

2019 APR 19 PM 3:48

RECEIVED
PLANNING DEPARTMENT

Exhibit A

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 Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. DEC 2015

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

TM-F19-0003

19-1758 D 1 of 40

Exhibit B

TM-F19-003 Location Map

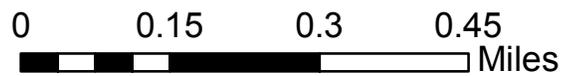
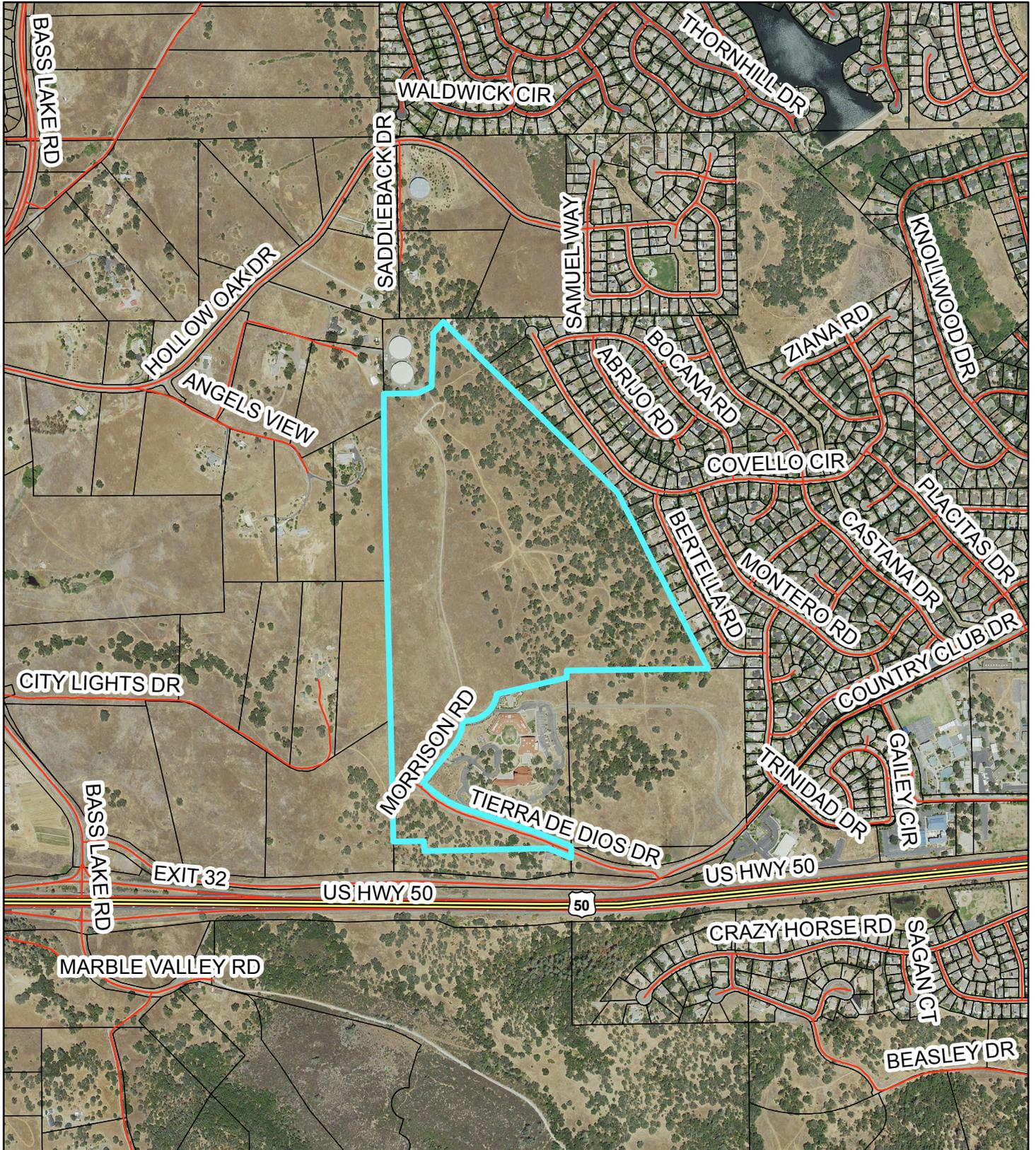


Exhibit C

FINAL MAP OF:

BELL RANCH UNIT NO. 1

LYING WITHIN THE W1/2, SEC. 5 AND THE NW1/4, SEC. 8, T.9N., R.9E., M.D.M. AND BEING A PORTION OF PARCEL 1, P.M. 45-65

COUNTY OF EL DORADO STATE OF CALIFORNIA SEPTEMBER, 2019



NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. AFFECTS LOT LL-1 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO TIERRA DE DIOS DRIVE (COUNTRY CLUB DRIVE), MORRISON ROAD AND LOT R 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 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.

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

- A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON AND LOTS 'A', LOTS 'C', LOTS 'D' AND 'E', 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') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT "R" 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, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.
E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.
ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

LENNAR WINNCREST, LLC. A DELAWARE LIMITED LIABILITY COMPANY
BY: LENNAR HOMES OF CALIFORNIA, IT'S MANAGING MEMBER

BY:
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, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR WINNCREST, LLC IN AUGUST, 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2020 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE:

KEVIN A. HEENEY LS 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, L.S. 6648
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

PLANNING & 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 24, 2008 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 ENGINEER'S STATEMENT

I, ANDREW S. GABER, 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

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 USES, TIERRA DE DIOS DRIVE (COUNTRY CLUB DRIVE) AND MORRISON ROAD, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'R', 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 CAL ATLANTIC TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY:
DEPUTY

BELL RANCH UNIT NO. 1

LYING WITHIN THE W1/2, SEC. 5 AND THE NW1/4, SEC. 8, T.9N., R.9E., M.D.M. AND BEING A PORTION OF PARCEL 1, P.M. 45-65

COUNTY OF EL DORADO
SEPTEMBER, 2019

STATE OF CALIFORNIA
SCALE: 1"=200'

REFERENCES

- | | | |
|---------------|--------------------------------|----------------------------|
| 1. P.M. 4-143 | 7. P.M. 48-80 | 13. R.S. 22-97 |
| 2. P.M. 13-22 | 8. R.S. 21-55 | 14. BK.4519 PG. 301 C.O.C. |
| 3. P.M. 15-53 | 9. R.S. 19-39 | 15. O.R. 395-7 |
| 4. P.M. 17-1 | 10. R.S. 25-135 | |
| 5. P.M. 27-51 | 11. S.D. G-137 (BAR-J-RANCH 6) | |
| 6. P.M. 45-65 | 12. DOC. NO. 2003-099023 | |

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SHEET 2 OF 9

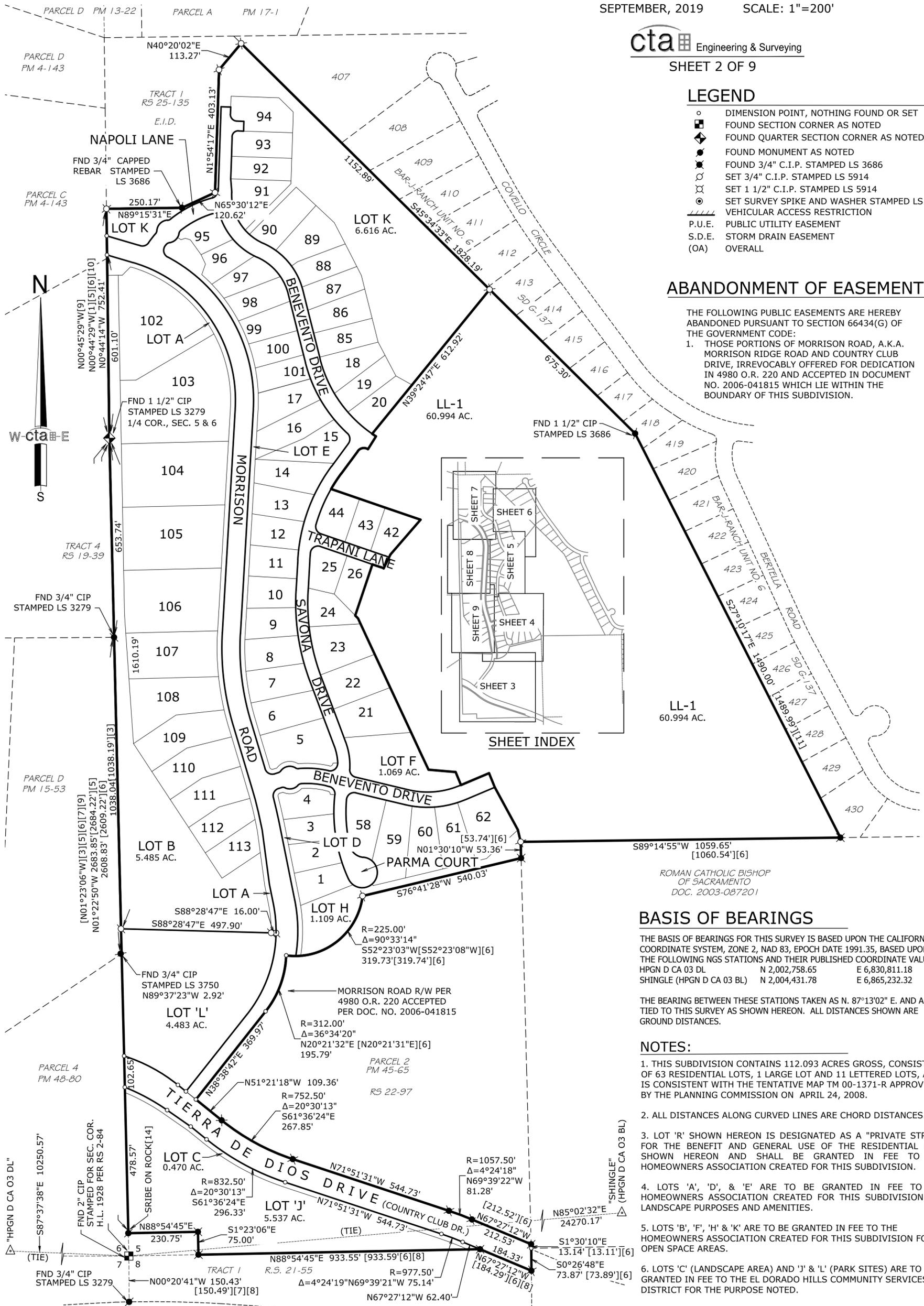
LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◻ FOUND SECTION CORNER AS NOTED
- ◊ FOUND QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ FOUND 3/4" C.I.P. STAMPED LS 3686
- ⊙ SET 3/4" C.I.P. STAMPED LS 5914
- ⊙ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊘ VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:

- THOSE PORTIONS OF MORRISON ROAD, A.K.A. MORRISON RIDGE ROAD AND COUNTRY CLUB DRIVE, IRREVOCABLY OFFERED FOR DEDICATION IN 4980 O.R. 220 AND ACCEPTED IN DOCUMENT NO. 2006-041815 WHICH LIE WITHIN THE BOUNDARY OF THIS SUBDIVISION.



