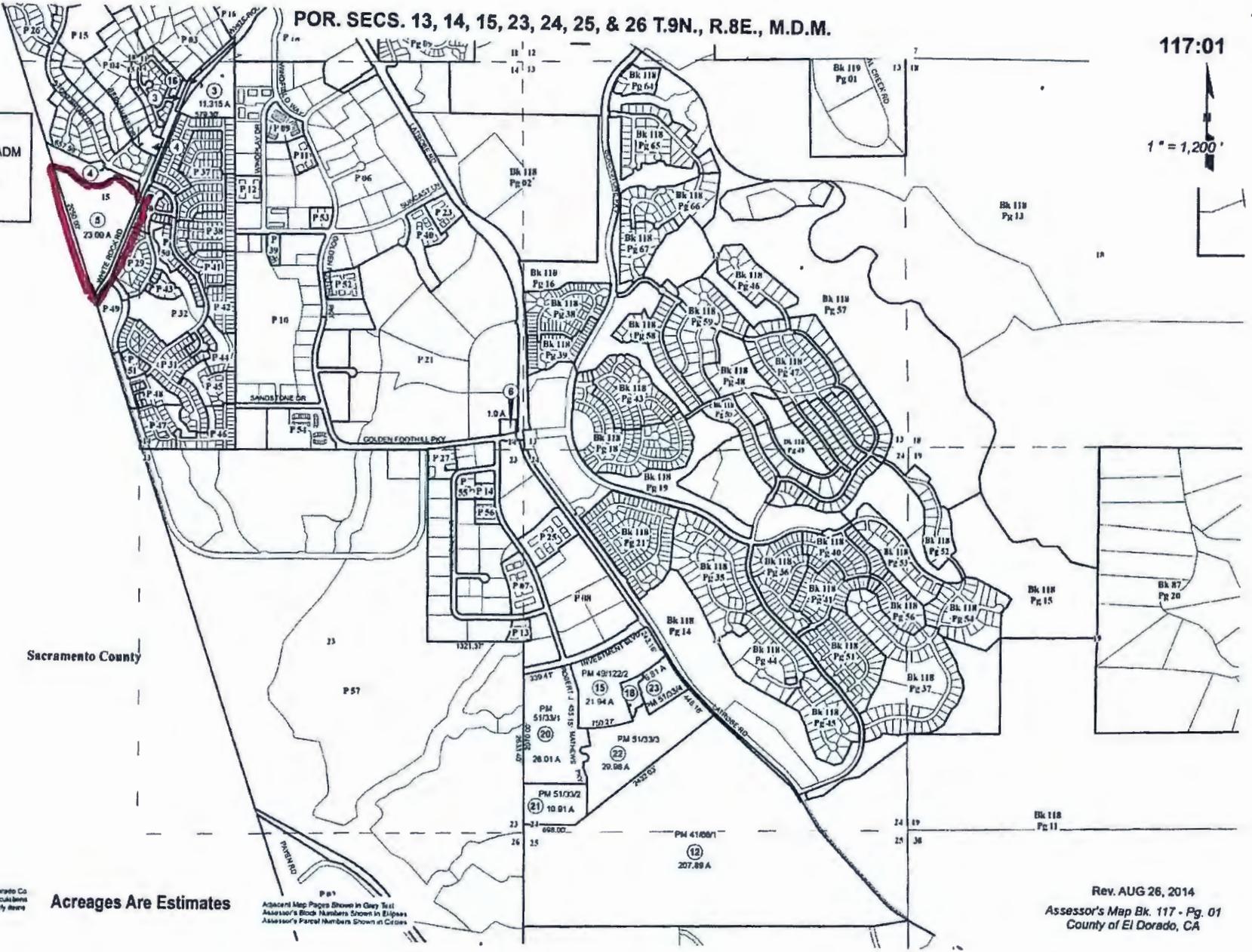


POR. SECS. 13, 14, 15, 23, 24, 25, & 26 T.9N., R.8E., M.D.M.

117:01



- *Parcel Notes**
- ③ - PPM 47156/A, 11.315 A, ADM
 - ④ - RS 2479/2, 7.730 A, NA
 - ⑬ - PM 50/102/A, 2.39 A



Sacramento County

Acreages Are Estimates

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

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 areas such as dimensions and acreage.

