notes" demonstrates compliance with this condition.

48. This development shall install Mueller Dry Barrel fire hydrants or any hydrant approved by the El Dorado Irrigation District for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each fire hydrant shall be determined by the fire department prior to approval of the Improvement Plans.

Staff Verification: Condition Satisfied. Fire Department approval of the Improvement Plans and Note No. 8 on Sheet 2 under section entitled "Fire Department Notes" demonstrates compliance with this condition.

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

Staff Verification: Condition Satisfied. Fire Department approval of the Improvement Plans as well as note No. 7 on Sheet 2 under section entitled "Fire Department Notes" demonstrates compliance with this condition.

50. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways, and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by the applicable fire district.

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

51. The applicant shall have a Wildland Fire Safety Plan developed for this Project prior to approval of the Final Map.

Staff Verification: Condition Satisfied. Fire Department approval of the Wildland Fire Safe Plan dated October 2005 and Addendum A dated November 2, 2017 demonstrates compliance with this condition.

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52. If the phasing of this development creates any dead-end access roadways in excess of 150 feet, the roadway shall be provided with a turnaround in accordance with applicable Fire District specifications prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. Fire Department and DOT approval of the Improvement Plans demonstrates compliance.

53. The driveways serving this Project shall be designed to be in accordance with the El Dorado County Code prior to approval of the Improvement Plans. Driveways serving the Project shall be designed to a maximum of 16% grade and can be increased to 20% if paved. If there are any driveways in excess of 20 percent, the design must go back to the fire district for review.

Staff Verification: Condition satisfied. Fire Department and DOT approval of the Improvement Plans demonstrate compliance.

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

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

RESOURCE CONSERVATION

55. The Project will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g., straw rolls, sediment fence, and sediment basins). The types of practices chosen are site-specific and dependent on the time of year construction activities occur.

Staff Verification: Condition satisfied. Approval of the SWPPP (WDID No. 5S09C383020) demonstrates compliance with this condition.

56. The applicant shall prepare a Stormwater Pollution Plan (SWPPP) that incorporates Best Management Practices (BMPs) to contain pollutants on the Project site and prevent pollutants from entering stormwater runoff. BMPs shall be incorporated into the construction contract documents. The SWPPP shall be prepared prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. Approval of the SWPPP (WDID No. 5S09C383020) demonstrates compliance with this condition.

ENVIRONMENTAL MANAGEMENT/AIR POLLUTION CONTROL DISTRICT

57. Project emissions of ROG, NOX, and PM-10 need to be quantified using either the URBEMIS 7G for windows 5.1.0 or similar model that is acceptable to the District. In addition, District Rule #223 addresses the regulation and mitigation measures for fugitive dust emissions - Rule 223 shall be adhered to during the construction process. In addition, prior to the issuance of any

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grading or construction permits for the Project, the applicant shall submit, as determined by the El Dorado County Air Quality Management District (AQMD), a Fugitive Dust Plan (FDP) and/or an Asbestos Dust Mitigation Plan (ADMP) application may be required for submittal to and approval by the District prior to beginning Project construction.

Staff Verification: Condition satisfied. Note Nos. 16 and 18 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" and DOT approval of the Improvement Plans demonstrate compliance with this condition.

58. It is the understanding of the District that this area is known to have soil bearing asbestos. Therefore compliance with Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations of the California Code of Regulations will be mandatory prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and Notes No. 16 and No. 18 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" demonstrates compliance with this condition.

59. Project construction involves road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the County ordinance concerning asbestos dust prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and Note Nos. 16 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" demonstrate compliance with this condition.

60. A health risk assessment shall be prepared when the Project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the Project must be identified. In addition, it must be determined if a Project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist the District in preparing a public notice in which the proposed Project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. Notes No. 16 and No. 18 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" of the Improvement Plans demonstrate compliance with this condition.

61. Burning of wastes that result from Land Development Clearing must be permitted through the Air Pollution Control District. Only vegetative waste materials may be disposed of using an open outdoor fire prior to approval of the Improvement Plans.

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Staff Verification: Condition satisfied. Note No. 34 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" of the Improvement Plans demonstrates compliance with this condition.

62. The Project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. Building permit approval by AQMD will demonstrate compliance with this condition.

63. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications, and emission factors prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

COUNTY SURVEYOR

64. All survey monuments must be set prior to the presentation of the Final Map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit, to be coordinated with the County Surveyor's Office.

Staff Verification: Monumentation Bond or cash-in-lieu posted with the Surveyor's office demonstrates compliance with this condition.

65. The interior roads of the Project will be named through the Road Naming Process established by the County Surveyor.

Staff Verification: Condition satisfied. Approved Road Name Petition dated 10/12/05 demonstrates compliance with this condition.

COMMUNITY SERVICES DISTRICT

The Project has been annexed in to the Cameron Park Community Services District ("CP CSD") and the following conditions apply:

66. The Project is subject to the Quimby Act and dedication requirements for parkland based on the CP CSD standards. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. The required

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in-lieu fees, payable to El Dorado County, shall be remitted prior to Final Map recordation. A proof of payment shall be submitted to Planning Services.