ROMAN CATHOLIC BISHOP OF SACRAMENTO
DOC. 2003-087201

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH DATE 1991.35, BASED UPON THE FOLLOWING NGS STATIONS AND THEIR PUBLISHED COORDINATE VALUES:

HPGN D CA 03 DL	N 2,002,758.65	E 6,830,811.18
SHINGLE (HPGN D CA 03 BL)	N 2,004,431.78	E 6,865,232.32

THE BEARING BETWEEN THESE STATIONS TAKEN AS N. 87°13'02" E. AND ARE TIED TO THIS SURVEY AS SHOWN HEREON. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

NOTES:

- THIS SUBDIVISION CONTAINS 112.093 ACRES GROSS, CONSISTING OF 63 RESIDENTIAL LOTS, 1 LARGE LOT AND 11 LETTERED LOTS, AND IS CONSISTENT WITH THE TENTATIVE MAP TM 00-1371-R APPROVED BY THE PLANNING COMMISSION ON APRIL 24, 2008.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
- LOT 'R' SHOWN HEREON IS 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', 'D', & 'E' ARE TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR LANDSCAPE PURPOSES AND AMENITIES.
- LOTS 'B', 'F', 'H' & 'K' ARE TO BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR OPEN SPACE AREAS.
- LOTS 'C' (LANDSCAPE AREA) AND 'J' & 'L' (PARK SITES) ARE TO BE GRANTED IN FEE TO THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT FOR THE PURPOSE NOTED.

FINAL MAP OF:

BELL RANCH UNIT NO. 1

LYING WITHIN THE W1/2, SEC. 5 AND THE NW1/4,
SEC. 8, T.9N., R.9E., M.D.M. AND BEING A PORTION
OF PARCEL 1, P.M. 45-65

COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2019 SCALE: 1"=60'

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SHEET 3 OF 9
SEE SHEET 2 FOR LEGEND

SEE SHEET 9

(S.D.E.)
LOT 'B'
5.485 AC.

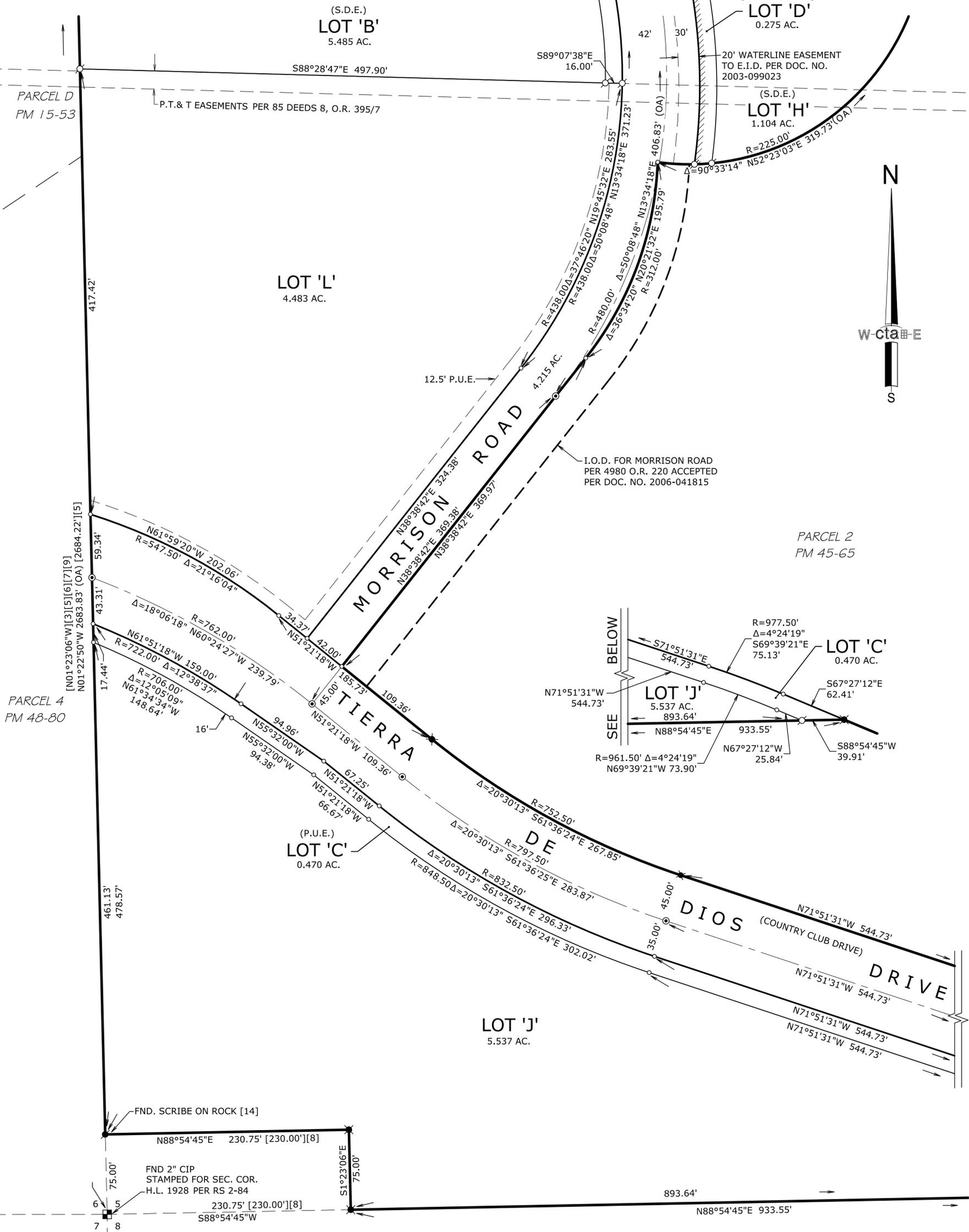
(P.U.E. & S.D.E.)
LOT 'A'
0.961 AC.

SEE SHEET 4

(P.U.E. & S.D.E.)
LOT 'D'
0.275 AC.

(S.D.E.)
LOT 'H'
1.104 AC.

LOT 'L'
4.483 AC.



PARCEL D
PM 15-53

P.T. & T EASEMENTS PER 85 DEEDS 8, O.R. 395/7

S89°07'38"E
16.00'

20' WATERLINE EASEMENT
TO E.I.D. PER DOC. NO.
2003-099023

12.5' P.U.E.

I.O.D. FOR MORRISON ROAD
PER 4980 O.R. 220 ACCEPTED
PER DOC. NO. 2006-041815

PARCEL 2
PM 45-65

PARCEL 4
PM 48-80

SEE BELOW

SEE ABOVE

LOT 'C'
0.470 AC.

LOT 'J'
5.537 AC.

(P.U.E.)
LOT 'C'
0.470 AC.

LOT 'J'
5.537 AC.

SEE CONTINUATION ABOVE

FND. SCRIBE ON ROCK [14]

FND 2" CIP
STAMPED FOR SEC. COR.
H.L. 1928 PER RS 2-84

TRACT 1

R.S. 21-55

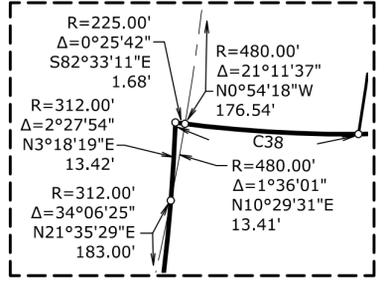
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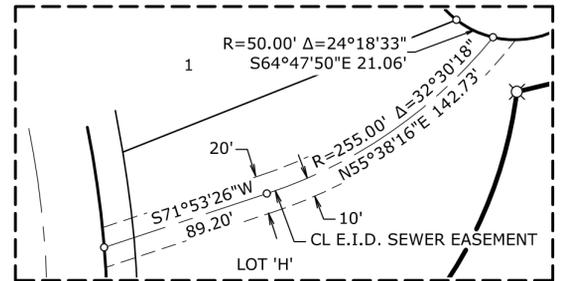
COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2019 SCALE: 1"=60'

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SHEET 4 OF 9
SEE SHEET 2 FOR LEGEND

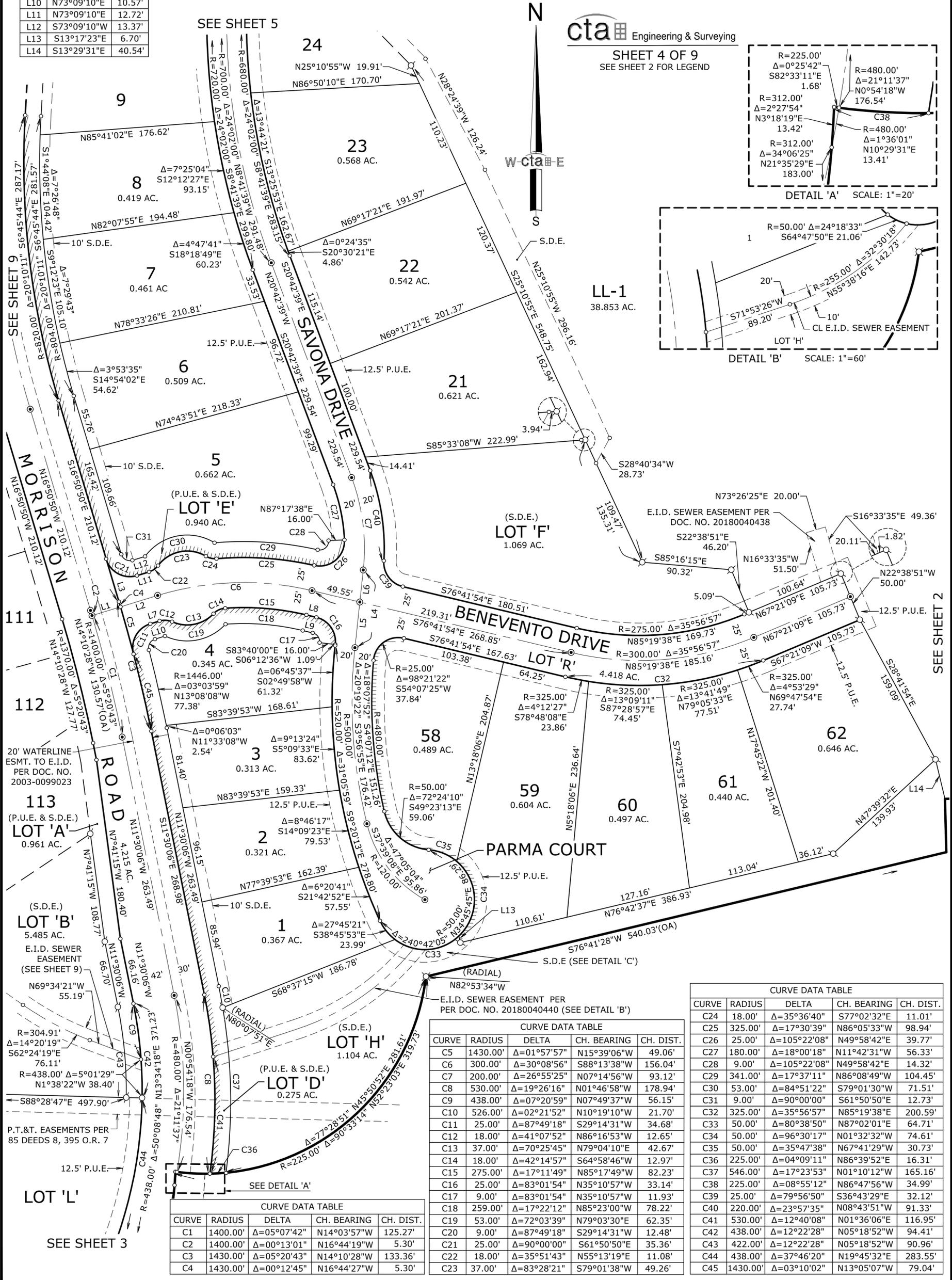


DETAIL 'A' SCALE: 1"=20'



DETAIL 'B' SCALE: 1"=60'