Rev. AUG 26, 2014
Assessor's Map Bk. 117 - Pg. 01
County of El Dorado, CA

El Dorado Springs 23 Final Map TM14-1514-F

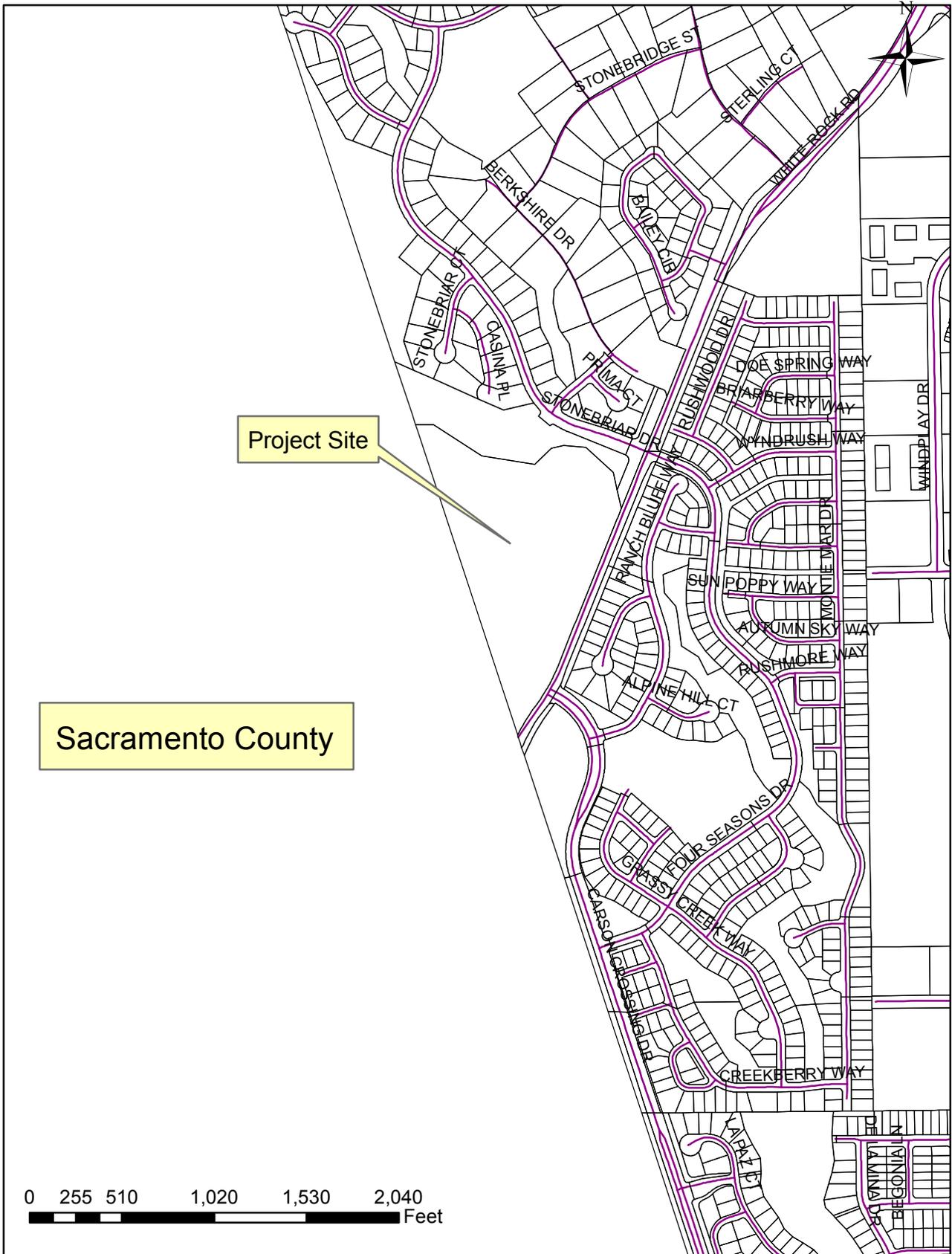


Exhibit B: Location Map

Exhibit C

TENTATIVE MAP EL DORADO SPRINGS 23

COUNTY OF EL DORADO OCTOBER, 2014 STATE OF CALIFORNIA

OWNER OF RECORD & APPLICANT
STANDARD PACIFIC
3650 INDUSTRIAL BLVD., SUITE 140
WEST SACRAMENTO, CA 95691

ENGINEER
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
8231 Howe Circle, Rancho Cordova, CA 95742
708-858-9999 • 708-858-2099 • Fax

MAP SCALE
1" = 100'

CONTOUR INTERVAL
CONTOUR INTERVAL = 1 FEET

SOURCE OF TOPOGRAPHY
TOPOGRAPHIC SURVEY

SECTION, TOWNSHIP and RANGE
PORTION OF SECTIONS 14 & 15, 19N., R.6E., M.0M.

ASSESSOR'S PARCEL NUMBERS
A.P.N. 117-010-05

TOTAL AREA
21.65 ACRES

MINIMUM LOT AREA
10,001 SQUARE FEET

PROPOSED LAND USE & ZONING
HIGH DENSITY RESIDENTIAL (HDR) / R1

EXISTING LAND USE & ZONING
MULTIFAMILY RESIDENTIAL (MFR) / RM-DC

TOTAL NUMBER OF PARCELS
49 - RESIDENTIAL LOTS (13.80 AC)
1 - ROAD LOT (R-1) (2.74 AC)
1 - FUTURE ROW LOT FOR WHITE ROCK ROAD (R-2) (1.03 AC)
7 - LETTERED LOTS (OPEN SPACE/LANDSCAPE LOTS) (A-G) (4.08 AC)
58 LOTS TOTAL (21.65 AC)

WATER SUPPLY and SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

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

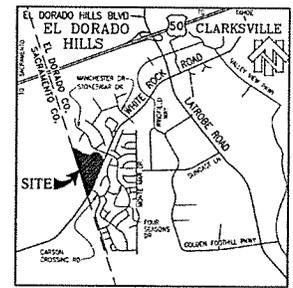
DATE OF PREPARATION
OCTOBER, 2014

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

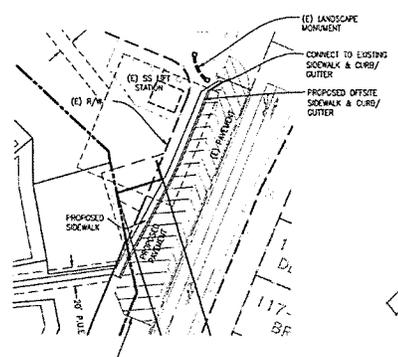
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "EL DORADO SPRINGS 23" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFIC REGULATORY GUIDELINES ESTABLISHED BY EL DORADO COUNTY.

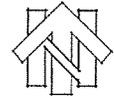
[Signature]
OLGA SCIORRELLI, P.E. 71204
DATE: 10/24/14