Staff Verification: Condition satisfied. Approval of the Final Map will include compliance with this condition.

67. The Project is subject to the CP CSD Park Impact Fee in place at the time the building permits are issued.

Staff Verification: Condition satisfied. Approval of Building Permits will demonstrate compliance with this condition.

68. The Project shall be subject to the CP CSD general obligation bond or other facility financing mechanism applicable to the CP CSD.

Staff Verification: Subdivider has acknowledged condition.

69. The District reserves the right to require a Landscape and Lighting Assessment District (LLAD) be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management. If the District opts not to establish an LLAD, a homeowner's association (HOA) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the Project as a back-up funding mechanism to a homeowner's association, in the event the homeowner's association should fail to maintain the improvements to the District's standards.

Staff Verification: Condition satisfied. The project will not include street lights or common area landscaping. Open space management will be the responsibility of the HOA (formation forthcoming). A backup CFD was previously formed in the fall of 2018, in lieu of a shell LLAD. Recordation of the Final Map will demonstrate compliance with this condition. (Refer to COA #36 verification for more information).

70. The Cameron Park CSD will review and approve the following items prior to Final Maps being recorded:
- a. Phasing Plan
 - b. Open Space and Tree Preservation Management Plan; and
 - c. CC&Rs need to be reviewed and approved by the CSD Board of Directors prior to recording the Final Map and include any conditions that are specific to any lots or areas, such as oak tree preservation and vegetation management.

Staff Verification: Condition satisfied. Item a: N/A, the project is not phased. Item b: This plan has been approved by EDC and has been submitted to the CSD. Recordation of the Final Map will warrant compliance with this condition. Item c: Forthcoming; recordation of the Final Map will demonstrate compliance with this condition.

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OTHER

71. Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These Project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.

Staff Verification: DOT approval of the Improvement Plans demonstrates compliance with this condition.

72. Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Staff Verification: Subdivider has acknowledged condition.

73. Prior to issuance of the first building permit, the developer shall submit to the County a proposed update to the Bass Lake Hills Public Facilities Financing Plan, including an update to the plan area fee program.

Staff Verification: PFFP Update submittal is complete and demonstrates compliance with this condition.

74. Prior to recordation of a Final Map, a valid facility improvement letter (FIL) shall be issued by the El Dorado Irrigation District (EID) for the subdivision, a new Facility Plan Report (FPR) shall be reviewed and approved by the EID, and Improvement Plans shall be reviewed and approved by EID. Previously approved and expired plans and reports may be used as templates for new submittals to EID.

Staff Verification: EID approval of the Improvement Plans demonstrates compliance with this condition.

MITIGATION MONITORING AND REPORTING PROGRAM

75. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as a condition of Project approval. Implementation of the MMRP shall be enacted as set forth by Table 3.0-1 of the MMRP prepared for the Project and attached hereto.

Staff Verification: Inclusion of the MMRP in the Improvement Plans as Sheet 32 – 36 demonstrates compliance with this condition.

SUBDIVISION REQUIREMENTS OF LAW

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NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws - which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the Project proceeds toward Final Map submittal.

1. Improvement Plans for onsite and offsite road improvements shall be prepared by a registered civil engineer and shall be subject to County Transportation Division approval.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. All applicable IODs/easements have been shown on the Final Map; thus warranting compliance with this condition.

3. The developer shall obtain approval of construction drawings and Project Improvement Plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Transportation Division and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved Tentative Map.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. The Subdivision Improvements Agreement and Road Improvement Agreement (SIA/RIA) and related bonds demonstrate compliance with this condition.

5. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location

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acceptable to the County Transportation Division and shall meet standard County driveway requirements.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

6. All grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the Project.

Staff Verification: DOT approval of the Improvement Plans and the approved SWPPP (WDID 5S09C383020) demonstrates compliance with this condition.

7. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Transportation Division and the grading is completed.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and issuance of building permit demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and the approved SWPPP (WDID 5S09C383020) demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

10. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

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Staff Verification: Condition satisfied. Monumentation Bond posted with the County Surveyor's office shall warrant compliance with this condition.

11. All roads shall be named by filing a completed road naming petition for each proposed road with the County Surveyor's office prior to filing the Final Map.

Staff Verification: Condition satisfied. Approved Road Name Petition dated 10/12/05 demonstrates compliance with this condition.

12. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the Improvement Plans which shall be subject to the approval of the fire protection district.

Staff Verification: Condition satisfied. Fire Department's approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. Note No. 33 on Sheet 2 under section entitle "Standard General Notes – Roadwork, Grading, and Drainage" of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. Note No. 34 on Sheet 2 under section entitle "Standard General Notes – Roadwork, Grading, and Drainage" demonstrates compliance with this condition.

15. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the Owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

Staff Verification: Subdivider has acknowledged condition.

16. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California

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Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed.

Staff Verification: Condition satisfied. Note No. 44 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" demonstrates compliance with this condition.

17. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Section 15064.5 of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.

Staff Verification: Condition satisfied. Inclusion of MM NO2 on Sheet 35 of the Improvement Plans demonstrates compliance with this condition