LINE	BEARING	DIST.
L1	N73°09'10"E	30.00'
L2	N73°09'10"E	39.26'
L3	N16°50'50"W	44.70'
L4	N06°12'46"E	78.09'
L5	N06°12'46"E	45.93'
L6	N06°12'46"E	32.16'
L7	N73°09'10"E	9.81'
L8	N76°41'54"W	10.42'
L9	S76°41'54"E	10.42'
L10	N73°09'10"E	10.57'
L11	N73°09'10"E	12.72'
L12	S73°09'10"W	13.37'
L13	S13°17'23"E	6.70'
L14	S13°29'31"E	40.54'



CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	1400.00'	Δ=05°07'42"	N14°03'57"W	125.27'
C2	1400.00'	Δ=00°13'01"	N16°44'19"W	5.30'
C3	1430.00'	Δ=05°20'43"	N14°10'28"W	133.36'
C4	1430.00'	Δ=00°12'45"	N16°44'27"W	5.30'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C5	1430.00'	Δ=01°57'57"	N15°39'06"W	49.06'
C6	300.00'	Δ=30°08'56"	S88°13'38"W	156.04'
C7	200.00'	Δ=26°55'25"	N07°14'56"W	93.12'
C8	530.00'	Δ=19°26'16"	N01°46'58"W	178.94'
C9	438.00'	Δ=07°20'59"	N07°49'37"W	56.15'
C10	526.00'	Δ=02°21'52"	N10°19'10"W	21.70'
C11	25.00'	Δ=87°49'18"	S29°14'31"W	34.68'
C12	18.00'	Δ=41°07'52"	N86°16'53"W	12.65'
C13	37.00'	Δ=70°25'45"	N79°04'10"E	42.67'
C14	18.00'	Δ=42°14'57"	S64°58'46"W	12.97'
C15	275.00'	Δ=17°11'49"	N85°17'49"W	82.23'
C16	25.00'	Δ=83°01'54"	N35°10'57"W	33.14'
C17	9.00'	Δ=83°01'54"	N35°10'57"W	11.93'
C18	259.00'	Δ=17°22'12"	N85°23'00"W	78.22'
C19	53.00'	Δ=72°03'39"	N79°03'30"E	62.35'
C20	9.00'	Δ=87°49'18"	S29°14'31"W	12.48'
C21	25.00'	Δ=90°00'00"	S61°50'50"E	35.36'
C22	18.00'	Δ=35°51'43"	N55°13'19"E	11.08'
C23	37.00'	Δ=83°28'21"	S79°01'38"W	49.26'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C24	18.00'	Δ=35°36'40"	S77°02'32"E	11.01'
C25	325.00'	Δ=17°30'39"	N86°05'33"W	98.94'
C26	25.00'	Δ=105°22'08"	N49°58'42"E	39.77'
C27	180.00'	Δ=18°00'18"	N11°42'31"W	56.33'
C28	9.00'	Δ=105°22'08"	N49°58'42"E	14.32'
C29	341.00'	Δ=17°37'11"	N86°08'49"W	104.45'
C30	53.00'	Δ=84°51'22"	S79°01'30"W	71.51'
C31	9.00'	Δ=90°00'00"	S61°50'50"E	12.73'
C32	325.00'	Δ=35°56'57"	N85°19'38"E	200.59'
C33	50.00'	Δ=80°38'50"	N87°02'01"E	64.71'
C34	50.00'	Δ=96°30'17"	N01°32'32"W	74.61'
C35	50.00'	Δ=35°47'38"	N67°41'29"W	30.73'
C36	225.00'	Δ=04°09'11"	N86°39'52"E	16.31'
C37	546.00'	Δ=17°23'53"	N01°10'12"W	165.16'
C38	225.00'	Δ=08°55'12"	N86°47'56"W	34.99'
C39	25.00'	Δ=79°56'50"	S36°43'29"E	32.12'
C40	220.00'	Δ=23°57'35"	N08°43'51"W	91.33'
C41	530.00'	Δ=12°40'08"	N01°36'06"E	116.95'
C42	438.00'	Δ=12°22'28"	N05°18'52"W	94.41'
C43	422.00'	Δ=12°22'28"	N05°18'52"W	90.96'
C44	438.00'	Δ=37°46'20"	N19°45'32"E	283.55'
C45	1430.00'	Δ=03°10'02"	N13°05'07"W	79.04'

BELL RANCH UNIT NO. 1

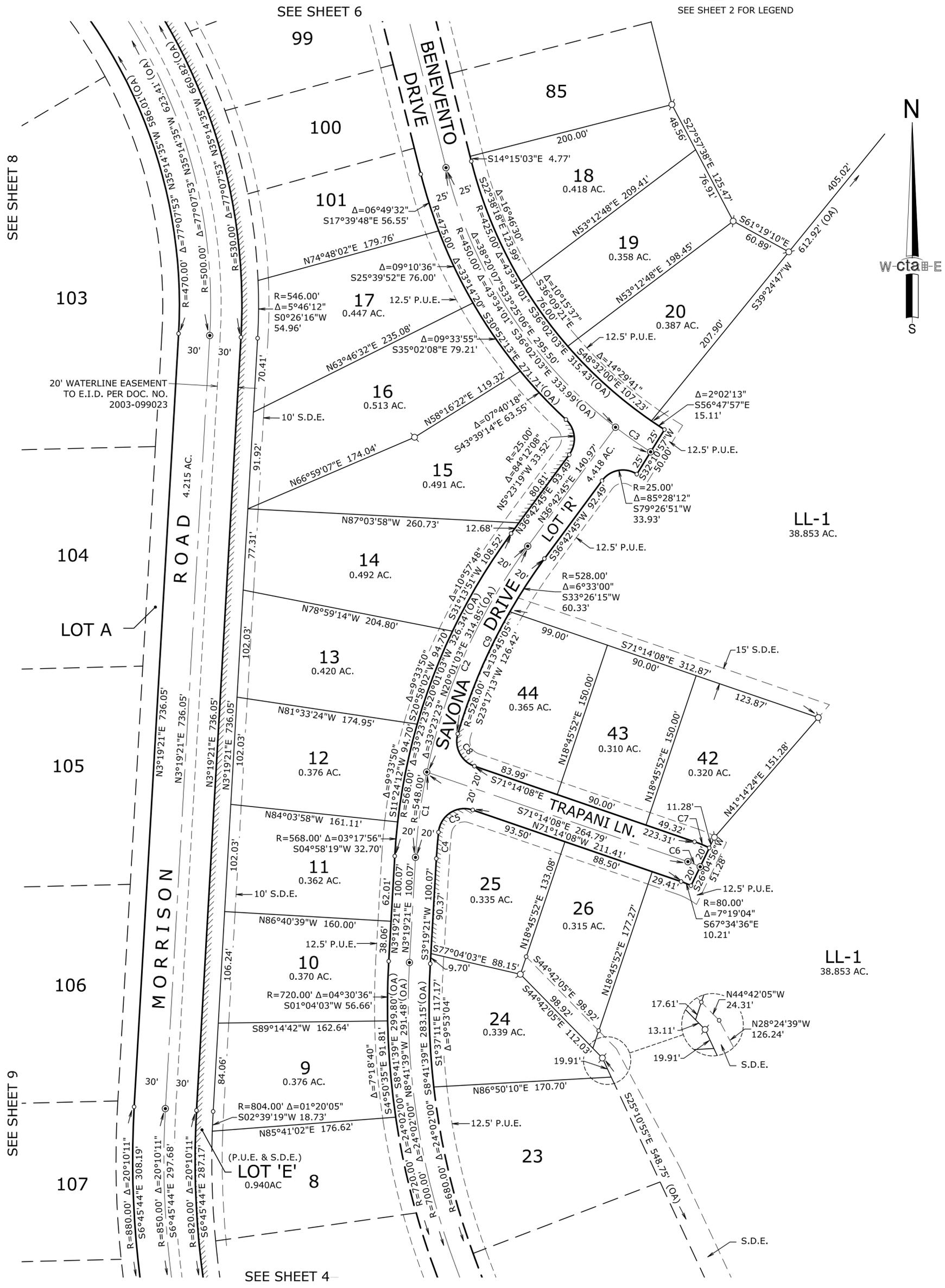
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COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2019 SCALE: 1"=60'

cta Engineering & Surveying

SHEET 5 OF 9
SEE SHEET 2 FOR LEGEND

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	548.00'	Δ=08°33'39"	S07°36'11"W	81.80'
C2	548.00'	Δ=24°49'44"	S24°17'53"W	235.62'
C3	450.00'	Δ=05°13'53"	S55°12'07"E	41.07'
C4	528.00'	Δ=02°44'00"	S04°41'22"W	25.19'
C5	25.00'	Δ=102°42'31"	S57°24'37"W	39.05'
C6	100.00'	Δ=07°19'04"	N67°34'36"W	12.76'
C7	120.00'	Δ=07°19'04"	N67°34'36"W	15.32'
C8	25.00'	Δ=87°38'48"	S27°24'44"E	34.62'
C9	528.00'	Δ=20°18'05"	S26°33'42"W	186.11'



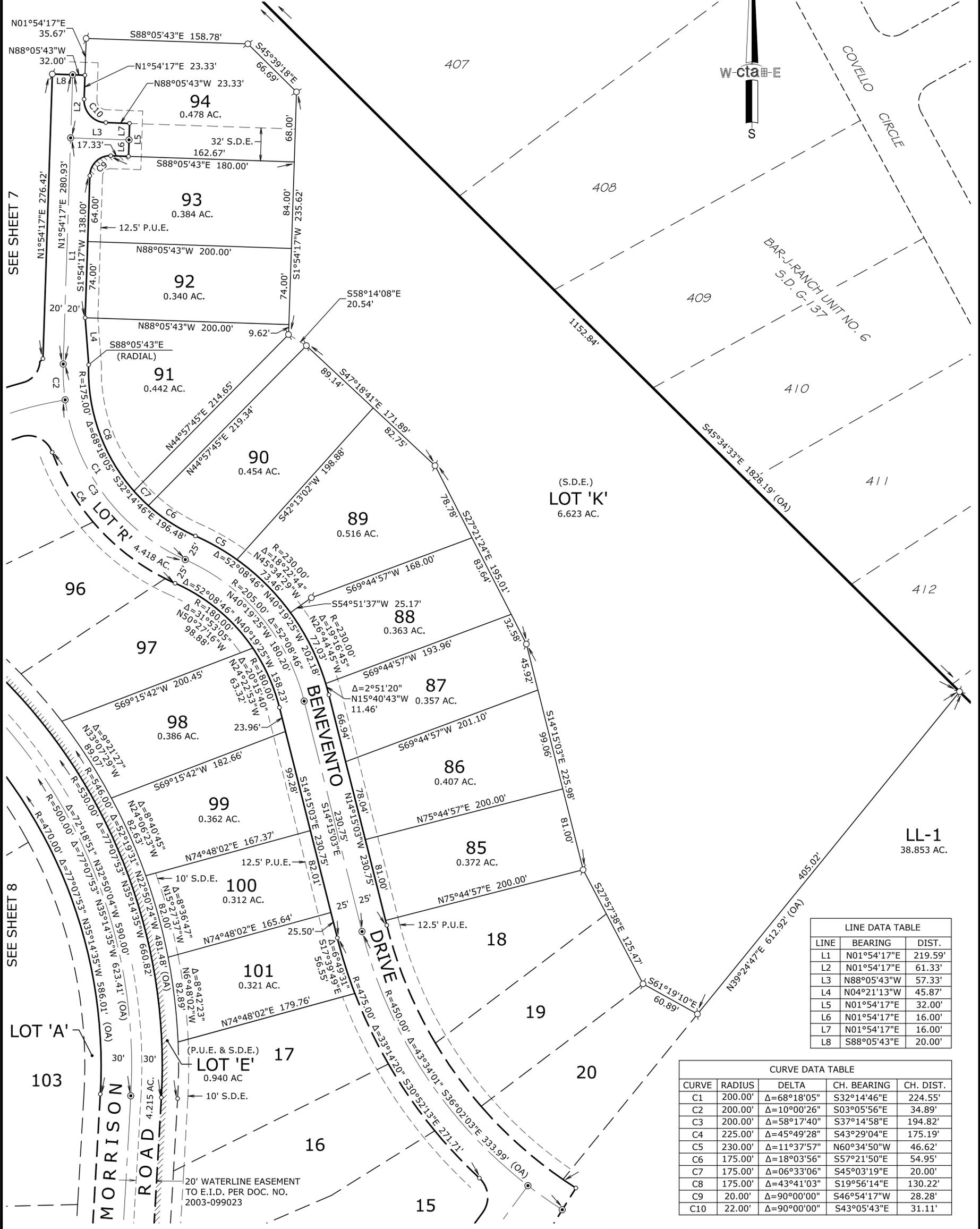
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COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2019 SCALE: 1"=60'

cta Engineering & Surveying

SHEET 6 OF 9
SEE SHEET 2 FOR LEGEND



SEE SHEET 7

SEE SHEET 8

SEE SHEET 5

(S.D.E.)
LOT 'K'
6.623 AC.