VICINITY MAP
NOT TO SCALE

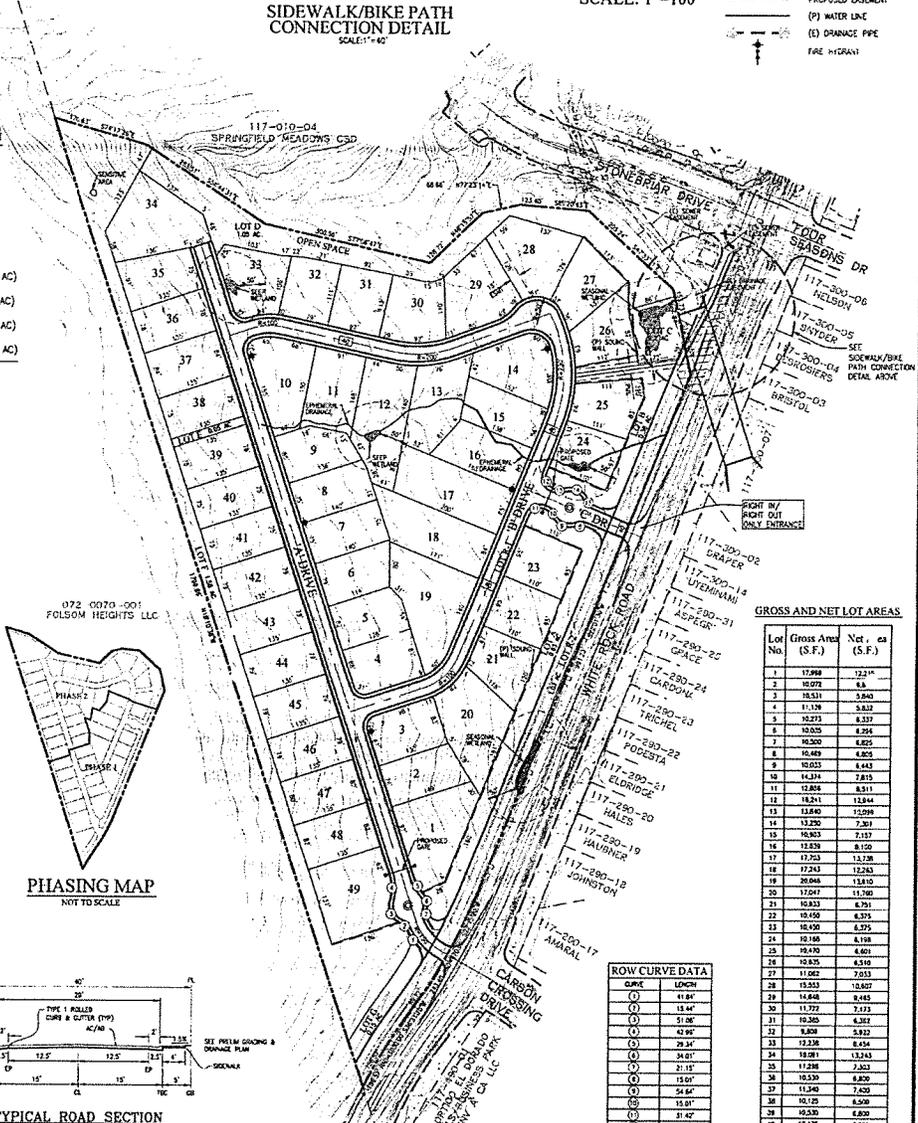


SIDEWALK/BIKE PATH CONNECTION DETAIL
SCALE: 1"=40'



SCALE: 1"=100'

- LEGEND**
- BOUNDARY
 - - - (E) LOT LINES
 - - - (F) R/W
 - LOT LINE
 - - - SETBACK LINE
 - - - PROPOSED EASEMENT
 - - - (W) WATER LINE
 - - - (D) DRAINAGE PIPE
 - FIRE HYDRANT

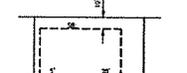


GROSS AND NET LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	17,989	12,211
2	10,078	4,822
3	16,511	9,840
4	11,128	8,832
5	16,273	8,337
6	10,255	8,254
7	16,300	8,825
8	16,449	8,825
9	10,253	8,443
10	14,314	7,815
11	12,846	8,511
12	18,211	12,844
13	12,846	12,844
14	12,250	7,301
15	16,863	7,137
16	12,820	8,120
17	17,720	12,210
18	17,243	12,243
19	20,040	13,810
20	17,047	11,760
21	10,810	6,791
22	10,450	6,374
23	16,450	8,374
24	16,148	8,168
25	16,470	8,461
26	12,825	8,519
27	11,062	7,053
28	15,551	10,807
29	14,844	8,445
30	11,772	7,173
31	16,500	8,292
32	13,008	8,582
33	12,336	6,634
34	18,281	12,843
35	12,288	7,282
36	16,530	8,320
37	11,340	7,420
38	16,120	8,500
39	16,530	8,320
40	16,175	8,520
41	16,175	8,520
42	16,465	8,990
43	16,465	8,990
44	16,465	8,990
45	16,465	8,990
46	16,465	8,990
47	16,465	8,990
48	11,270	7,260
49	17,820	11,820

ROW CURVE DATA

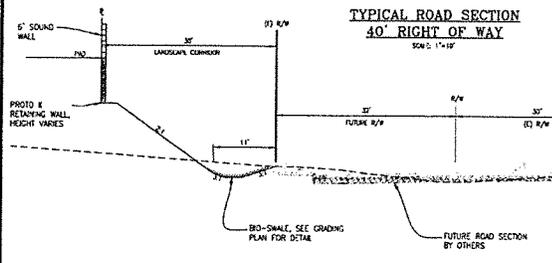
CURVE	LENGTH
(1)	41.85'
(2)	13.44'
(3)	51.86'
(4)	42.96'
(5)	29.34'
(6)	34.07'
(7)	21.07'
(8)	15.67'
(9)	54.64'
(10)	19.97'
(11)	37.42'
(12)	31.47'
(13)	15.31'
(14)	54.64'
(15)	15.01'



PHASING MAP
NOT TO SCALE

BUILDING SETBACKS

NOT TO SCALE



TYPICAL ROAD SECTION
40' RIGHT OF WAY
SCALE: 1"=10'

WHITE ROCK ROAD
SCALE: 1"=10'

PLANNING COMMISSION: _____
APPROVAL/DEAL DATE: _____
APPROVED BY: EL DORADO COUNTY PLANNING COMMISSION
BOARD OF SUPERVISORS: DATE: _____
APPROVAL/DEAL DATE: BY: _____ EXECUTIVE SECRETARY

PLAT OF EL DORADO SPRINGS 23 A PORTION OF SECTION 15 T.9N., R.8E., M.D.M.

NOTICE OF RESTRICTION:

REFER TO DOCUMENT NO. _____ FOR NOTICE OF RESTRICTION.

COUNTY OF EL DORADO, STATE OF CALIFORNIA OCTOBER 2016

R. E. Y. ENGINEERS, Inc.

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 LOTS R1, R2, AND R3 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

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

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOTS R1 AND R3 AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

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, TOGETHER WITH THE FRONT TWELVE AND ONE HALF FEET (12.5') CONTIGUOUS TO ALL STREETS.
B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS R1 AND R3 AND THOSE STRIPS OF LAND DELINEATED HEREON AS PUBLIC UTILITY EASEMENTS (P.U.E.) FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
C. SLOPE EASEMENTS, TWELVE AND ONE HALF FEET (12.5) WIDE 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.

CALATLANTIC GROUP, INC. A DELAWARE CORPORATION WHO ACQUIRED TITLE AS STANDARD PACIFIC CORP., A DELAWARE CORPORATION

BY: _____ 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 _____ } :SS COUNTY OF _____

ON _____, BEFORE ME, _____, 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 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ PRINCIPAL PLACE OF BUSINESS: COUNTY OF _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CALATLANTIC GROUP INC. IN MARCH, 2016. 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 SEPTEMBER, 2017 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 9-23-16

Brian Thionnet L.S. 6866



COMMUNITY DEVELOPMENT AGENCY 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 COMMUNITY DEVELOPMENT AGENCY TRANSPORTATION DIVISION COUNTY OF EL DORADO, CALIFORNIA

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:

I, _____, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JANUARY 13, 2015 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY: _____ ROGER TROUT COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR COUNTY OF EL DORADO, CALIFORNIA PRINCIPAL PLANNER COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

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

DATE: _____

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

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

COUNTY TAX COLLECTOR'S STATEMENT:

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

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

BY: _____ DEPUTY

BOARD CLERK'S STATEMENT:

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENTS FOR PUBLIC USES, LOT R2 AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOTS R1 AND R3 WHICH ARE HEREBY REJECTED.