LINE	BEARING	DIST.
L1	N01°54'17"E	219.59'
L2	N01°54'17"E	61.33'
L3	N88°05'43"W	57.33'
L4	N04°21'13"W	45.87'
L5	N01°54'17"E	32.00'
L6	N01°54'17"E	16.00'
L7	N01°54'17"E	16.00'
L8	S88°05'43"E	20.00'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	200.00'	Δ=68°18'05"	S32°14'46"E	224.55'
C2	200.00'	Δ=10°00'26"	S03°05'56"E	34.89'
C3	200.00'	Δ=58°17'40"	S37°14'58"E	194.82'
C4	225.00'	Δ=45°49'28"	S43°29'04"E	175.19'
C5	230.00'	Δ=11°37'57"	N60°34'50"W	46.62'
C6	175.00'	Δ=18°03'56"	S57°21'50"E	54.95'
C7	175.00'	Δ=06°33'06"	S45°03'19"E	20.00'
C8	175.00'	Δ=43°41'03"	S19°56'14"E	130.22'
C9	20.00'	Δ=90°00'00"	S46°54'17"W	28.28'
C10	22.00'	Δ=90°00'00"	S43°05'43"E	31.11'

BELL RANCH UNIT NO. 1

LYING WITHIN THE W1/2, SEC. 5 AND THE NW1/4, SEC. 8, T.9N., R.9E., M.D.M. AND BEING A PORTION OF PARCEL 1, P.M. 45-65

COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2019 SCALE: 1"=60'

cta Engineering & Surveying

SHEET 7 OF 9
SEE SHEET 2 FOR LEGEND

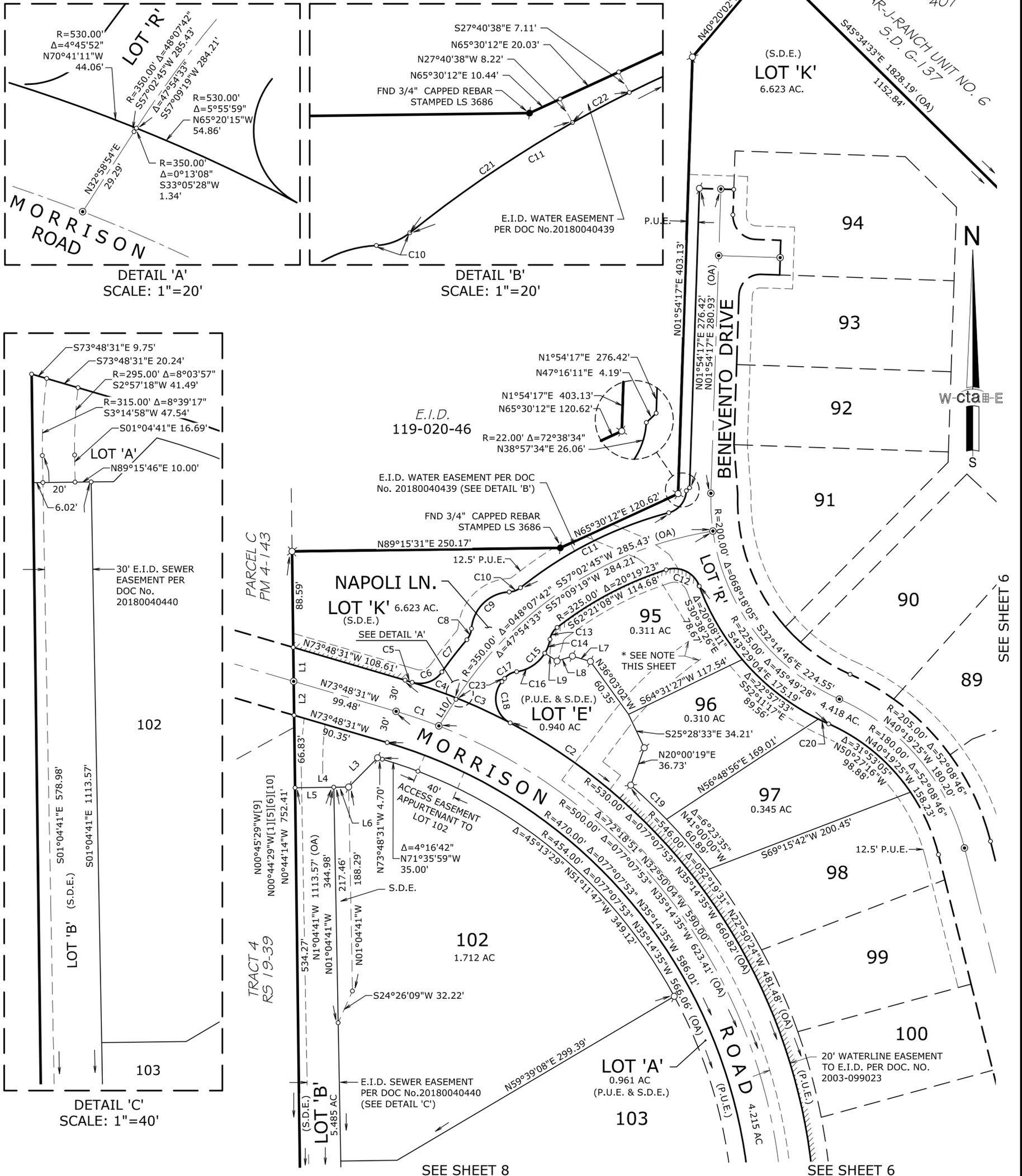
CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	500.00'	Δ=04°49'02"	N71°24'00"W	42.03'
C2	530.00'	Δ=65°41'37"	N29°31'27"W	574.94'
C3	530.00'	Δ=05°55'59"	N65°20'15"W	54.86'
C4	530.00'	Δ=04°45'52"	N70°41'11"W	44.06'
C5	530.00'	Δ=00°44'24"	N73°26'19"W	6.85'
C6	25.00'	Δ=71°48'27"	N71°01'40"E	29.32'
C7	375.00'	Δ=05°46'13"	S38°00'33"W	37.75'
C8	18.00'	Δ=35°59'58"	N22°53'40"E	11.12'
C9	37.00'	Δ=82°35'55"	S46°11'38"W	48.84'
C10	18.00'	Δ=35°59'58"	N69°29'36"E	11.12'
C11	375.00'	Δ=23°47'14"	S63°23'14"W	154.57'
C12	25.00'	Δ=86°54'50"	N64°01'45"W	34.39'
C13	18.00'	Δ=41°40'10"	S31°21'22"W	12.80'
C14	37.00'	Δ=21°19'58"	N21°11'16"E	13.70'
C15	37.00'	Δ=71°20'42"	N46°11'38"E	43.15'
C16	37.00'	Δ=50°00'44"	N56°51'37"E	31.28'
C17	18.00'	Δ=41°40'10"	S61°01'54"W	12.80'
C18	25.00'	Δ=101°53'32"	S11°25'30"E	38.83'
C19	546.00'	Δ=04°48'22"	N46°35'58"W	45.79'
C20	225.00'	Δ=02°43'45"	S65°01'56"E	10.72'
C21	375.00'	Δ=09°18'04"	N56°08'39"E	60.81'
C22	375.00'	Δ=03°03'22"	N62°19'22"E	20.00'
C23	325.00'	Δ=00°40'33"	N39°51'33"E	3.83'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S00°44'14"E	31.36'
L2	S00°44'14"E	31.36'
L3	N45°00'00"E	38.09'
L4	N89°15'46"E	50.00'
L5	N89°15'46"E	36.12'
L6	N89°15'46"E	13.88'
L7	N73°39'14"W	17.48'
L8	S72°28'00"W	14.95'
L9	N58°08'45"W	13.60'
L10	N32°58'54"E	29.29'

* PORTIONS OF THE WATER EASEMENT TO E.I.D. PER DOCUMENT NO. 2003-099023 ARE TO BE ABANDONED AND QUIT CLAIMED UPON COMPLETION AND ACCEPTANCE OF NEW WATER LINE BY E.I.D.

PARCEL A PM 17-1

FND 3/4" CIP
LS 5526



DETAIL 'A' SCALE: 1"=20'

DETAIL 'B' SCALE: 1"=20'

DETAIL 'C' SCALE: 1"=40'

SEE SHEET 8

SEE SHEET 6

FINAL MAP OF:

BELL RANCH UNIT NO. 1

LYING WITHIN THE W1/2, SEC. 5 AND THE NW1/4, SEC. 8, T.9N., R.9E., M.D.M. AND BEING A PORTION OF PARCEL 1, P.M. 45-65

COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2019 SCALE: 1"=60'