DATE: _____

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

BY: _____

COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____, OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF CALATLANTIC GROUP, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____ DEPUTY

PLAT OF EL DORADO SPRINGS 23

A PORTION OF SECTION 15 T.9N., R.8E., M.D.M.

COUNTY OF EL DORADO, STATE OF CALIFORNIA
OCTOBER 2016

R. E. Y. ENGINEERS, Inc. 

SCALE: 1"=200'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON R.S. 24-79 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'14" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES:

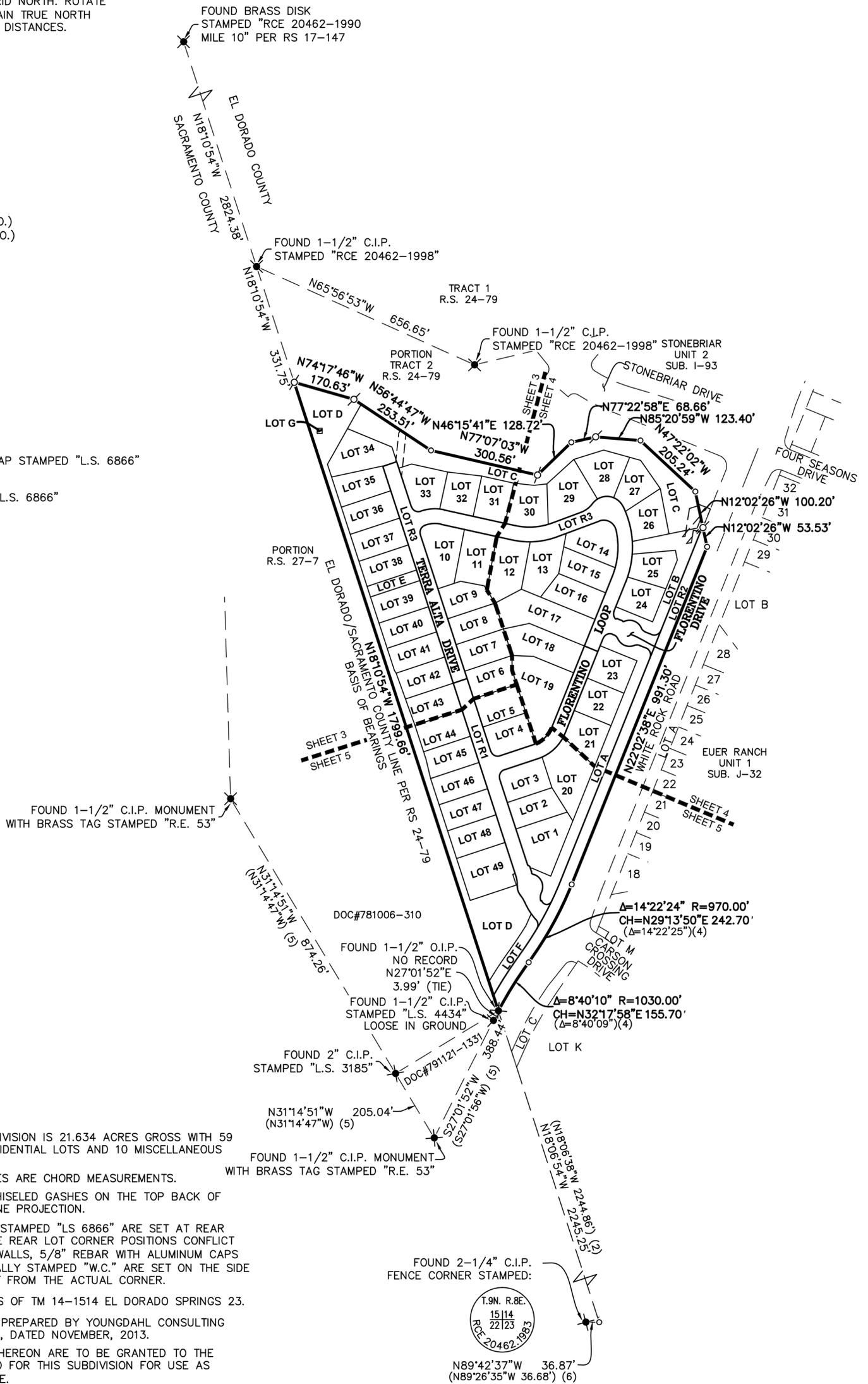
- (1) SUB. I-93
- (2) SUB. J-32
- (3) R.S. 17-147
- (4) R.S. 24-79
- (5) R.S. 27-07 (SACRAMENTO CO.)
- (6) P.M. 46-104
- (7) DOC.#781006-310 (SACRAMENTO CO.)
- (8) DOC.#791121-1331 (SACRAMENTO CO.)
- (9) DOC.#2013-0054002

LEGEND:

- DIMENSION POINT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ FOUND MONUMENT AS NOTED
- ⊗ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- W.C. WITNESS CORNER (SEE NOTE 4)

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 21.634 ACRES GROSS WITH 59 TOTAL LOTS CONSISTING OF 49 RESIDENTIAL LOTS AND 10 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. THE LAND SHOWN HEREON CONSISTS OF TM 14-1514 EL DORADO SPRINGS 23.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E13257.00, DATED NOVEMBER, 2013.
7. LOTS A, B, C, D, E AND F SHOWN HEREON ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS/OPEN SPACE.
8. LOT G SHOWN HEREON IS RESERVED AS AN ARCHEOLOGICAL SITE AND IS TO BE GRANTED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.



BOUNDARY AND INDEX SHEET

SHEET 2 OF 6 SHEETS

PLAT OF EL DORADO SPRINGS 23

A PORTION OF SECTION 15 T.9N., R.8E., M.D.M.

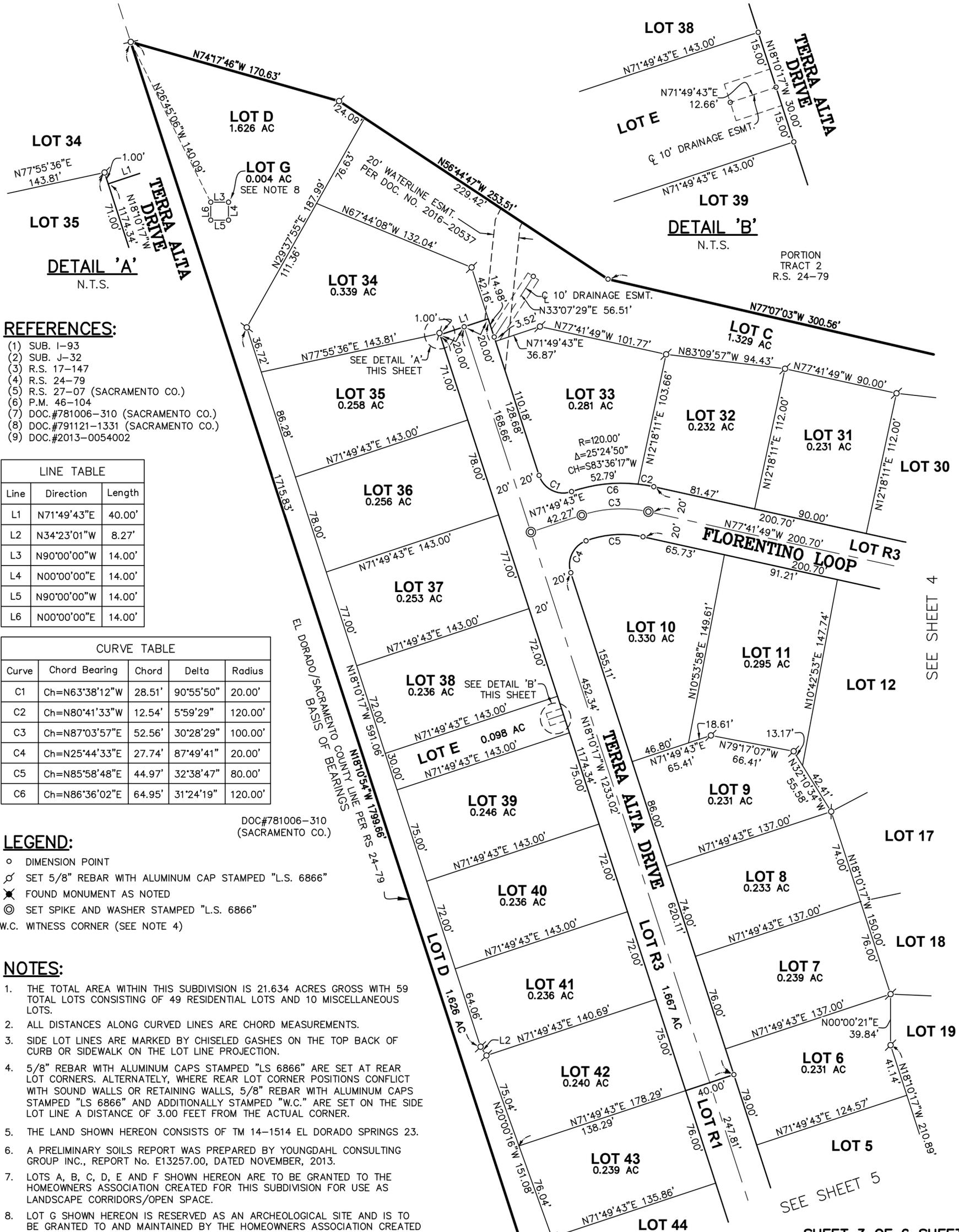
COUNTY OF EL DORADO, STATE OF CALIFORNIA
OCTOBER 2016

R. E. Y. ENGINEERS, Inc. 

SCALE: 1"=50'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON R.S. 24-79 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'14" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



REFERENCES:

- (1) SUB. I-93
- (2) SUB. J-32
- (3) R.S. 17-147
- (4) R.S. 24-79
- (5) R.S. 27-07 (SACRAMENTO CO.)
- (6) P.M. 46-104
- (7) DOC.#781006-310 (SACRAMENTO CO.)
- (8) DOC.#791121-1331 (SACRAMENTO CO.)
- (9) DOC.#2013-0054002

LINE TABLE		
Line	Direction	Length
L1	N71°49'43"E	40.00'
L2	N34°23'01"W	8.27'
L3	N90°00'00"W	14.00'
L4	N00°00'00"E	14.00'
L5	N90°00'00"W	14.00'
L6	N00°00'00"E	14.00'

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N63°38'12"W	28.51'	90°55'50"	20.00'
C2	Ch=N80°41'33"W	12.54'	5°59'29"	120.00'
C3	Ch=N87°03'57"E	52.56'	30°28'29"	100.00'
C4	Ch=N25°44'33"E	27.74'	87°49'41"	20.00'
C5	Ch=N85°58'48"E	44.97'	32°38'47"	80.00'
C6	Ch=N86°36'02"E	64.95'	31°24'19"	120.00'

DOC#781006-310
(SACRAMENTO CO.)

LEGEND:

- DIMENSION POINT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ✕ FOUND MONUMENT AS NOTED
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- W.C. WITNESS CORNER (SEE NOTE 4)

NOTES:

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PLAT OF EL DORADO SPRINGS 23

A PORTION OF SECTION 15 T.9N., R.8E., M.D.M.