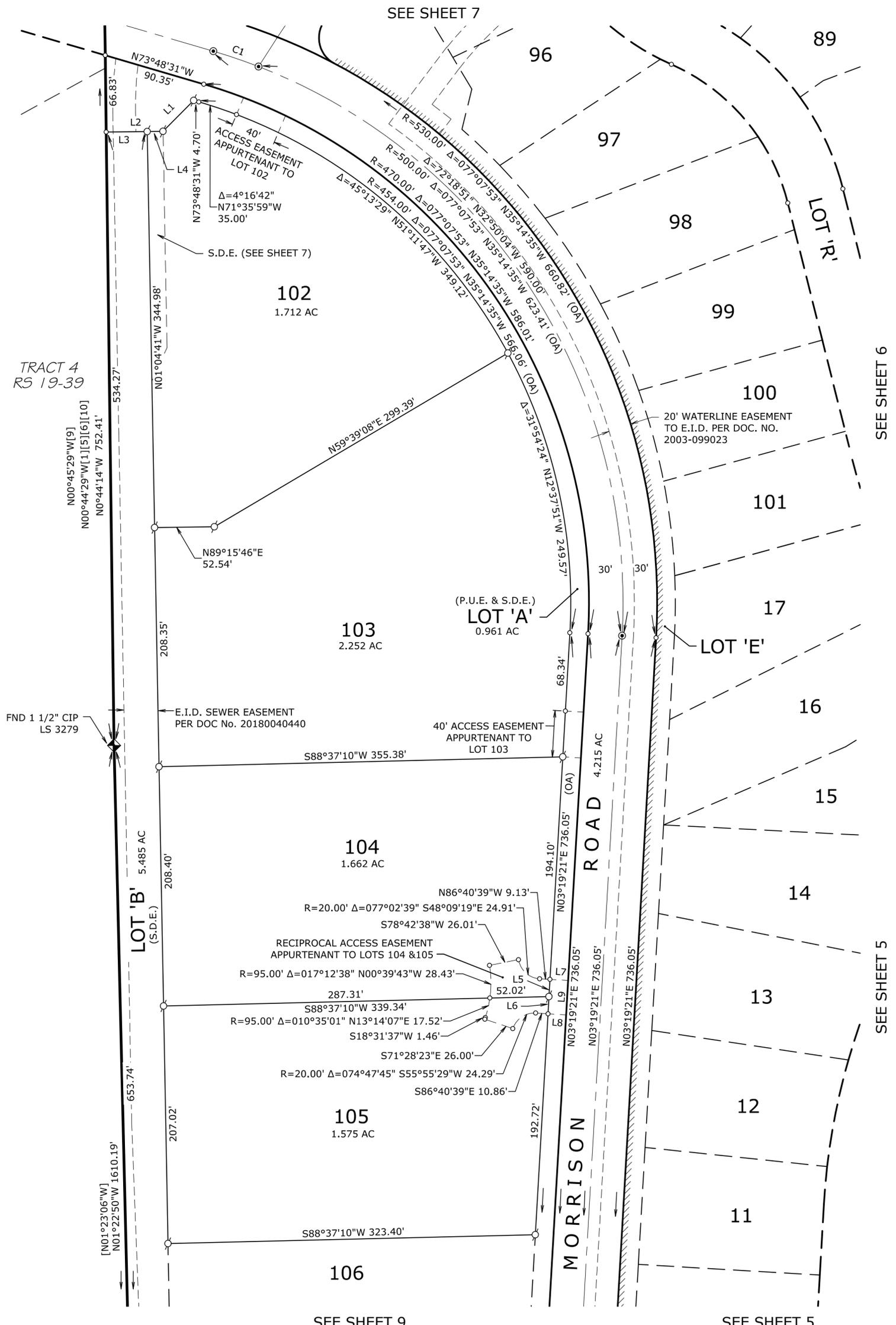
cta Engineering & Surveying

SHEET 8 OF 9
SEE SHEET 2 FOR LEGEND



LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N45°00'00"E	38.09'
L2	N89°15'46"E	50.00'
L3	N89°15'46"E	36.12'
L4	N89°15'46"E	13.88'
L5	N03°19'21"E	15.00'
L6	N03°19'21"E	15.00'
L7	N86°40'39"W	16.00'
L8	S86°40'39"E	16.00'
L9	N03°19'21"E	30.00'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST
C1	500.00'	Δ=04°49'02"	N71°24'00"W	42.03'



SEE SHEET 9

SEE SHEET 5

SEE SHEET 6

SEE SHEET 5

SEE SHEET 5

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	880.00'	Δ=00°40'23"	S02°59'10"W	10.34'
C2	880.00'	Δ=19°29'48"	S07°05'56"E	298.00'
C3	896.00'	Δ=20°10'11"	S06°45'44"E	313.79'
C4	896.00'	Δ=03°45'35"	S14°58'02"E	58.78'
C5	1370.00'	Δ=05°20'43"	N14°10'28"W	127.77'
C6	1355.12'	Δ=05°20'36"	N14°10'24"W	126.33'
C7	896.00'	Δ=00°39'40"	S02°59'31"W	10.34'
C8	1355.12'	Δ=03°00'21"	N13°54'59"W	71.08'
C9	1355.12'	Δ=00°54'42"	N11°57'27"W	21.56'
C10	50.00'	Δ=64°03'21"	N74°32'21"W	53.03'
C11	50.00'	Δ=50°08'49"	N67°35'05"W	42.38'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N03°19'21"E	19.66'
L2	S16°50'50"E	4.89'
L3	N03°19'21"E	16.77'
L4	N03°19'21"E	4.66'
L5	N11°30'06"W	16.74'
L6	N16°50'50"W	4.89'

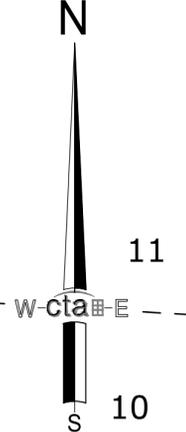
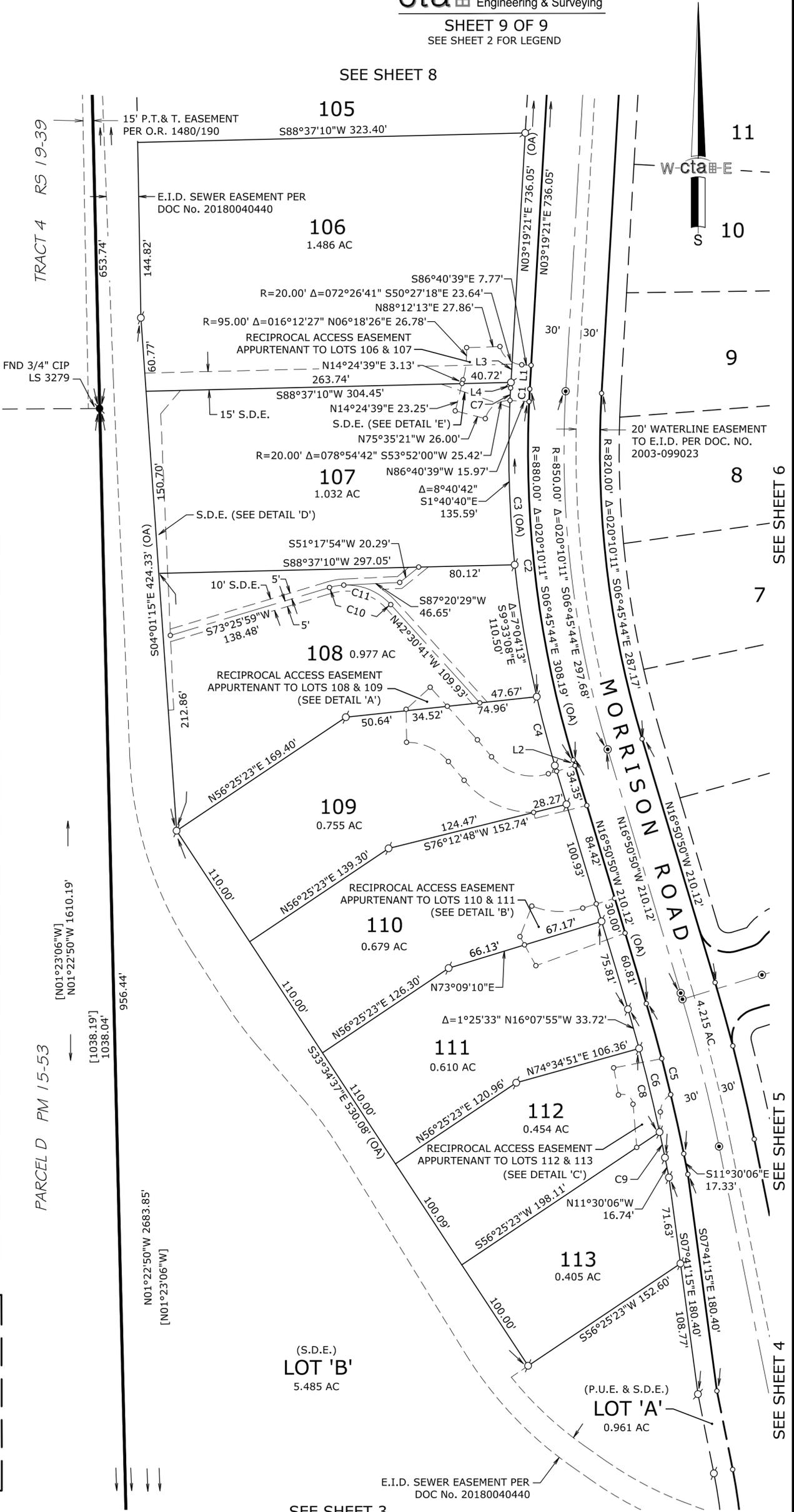
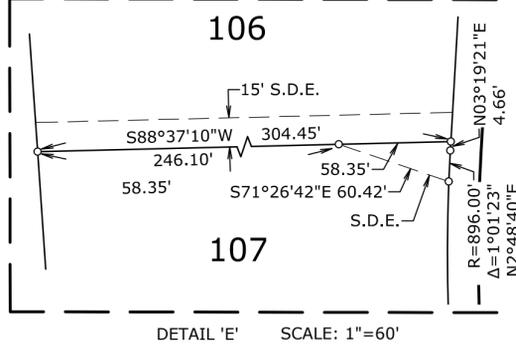
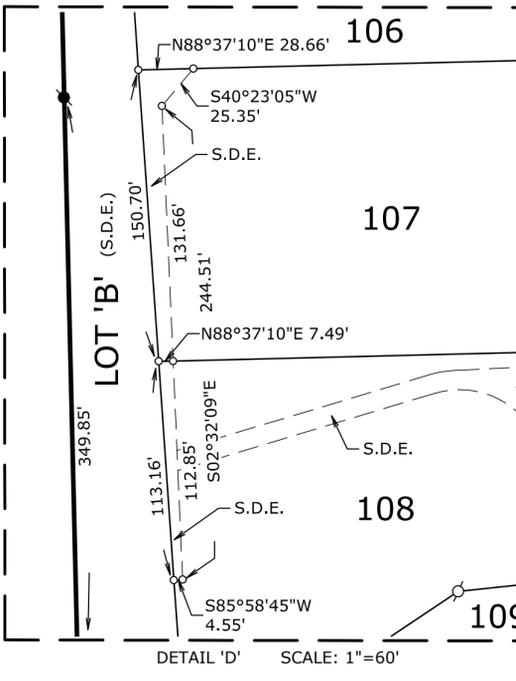
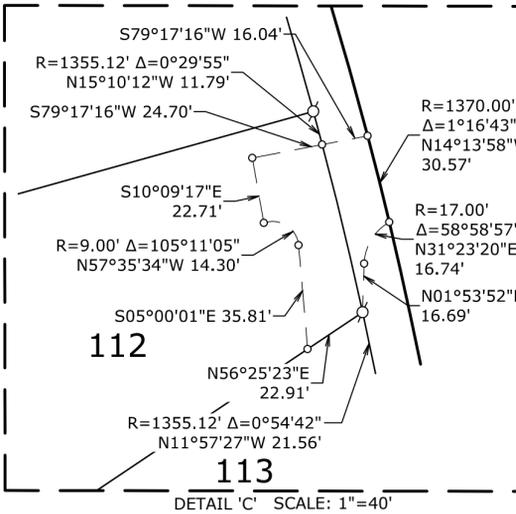
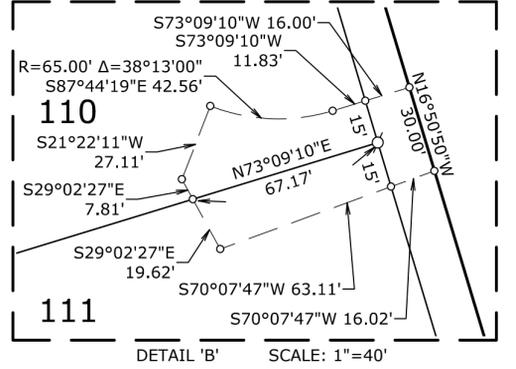
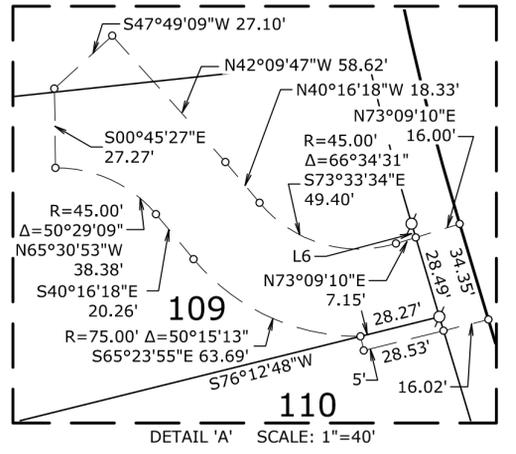
BELL RANCH UNIT NO. 1

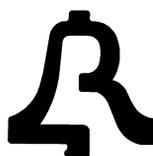
LYING WITHIN THE W1/2, SEC. 5 AND THE NW1/4, SEC. 8, T.9N., R.9E., M.D.M. AND BEING A PORTION OF PARCEL 1, P.M. 45-65

COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2019 SCALE: 1"=60'

cta Engineering & Surveying

SHEET 9 OF 9
SEE SHEET 2 FOR LEGEND

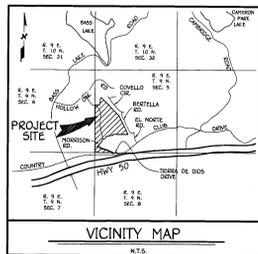
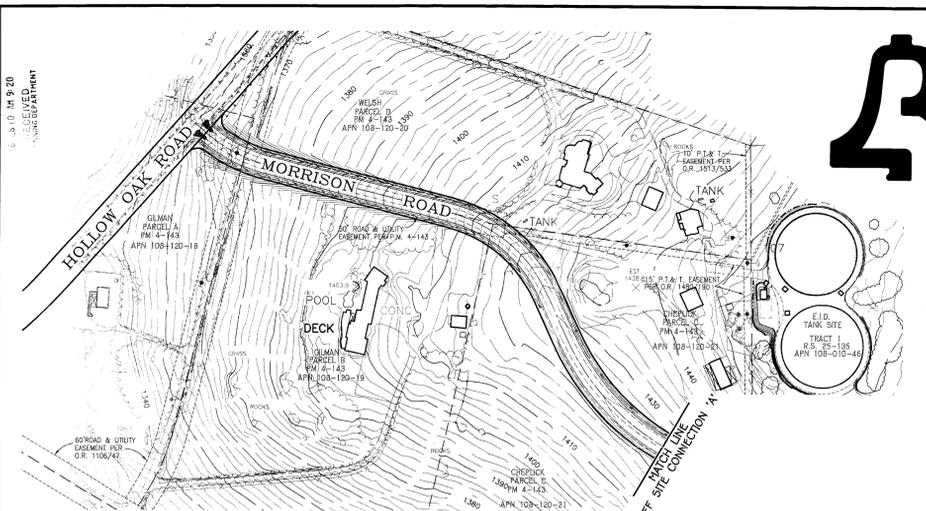




REVISED TENTATIVE MAP

BELL RANCH

EL DORADO COUNTY, CALIFORNIA



- LEGEND**
- = JURISDICTIONAL WATERS
 - = OPEN SPACE
 - = EXISTING TREES
 - = EXISTING TREE GROVES
 - = ROCK OUTCROP
 - = (E) LOT LINES
 - = PROPOSED FIRE HYDRANT
 - = EXISTING FIRE HYDRANT
 - = DIRECTION OF STREET GRADE
 - = FINISH GRADE
 - = 15' DRAINAGE EASEMENT
 - = PROPOSED TRAIL PER FIG. 4-5 BASS LAKE HILLS SPECIFIC PLAN (APPROXIMATE ALIGNMENT)

LAND USE BREAKDOWN

LOT A & LOT C - LOT G	LANDSCAPE LOTS (SEE NOTE BELOW)
LOT J	PARK SITE **
LOT K & LOT B	OPEN SPACE
LOT L	PLAY FIELD
LOT I - LOT 113	SINGLE FAMILY RESIDENTIAL

NOTE: ACCESS TO LOTS 1 THRU 11, FRONTING ON MORRISON ROAD, WILL BE ACCOMMODATED BY THE USE OF ACCESS EASEMENTS, UNLESS OTHERWISE SHOWN

ACREAGE BREAKDOWN

DESCRIPTION	AREA (ACRES)
STREETS LOT-R	17.77
RESIDENTIAL LOTS	67.83
OPEN SPACE	12.86
LANDSCAPE	3.46
PLAY FIELD	4.45
PARK **	5.77
TOTAL	= 112.14 ACRES

** NOTE: THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT RESERVES THE RIGHT TO ACCEPT LOT J, OR IN-LIEU FEES TO SATISFY THE PAVEMENT DEDICATION REQUIREMENT OF THE BASS LAKE HILLS SPECIFIC PLAN.

OWNER OF RECORD:
 EL DORADO HILLS COMMUNITY SERVICES DISTRICT
 3001 I ST #300
 SACRAMENTO, CA 95816
 916/930-0925

NAME OF APPLICANT:
 BELL RANCH LLC
 3001 I ST #300
 SACRAMENTO, CA 95816
 916/930-0925

ENGINEER:
 CTA Engineering & Surveying
 Civil Engineering & Land Surveying & Land Planning
 1000 S. BROADWAY, SUITE 1000
 SACRAMENTO, CA 95811

SCALE:
 1" = 100'

CONTOUR INTERVAL:
 2 FOOT INTERVAL

SOURCE OF TOPOGRAPHY:
 AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP AND RANGE:
 SECTION 5
 TOWNSHIP 19 N
 RANGE 2 E

ASSESSOR'S PARCEL NUMBERS:
 119-020-52

EXISTING LAND USE:
 L7 PD LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 M PD MEDIUM DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 PER BASS LAKE HILLS SPECIFIC PLAN

EXISTING ZONING:
 EXISTING ZONING: R1-PD

TOTAL AREA:
 112.14 ACRES

TOTAL NUMBER OF PARCELS:
 113 SINGLE FAMILY RESIDENTIAL LOTS
 6 LANDSCAPE LOTS
 2 OPEN SPACE LOTS
 1 PLAY FIELD
 1 PARK
 123 TOTAL LOTS

MINIMUM RESIDENTIAL PARCEL AREA:
 13,500 SF

MAXIMUM RESIDENTIAL PARCEL AREA:
 91,449 SF (2.10 ACRES)

WATER SUPPLY:
 EL DORADO IRRIGATION DISTRICT

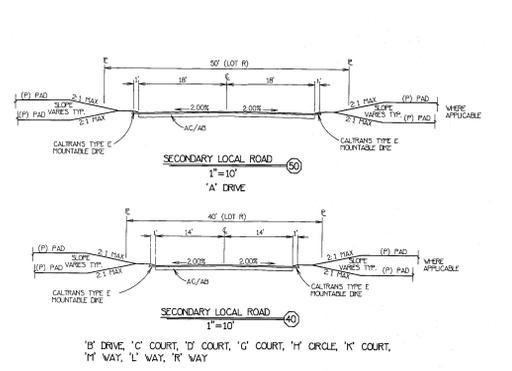
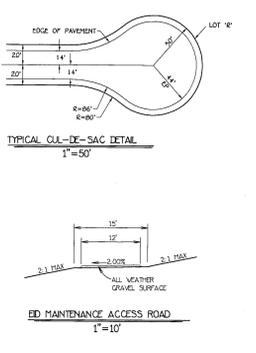
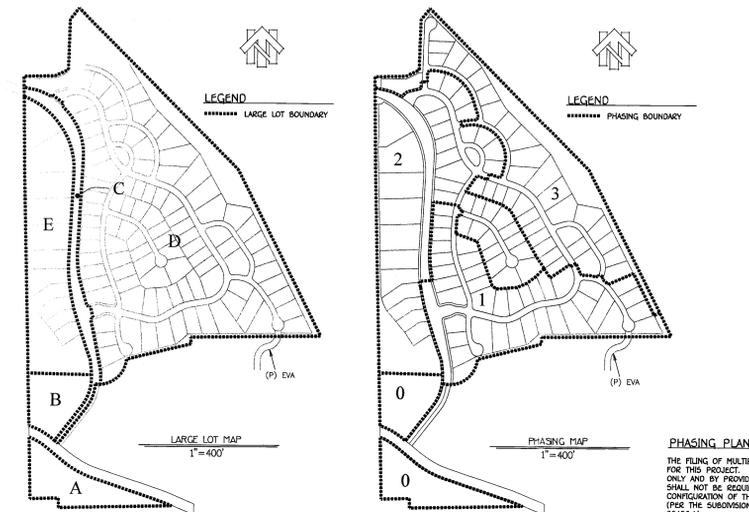
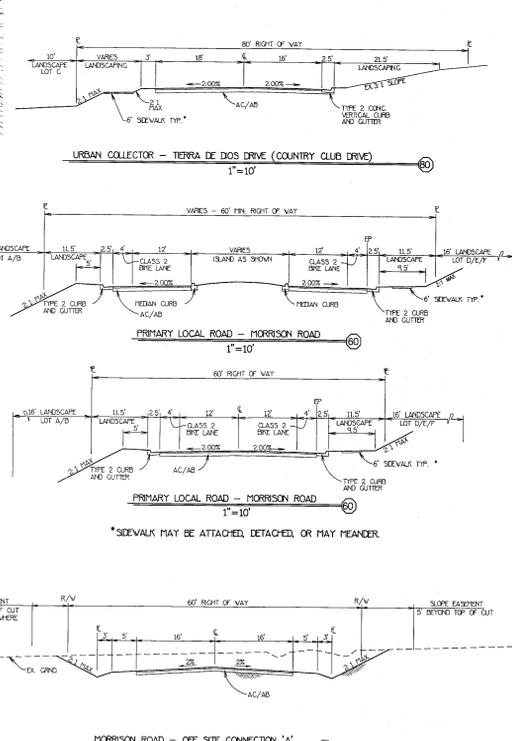
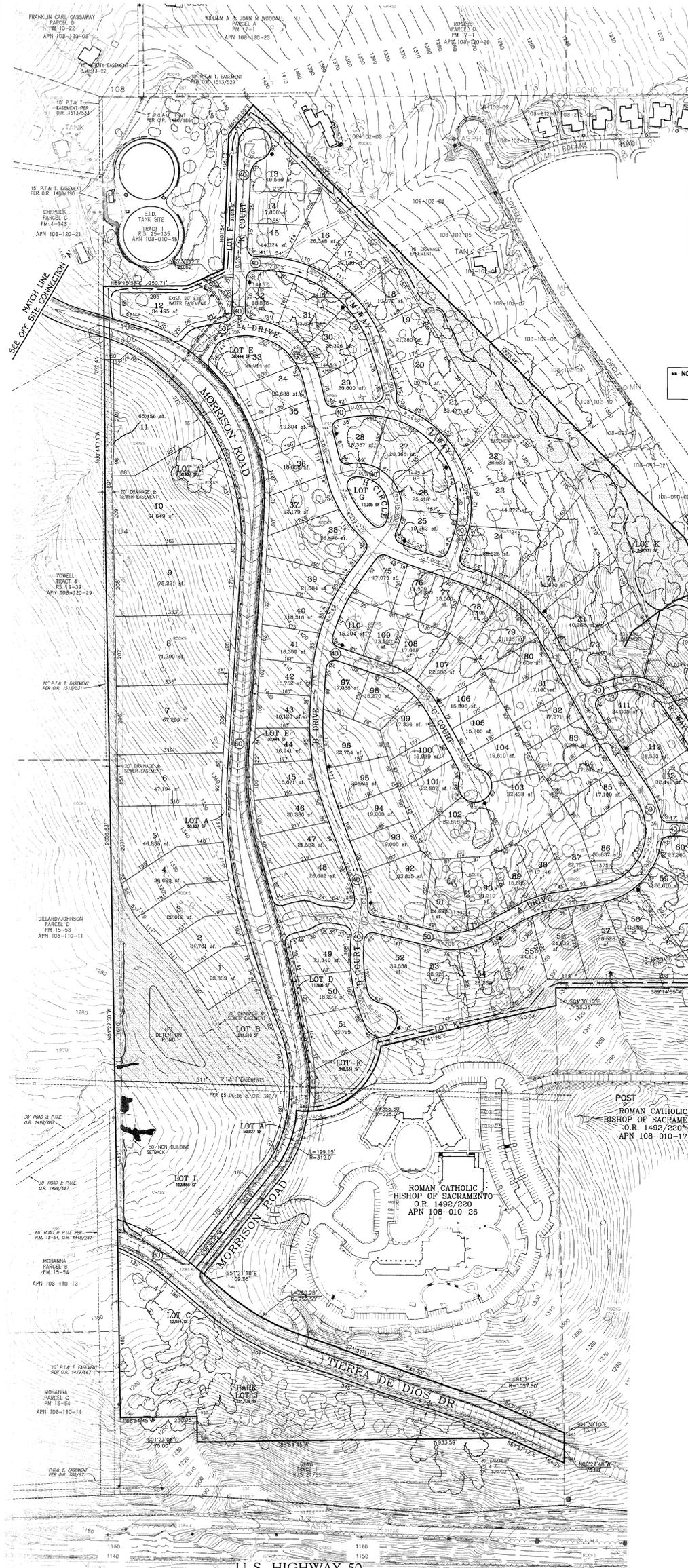
SEWAGE DISPOSAL:
 EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
 EL DORADO HILLS COUNTY
 WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION:
 JANUARY, 2016

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
 THE LAND DEVELOPMENT KNOWN AS BELL RANCH, HAS BEEN
 ESTABLISHED IN ACCORDANCE WITH THE SPECIFICATIONS
 AND GUIDELINES ESTABLISHED BY THE COUNTY OF
 EL DORADO

Charles 2/2/16
 DATE



PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS WILL BE PRACTICED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 64656.)

EL DORADO COUNTY
 PLANNING COMMISSION
 DATE: 1/20/16
 BY: [Signature]
 COUNTY CLERK

Exhibit E



El Dorado Irrigation District METER AWARD LETTER

This serves as an award for:

Date: 9/24/2019

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

LENNAR WINNCREST, LLC
1420 ROCKY RIDGE DR., STE. 320
ROSEVILLE, CA 95661

BELL RANCH UNIT 1
APN:119-020-052

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: 63 EDUs (Equivalent Dwelling Unit).

NOTE: 1-inch meters to be installed for fire sprinkler operation.

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 63 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2880DEV / D826290

Service Purchase Project No.: 3152SP

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

Exhibit F



COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION



INTEROFFICE MEMORANDUM

Date: October 28, 2019

To: Tom Purciel , Associate Planner

From: Adam Bane, Senior Civil Engineer

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

Subject: TM 96-1321-R4 Bell Ranch

I have reviewed the Bell Ranch subdivision project and find the project is in compliance with Conditions of Approval #6 through 42. Condition #23 requires an off-site right-of-way agreement prior to certificate of occupancy. This agreement is in process, and is not required at this time to approve the Final Map.

Please note, the Bell Ranch project lies within the Bass Lake Hills Specific Plan area and appears to be subject to the Bass Lake Hills Specific Plan Supplemental Tentative Map Submittal Fee (Ordinance 5090). I believe this fee is due prior to approval of the tentative map.

Please let me know if you have any questions or concerns.

Exhibit G

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM-F19-0003 – Bell Ranch Unit 1

TM96-1321-R-4 –As approved by the Planning Commission April 28, 2016

Background

TM-F19-0003 is the Final Map application for Tentative Subdivision Map TM96-1321-R-3, which was revised to the current project description through TM96-1321-R-4 in 2016. Development Agreement DA16-0003 is associated with the project. Conditions and requirements from DA16-0003 are consistent with TM-F19-0003 and satisfied.

Conditions of Approval

PROJECT DESCRIPTION

1. 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.

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 (PD96-0006) for Bell Ranch shall consist of the following: 123 total lots consisting of 113 single family lots ranging in size from 13,500 to 91,649 square feet, with 6 landscape lots, 2 open space lots, 1 play field lot, and 1 park site on 112.14 acres.

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

4. The development plan (PD96-0006) for Bell Ranch shall be in substantial compliance with the Bell Ranch tentative map and the uses described in the revised Development Plan (Exhibit K)..

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

5. The development plan (PD96-06) for Bell Ranch shall conform to the development standards of the One-family Residential-Planned Development (R1-PD) Zone District with the exceptions of a coverage limitation of 45 percent and the following revised setbacks:

Lots 1 - 11

- i. Front - 30 feet minimum
- ii. Rear - 30 feet minimum
- iii. Side - 10 feet minimum

Lots 12 - 113

- i. Front -20 feet minimum
- ii. Rear - 15 feet minimum
- iii. Side - 5 feet minimum (not height dependent)
- iv. 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 reimbursement of 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.

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: Condition Satisfied. A Subdivision Improvement Agreement (SIA) and associated bonds have been submitted for the project as approved by DOT on September 11, 2019.

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 shows note No. 33 on Sheet 5.0 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.

Staff Verification: Condition satisfied. Improvement plans show note No. 34 on Sheet 5.0 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 El Dorado Hills 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 5.0 under section entitled “Standard General Notes Roadwork, Grading, and Drainage” and inclusion of MM NO2 on Sheets 4.0-4.1 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 Morrison Road affecting lots 1 through 17 and lots 95 through 101.

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).

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTION S/ NOTES
Tierra De Dios Drive (Country Club Drive) on-site	Specific Plan Fig. 4-2, Tentative Map, and Standard Plan	36 foot pavement width (80-foot R/W), plus utility/slope	6-foot sidewalk on one side (See Note R-2 below)
Morrison Road -on-site, through the project (Subject to Phasing Plan).	Specific Plan Fig. 4-3 and approved Tentative Map	36 foot (60-foot R/W), plus utility/slope easements	30 MPH Design Speed Type 2 vertical curb and gutter, with 6 foot sidewalk on east
Morrison Road – offsite (Subject to Phasing Plan)	Specific Plan Fig. 4-3 and approved Tentative Map.	32 foot pavement width (60-foot R/W), plus utility/slope	30 MPH Design Speed. No curb, gutter or sidewalk.
A Drive (Morrison Road to N Street) N Street	Specific Plan Fig. 4-4 (less than or equal to one acre minimum density) and approved Tentative	30 foot pavement width (50-foot R/W), plus utility/slope easements	25 MPH Design Speed. Caltrans Type E HMA Dike with no sidewalks
A Drive (N Street to North End) B Drive, B Court, C Court and G Court	Specific Plan Fig. 4-4 and Approved Tentative Map	28 feet minimum (40- foot R/W), plus utility/slope easements	25 MPH Design Speed. Caltrans Type E HMA Dike** no sidewalks

**Caltrans Type A HMA Dike or Type 2 vertical curb and gutter (as appropriate) shall be installed adjacent to back-up lots, landscape lots, open space, and park site.

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 Transportation Division prior to filing the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements to be provided where necessary.

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

- a. [Deleted.]
- b. A 40-foot roadway right of way (Lot R) for A Drive (From N Street to North End) B Drive, B Court, C Court and G Court. This requested design waiver includes the requirement that the roadways are fully contained within the road right-of-way.
- c. Place Caltrans Type E and El Dorado County Type A mountable dike (where applicable) in lieu of El Dorado County Type 1 rolled curb and gutter. This requested design waiver includes the requirement that the back of the mountable dike is at the same location as

the back of rolled curb and gutter as shown on Figure 4-4 of the Bass Lake Hills Specific Plan.

Note R-2: The design of Tierra De Dios must provide a left turn lane for eastbound traffic turning north on Morrison Road or present a traffic report that must be approved by the Transportation Division demonstrating why a turn lane is not necessary within the General Plan horizon. An allowance must be provided in the roadway width for 14-foot traffic lanes next to any raised medians on Tierra De Dios Drive. In addition, any roadway area dedicated to turn lanes and medians must be in addition to the 36-foot pavement width indicated in the Specific Plan; this basic pavement width will assure adequate roadway area to accommodate bicycle traffic. Sidewalk may meander or be parallel to roadway – final design to be determined at the time the improvement plans are prepared.

Staff Verification: Condition satisfied. Vehicle Access Restrictions are acknowledged and included on the Final Map where appropriate. Per the approved improvement plans, a reduced speed limit will be posted inside the private street subdivision to address reduced design speed as needed. DOT approval of the Improvement Plans demonstrates compliance with this condition.

16. [Condition Deleted.]

17. 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. The offers 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 Internal Roadways may be maintained privately by a Homeowner’s Association or other entity acceptable to County. In which case, the above listed offers of dedication will be rejected by the County. This option does not apply to Morrison Road.

Staff Verification: Condition satisfied. Subdivider elects to have private HOA maintained internal streets. (see also COA #33 response)

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

Staff Verification: Condition satisfied. EDCTA letter demonstrates compliance with this condition.

19. 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.

20. Primary and emergency vehicle access to the road network shall be constructed 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. Primary access shall be to either Bass Lake Road or Country Club Drive. A secondary access must be to a primary or secondary roadway in the designated alignment defined in the Specific Plan or by emergency vehicle access and to the satisfaction of the Transportation Division and the Fire District.

Staff Verification: Condition satisfied. Conformance with this condition will be verified prior to issuance of building permits.

21. Off-site Improvements (Acquisition): As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site 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 off-site 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 off-site improvements, prepared by a Civil Engineer.

Staff Verification: Condition satisfied. All required off-site improvements and related cost estimates have been bonded (Bond No. 9327165) and also included in Bell Ranch Unit 1 Subdivision Improvement Agreement (SIA) No. #19-54914, as verified by DOT.

22. Off-Site Improvements - Specific Plan 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.
- 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
 - 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 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.
- 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, 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.

23. 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 infrastructure (water and sewer).

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 the 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. An off-site right-of-way agreement is being processed by the Transportation Division and will be completed prior to the first certificate of occupancy.

24. [Condition Deleted.]

25. Bass Lake Specific Plan Primary Local Roads: Morrison Road is in the BLHSP as a Primary Local Road and is subject to the provisions of the PFFP. At the option of the subdivider, on-site Morrison Road may be constructed in phases concurrently with each phased final map, or constructed at one time with the first final map. The first final map recorded shall provide a connection from Country Club Drive to the subdivision.

Morrison Road shall be constructed to minimum fire safe standards and connecting to Hollow Oak Road concurrently with the final map creating the 25th lot.

Off-site Morrison Road shall be constructed fully from Country Club Drive to Hollow Oak Road concurrently with the final map creating the 25th lot.

Staff Verification: DOT approval of the improvement plans for Morrison Road and approval of the Subdivision Improvement Agreement demonstrates compliance with this condition.

26. Encroachment Permit(s): The applicant shall obtain an encroachment permit from County for work connecting to existing Tierra De Dios Drive and Hollow Oak Road. The ‘A’ Drive connections to Morrison Road shall be constructed to County Standard Plan 103C, modified as shown on the approved Tentative Map.

Staff Verification: Condition Satisfied. DOT approval of the improvement plans for Morrison Road demonstrates compliance with this condition.

27. 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 have been prepared including the above items. Final CC&Rs will be recorded concurrent with the final map.

28. Onsite landscape and irrigation plans shall be included in the project improvement plans and cost estimates and shall be reviewed by the El Dorado Hills Community Services District and be subject to review and approval by the 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. Landscape and irrigation plans and cost estimates for applicable areas adjacent to Morrison Road have been reviewed and approved by the El Dorado Hills CSD, the County Development Services Division and Transportation Division.

DRAINAGE

29. 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.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and issuance of building permits will demonstrate compliance with this condition.

30. An irrevocable offer of dedication of drainage easement shall be made for the project drainage and detention facilities. A homeowner's agreement and association, or other entity, shall be established in order to provide for responsibility and maintenance of the detention facilities.

Staff Verification: Condition satisfied. The Final Map proposes a Storm Drain Easement (SDE) over portions of Lots B, E and K, which contain detention facilities as well as easements for other drainage facilities requiring easements, whether to the HOA or the County, as appropriate. Phase 2 of Bell Ranch will dedicate an SDE for the detention facility contained in the phase 2 portion of Lot LL-1 at the time of recordation of Bell Ranch Unit 2 final map. Lots B, E, & K are proposed to be granted to the homeowner's association. An HOA has been formed. In addition, a shell LLAD has been created as a backup funding mechanism in the event of any HOA funding shortfalls.

31. Drainage Study/NPDES Compliance: The project drainage plan facilities and system 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 5.0 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.

32. Drainage (Cross-Lot): Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur or when 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 on-site drainage facilities where required.

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

33. 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.

Staff Verification: Condition satisfied. An HOA was formed on September 17, 2019 to address maintenance of onsite private roads, drainage facilities and detention basins.

34. 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.

Staff Verification: Condition Satisfied. All applicable IODs/easements have been shown on the Final Map demonstrating compliance with this condition.

35. 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 drainage 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 downgradient 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. All applicable IODs/easements have been shown on the Final Map demonstrating compliance with this condition.

GRADING

36. [Deleted.]

37. 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.

38. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Bell Ranch 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.

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

39. 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 SWPPP demonstrates compliance with this condition.

40. 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 Rough Grading and Improvement Plans demonstrates compliance with this condition.

41. 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.

42. 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 (Ord. 4548 adopted 1/4/2000, Amended by Ord. 4360 adopted 5/13/2003) shall apply.

Staff Verification: Condition Satisfied. Note Nos. 16 and 18 on Sheet 5.0 under section entitled “Standard General Notes Roadwork, Grading, and Drainage” of the Improvement Plans demonstrates compliance with this condition.

FIRE DEPARTMENT

43. The potable water system for the purpose of fire protection for this residential 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 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 prior to the approval.

Staff Verification: Condition Satisfied. Fire Department’s approval of the Improvement Plans and Note Nos. 6 and 12 on Sheet 5.0 under section entitled “Fire Department Notes” of the Improvement Plans demonstrates compliance with this condition.

44. 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 the approval of the

improvement plans. Fire hydrants need to be added to Morrison Road at 500' intervals.

Staff Verification: Condition Satisfied. Fire Department's approval of the Improvement Plans for both Bell Ranch Unit 1 and Morrison Road and Note No. 8 on Sheet 5.0 under section entitled "Fire Department Notes" of each of these sets of Improvement Plans demonstrates compliance with this condition.

45. 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 which shall be included in the improvement plans.

Staff Verification: Condition Satisfied. Note No. 7 on Sheet 5.0 under section entitled "Fire Department Notes" of the Improvement Plans demonstrates compliance with this condition.

46. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard B-003.

Staff Verification: Condition Satisfied. Compliance with this condition will be verified at building permit issuance.

47. The open space Lot K between the two developments has no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide not less than three (3) all-weather access roadways suitable for fire apparatus to drive on into this area in accordance with Fire Department requirements which shall be included in the improvement plans.

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

48. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing.

Staff Verification: Condition Satisfied. The approved Wildland Fire Safe Plan demonstrates compliance with this condition.

49. This project may be phased so long as dead end roads do not exceed 800' or 24 parcels; whichever comes first, or as otherwise acceptable to the satisfaction of the fire district.

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

50. 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 this

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 approval of the improvement plans demonstrates compliance with this condition.

51. This development shall revise the Wildland Fire Safe Plan dated October 2005 to reflect the new changes to the development, lot numbering and access changes. This revised Wildland Fire Safe Plan shall be approved by the Fire Department prior to approval of the improvement plans.

Staff Verification: Condition Satisfied. Approved Amendment A of the Wildland Fire Safe Plan dated May 8, 2018 demonstrates compliance with this condition.

52. 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.

53. [Deleted.]

54. The development shall provide an all-weather access roadway designed in accordance with Fire Department requirements that provide access to the open space Lot B, and pedestrian gates in any field fencing erected along the western boundary of Lot B to provide access for the fire-fighting personnel to the properties west of the development.

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, sediment basins). The types of practices chosen are site-specific and dependent on the time of year construction activities occur.

Staff Verification: Condition Satisfied. Approved SWPPP (WDID No.5S09C383088) 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. Approved SWPPP (WDID No.5S09C383088) 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 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) application 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 5.0 under section entitled “Standard General Notes Roadwork, Grading, and Drainage” of the Improvement Plans demonstrates 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 Note Nos. 16 and 18 on Sheet 5.0 under section entitled “Standard General Notes Roadwork, Grading, and Drainage” of the Improvement Plans 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 the approval of the improvement plans.

Staff Verification: Condition Satisfied. DOT approval of the Improvement Plans and Note No. 16 on Sheet 5.0 under section entitled “Standard General Notes Roadwork, Grading, and Drainage” of the Improvement Plans warrants 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 the approval of the improvement plans.

Staff Verification: Condition Satisfied. DOT approval of the Improvement Plans and Note Nos. 16 and 18 on Sheet 5.0 under section entitled “Standard General Notes Roadwork, Grading, and Drainage” of the Improvement Plans warrants 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.

Staff Verification: Condition Satisfied. Note No. 34 on Sheet 5.0 under section entitled “Standard General Notes Roadwork, Grading, and Drainage” of the Improvement Plans warrants 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. Compliance will be verified at issuance of building permits.

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. As a part of the offsite hydro-pneumatic pump improvements at the existing EID Bass Lake Tank site, the project will install a standby generator to replace an existing propane generator. The project specifications require the generator Vendor to assist the Contractor in obtaining the AQMD Permit to Construct.

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: Condition Satisfied. Monumentation Bond No. 9327166 posted with the Surveyor's office demonstrates compliance with this condition.

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

Staff Verification: Condition Satisfied. Approved Road Name Petition dated 11/13/06 demonstrates compliance with this condition.

COMMUNITY SERVICES DISTRICT

66. The project includes a 5.54 acre park site, identified as Lot J, which will be offered for dedication to the El Dorado Hills Community Services District. If the parkland dedication is accepted, there will be a credit against Quimby fees; otherwise Quimby in-lieu fees shall be paid in accordance with County policy prior to recordation of the final map. In the event the subdivision is subject to the 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.

Staff Verification: Condition Satisfied. The developer is requesting to dedicate a 5.54-acre park site as part of the Final Map. If dedication of the park site is accepted, a Quimby fee credit in the amount of \$167,850 (equivalent to 1.865 acres of land) will be applied.

67. The project is subject to the EDHCSD Park Impact Fee in place at the time the building permits are issued. Additionally, the project will be subject to the Bass Lake Hills Specific Plan (BLHSP) Public Facilities Financing Plan (PFFP).

Staff Verification: Condition Satisfied. Subdivider acknowledges this condition. Building permit issuance will demonstrate compliance with this condition.

68. EDHCSD requires that all utilities be underground. Underground drainage is also recommended to avoid the safety hazards and maintenance problems of open ditches.

Staff Verification: Condition Satisfied. Subdivider acknowledges this condition.

69. A homeowner's association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management, or if no HOA is formed, then a Landscape and Lighting Assessment District (LLAD) 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 subdivider has established an HOA, including an Association Budget for maintenance of the streetscape. A shell LLAD has been formed as a backup funding mechanism.

70. Sidewalks and pedestrian/bicycle paths shall comply with the BLHSP. The proper shoulder widths, bikeway widths, striping and signage will be required and should be noted on the plans.

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

71. Cable television access should be made available to all homes and the development should allow for joint trenching.

Staff Verification: Condition Satisfied. A Joint Trench Agreement for construction and installation of communication facilities between the developer and AT&T, executed on May 7, 2019, demonstrates compliance with this condition.

72. The El Dorado Hills CSD will provide mandatory waste management services for the residences, including recycling services.

Staff Verification: Condition Satisfied. The subdivider acknowledges this condition.

73. Prior to final map approval, a streetscape plan for projects located on all primary local roads shall be submitted for review and approval by the El Dorado Hills CSD.

Staff Verification: Condition Satisfied. A streetscape plan for the applicable local roadway, Morrison Road, was reviewed and approved by the El Dorado Hills CSD on October 16, 2019.

74. The streetscape is a component of the future Landscape and Lighting Assessment District and would need to be detailed, approved, and have a related maintenance budget prior to the final map.

Staff Verification: Condition Satisfied. See Condition No. 69 response

75. The homebuilders will install the front yard landscaping.

Staff Verification: Condition Satisfied. The subdivider acknowledges this condition.

76. To gain access to the park site, a driveway encroachment must be constructed to Transportation Division requirements and on-site parking on the park site must be provided, allowing for vehicles to exit the site in a forward direction, to the satisfaction of the El Dorado Hills Community Services District and Planning Services at the time of park site improvement.

Staff Verification: Condition Satisfied. The subdivider acknowledges this condition.

OTHER

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

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

Staff Verification: Condition Satisfied. Subdivider acknowledges this condition.

79. 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: Condition Satisfied. Submittal of the draft PFFP update to the El Dorado County Planning Department on 10/2/18 demonstrates compliance with this condition.

80. 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: Condition Satisfied. EID approval of the Improvement Plans as well as issuance of a Meter Award Letter on September 24, 2019 demonstrates compliance with this condition.

MITIGATION MONITORING AND REPORTING PROGRAM

81. 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 Sheets 4.0 - 4.3 demonstrates compliance with this condition.

SUBDIVISION REQUIREMENTS OF LAW

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 on-site and off-site 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 on-site and off-site Improvement Plans for Bell Ranch Unit 1, including Morrison Road improvements and off-site pump plans for the Bass Lake water storage tank, demonstrate 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, demonstrating 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. A Subdivision Improvement Agreement (SIA) and associated bonds have been submitted as surety for uncompleted improvements as reviewed and approved by DOT on September 11, 2019.

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

Staff Verification: Condition Satisfied. DOT approval of the Rough Grading and 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. 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 the approved SWPPP WDID #5S09C383088 demonstrates compliance with this condition.

7. 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 #5S09C383088 demonstrates compliance with this condition.

8. 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 Rough Grading and Improvement Plans demonstrates compliance with this condition.

9. 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.

Staff Verification: Condition Satisfied. Monumentation Bond No. 9327166 posted with the Surveyor's office demonstrates compliance with this condition.

10. 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 11/13/06 demonstrates compliance with this condition.

11. 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 approval of the Improvement Plans for Bell Ranch Unit 1 and Morrison Road demonstrates compliance with this condition.

12. 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 5.0 under section entitled “Standard General Notes Roadwork, Grading and Drainage” of the Improvement Plans demonstrates compliance with this condition.

13. 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 5.0 under section entitled “Standard General Notes Roadwork, Grading and Drainage” of the Improvement Plans demonstrates compliance with this condition.

14. 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: Condition Satisfied. The subdivider has acknowledged this condition.

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

Staff Verification: Condition Satisfied. Note No. 44 on Sheet 5.0 under section entitled “Standard General Notes Roadwork, Grading and Drainage” of the Improvement Plans demonstrates compliance with this condition.

16. 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 Development Services Division 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 4.0 of the Improvement Plans demonstrates compliance with this condition.