COUNTY OF EL DORADO, STATE OF CALIFORNIA
OCTOBER 2016

R. E. Y. ENGINEERS, Inc. 

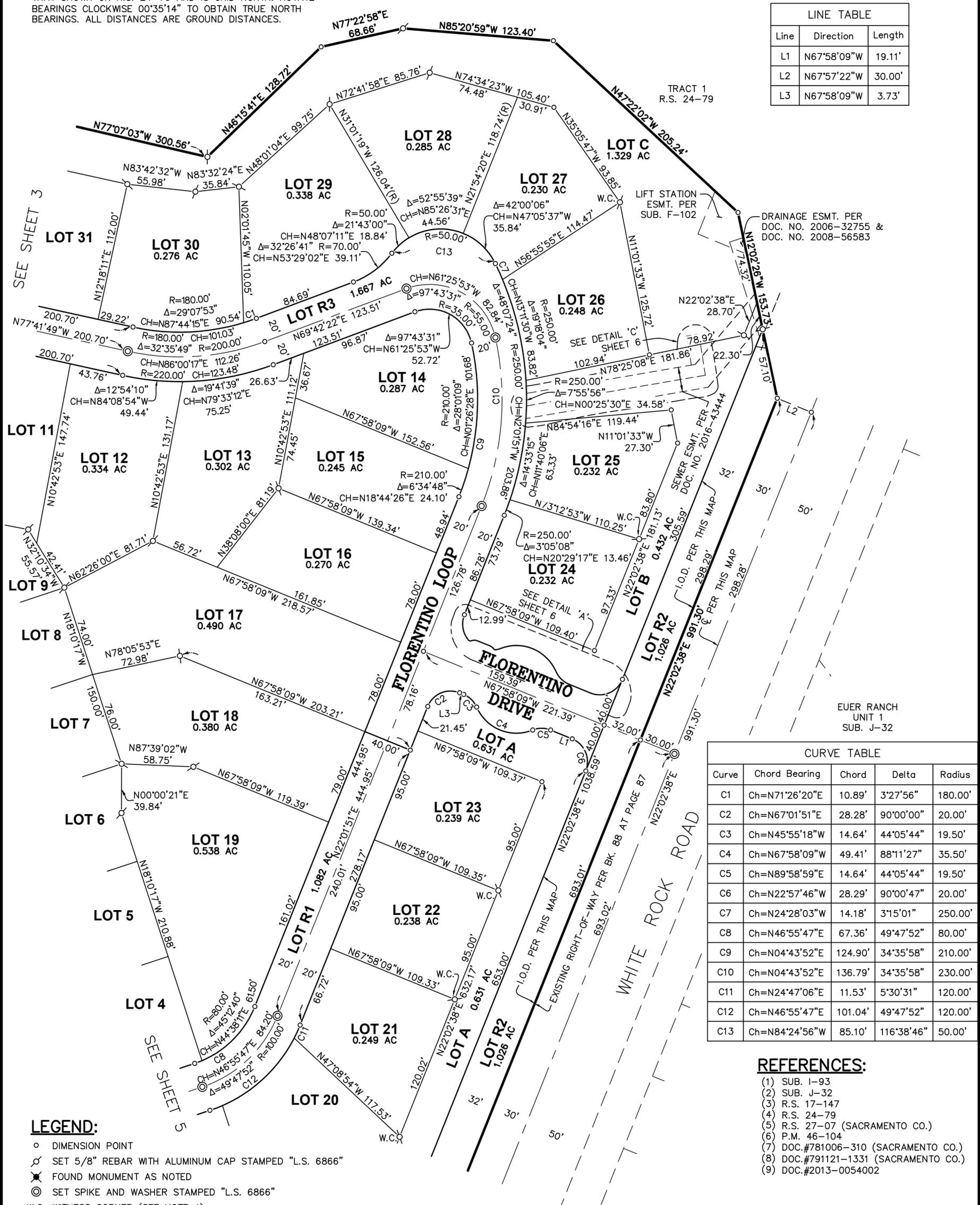
SCALE: 1"=50'

SEE SHEETS 2, 3, AND 5 FOR NOTES.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON R.S. 24-79 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'14" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

LINE TABLE		
Line	Direction	Length
L1	N67°58'09"W	19.11'
L2	N67°57'22"W	30.00'
L3	N67°58'09"W	3.73'



CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N71°26'20"E	10.89'	3°27'56"	180.00'
C2	Ch=N67°01'51"E	28.28'	90°00'00"	20.00'
C3	Ch=N45°55'18"W	14.64'	44°05'44"	19.50'
C4	Ch=N67°58'09"W	49.41'	88°11'27"	35.50'
C5	Ch=N89°58'59"E	14.64'	44°05'44"	19.50'
C6	Ch=N22°57'46"W	28.29'	90°00'47"	20.00'
C7	Ch=N24°28'03"W	14.18'	3°15'01"	250.00'
C8	Ch=N46°55'47"E	67.36'	49°47'52"	80.00'
C9	Ch=N04°43'52"E	124.90'	34°35'58"	210.00'
C10	Ch=N04°43'52"E	136.79'	34°35'58"	230.00'
C11	Ch=N24°47'06"E	11.53'	5°30'31"	120.00'
C12	Ch=N46°55'47"E	101.04'	49°47'52"	120.00'
C13	Ch=N84°24'56"W	85.10'	116°38'46"	50.00'

REFERENCES:

- (1) SUB. I-93
- (2) SUB. J-32
- (3) R.S. 17-147
- (4) R.S. 24-79
- (5) R.S. 27-07 (SACRAMENTO CO.)
- (6) P.M. 46-104
- (7) DOC.#781006-310 (SACRAMENTO CO.)
- (8) DOC.#791121-1331 (SACRAMENTO CO.)
- (9) DOC.#2013-0054002

LEGEND:

- DIMENSION POINT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ✕ FOUND MONUMENT AS NOTED
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- W.C. WITNESS CORNER (SEE NOTE 4)

PLAT OF EL DORADO SPRINGS 23

A PORTION OF SECTION 15 T.9N., R.8E., M.D.M.

COUNTY OF EL DORADO, STATE OF CALIFORNIA
OCTOBER 2016

R. E. Y. ENGINEERS, Inc. 

SCALE: 1"=50'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON R.S. 24-79 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'14" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

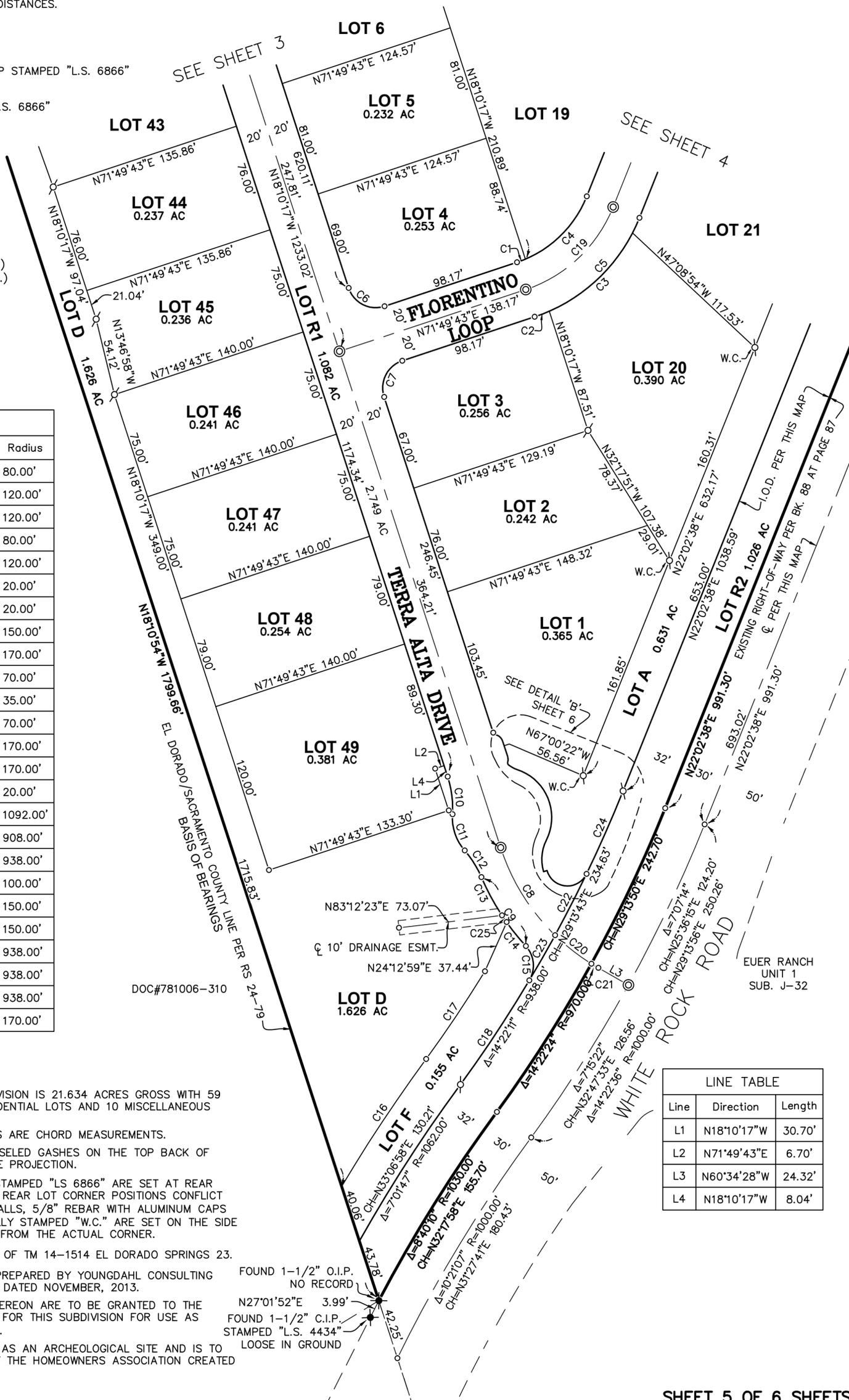
LEGEND:

- DIMENSION POINT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊗ FOUND MONUMENT AS NOTED
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- W.C. WITNESS CORNER (SEE NOTE 4)

REFERENCES:

- (1) SUB. I-93
- (2) SUB. J-32
- (3) R.S. 17-147
- (4) R.S. 24-79
- (5) R.S. 27-07 (SACRAMENTO CO.)
- (6) P.M. 46-104
- (7) DOC.#781006-310 (SACRAMENTO CO.)
- (8) DOC.#791121-1331 (SACRAMENTO CO.)
- (9) DOC.#2013-0054002

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N69°32'07"E	6.40'	4°35'12"	80.00'
C2	Ch=N69°11'37"E	11.03'	5°16'12"	120.00'
C3	Ch=N47°02'56"E	80.15'	39°01'10"	120.00'
C4	Ch=N46°55'47"E	67.36'	49°47'52"	80.00'
C5	Ch=N46°55'47"E	101.04'	49°47'52"	120.00'
C6	Ch=N63°10'17"W	28.28'	90°00'00"	20.00'
C7	Ch=N26°49'43"E	28.28'	90°00'00"	20.00'
C8	Ch=N32°05'30"W	72.17'	27°50'26"	150.00'
C9	Ch=S33°03'47"E	57.42'	19°26'43"	170.00'
C10	Ch=N07°16'41"W	26.46'	21°47'12"	70.00'
C11	Ch=N18°52'04"W	26.77'	44°57'58"	35.00'
C12	Ch=N32°20'44"W	21.91'	18°00'38"	70.00'
C13	Ch=N28°28'16"W	30.41'	10°15'42"	170.00'
C14	Ch=N39°11'09"W	21.35'	7°11'59"	170.00'
C15	Ch=N05°51'27"W	24.03'	73°51'23"	20.00'
C16	Ch=N33°49'15"E	106.96'	5°36'51"	1092.00'
C17	Ch=N34°04'47"E	73.85'	4°39'40"	908.00'
C18	Ch=N33°44'32"E	87.44'	5°20'34"	938.00'
C19	Ch=N46°55'47"E	84.20'	49°47'52"	100.00'
C20	Ch=S52°12'30"E	32.38'	12°23'33"	150.00'
C21	Ch=S59°29'22"E	5.68'	2°10'12"	150.00'
C22	Ch=S27°22'48"W	48.21'	2°56'43"	938.00'
C23	Ch=S29°57'42"W	36.31'	2°13'05"	938.00'
C24	Ch=N23°58'32"E	63.24'	3°51'49"	938.00'
C25	Ch=S34°35'38"E	5.89'	1°59'02"	170.00'



NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 21.634 ACRES GROSS WITH 59 TOTAL LOTS CONSISTING OF 49 RESIDENTIAL LOTS AND 10 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. THE LAND SHOWN HEREON CONSISTS OF TM 14-1514 EL DORADO SPRINGS 23.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E13257.00, DATED NOVEMBER, 2013.
7. LOTS A, B, C, D, E AND F SHOWN HEREON ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS/OPEN SPACE.
8. LOT G SHOWN HEREON IS RESERVED AS AN ARCHEOLOGICAL SITE AND IS TO BE GRANTED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.

LINE TABLE		
Line	Direction	Length
L1	N18°10'17"W	30.70'
L2	N71°49'43"E	6.70'
L3	N60°34'28"W	24.32'
L4	N18°10'17"W	8.04'

**PLAT OF
EL DORADO SPRINGS 23**
A PORTION OF SECTION 15 T.9N., R.8E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
OCTOBER 2016
R. E. Y. ENGINEERS, Inc. 

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON R.S. 24-79 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'14" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

SEE SHEETS 2, 3, AND 5 FOR NOTES.

REFERENCES:

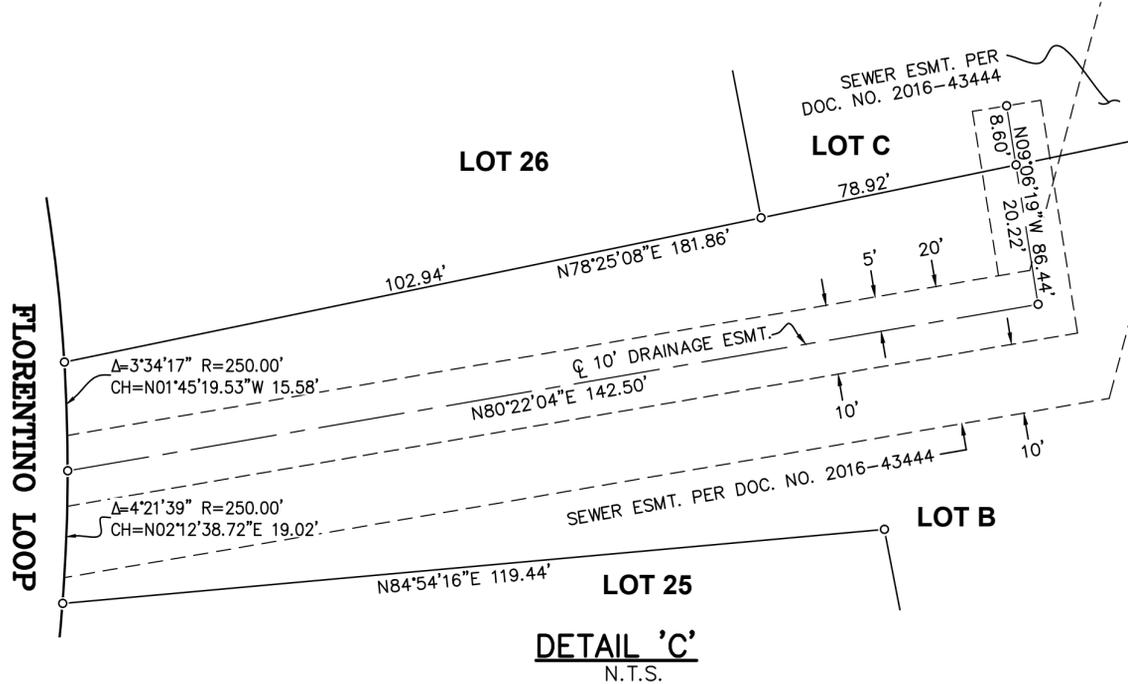
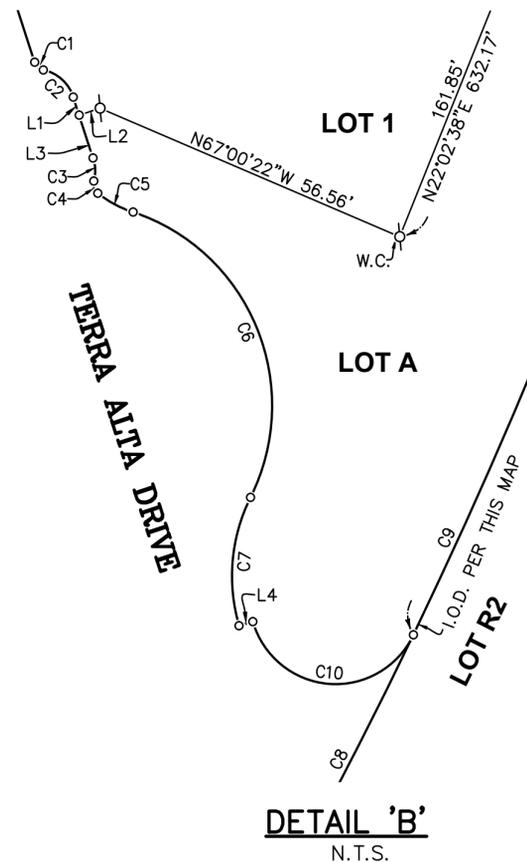
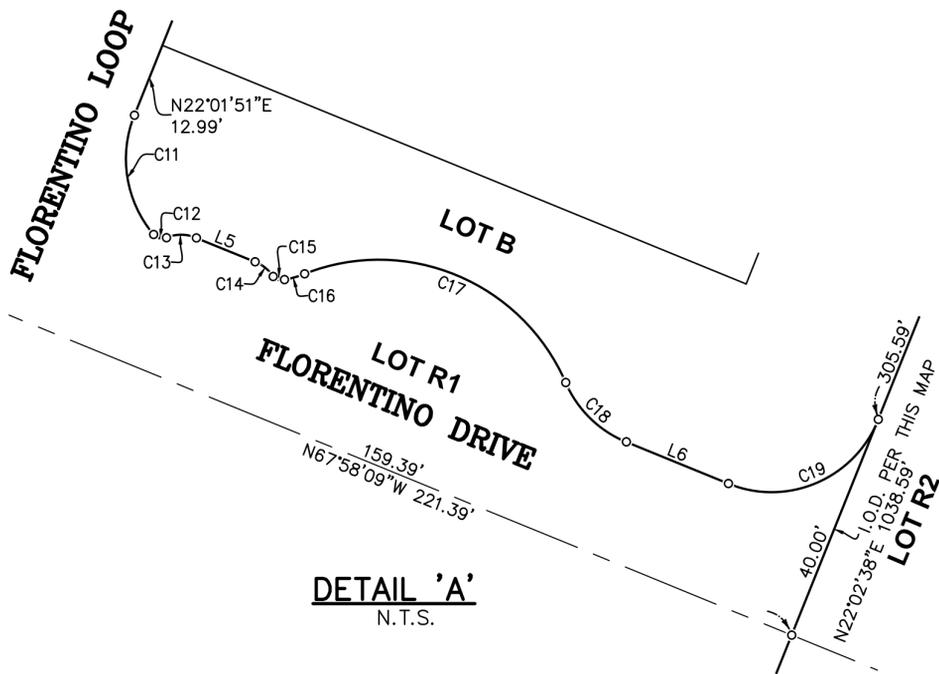
- (1) SUB. I-93
- (2) SUB. J-32
- (3) R.S. 17-147
- (4) R.S. 24-79
- (5) R.S. 27-07 (SACRAMENTO CO.)
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- (7) DOC.#781006-310 (SACRAMENTO CO.)
- (8) DOC.#791121-1331 (SACRAMENTO CO.)
- (9) DOC.#2013-0054002

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=S48°10'17"E	2.00'	60°00'00"	2.00'
C2	Ch=N48°10'17"W	7.00'	60°00'00"	7.00'
C3	Ch=N01°39'16"W	3.98'	33°02'02"	7.00'
C4	Ch=S18°33'45"E	2.20'	66°51'01"	2.00'
C5	Ch=S61°58'08"E	6.93'	19°57'44"	20.00'
C6	Ch=N22°35'00"W	53.12'	98°44'00"	35.00'
C7	Ch=S05°08'06"W	22.13'	43°17'47"	30.00'
C8	Ch=S27°22'48"W	48.21'	2°56'43"	938.00'
C9	Ch=N23°58'32"E	63.24'	3°51'49"	938.00'
C10	Ch=N85°18'10"W	27.97'	137°34'46"	15.00'
C11	Ch=N09°12'59"W	20.75'	62°29'39"	20.00'
C12	Ch=N75°56'14"W	2.32'	70°56'52"	2.00'
C13	Ch=N89°41'24"W	5.18'	43°26'30"	7.00'
C14	Ch=N51°15'08"W	4.03'	33°26'03"	7.00'
C15	Ch=N66°49'17"W	1.60'	64°34'21"	1.50'
C16	Ch=N74°47'27"E	4.15'	12°12'12"	19.50'
C17	Ch=N67°35'33"W	49.07'	87°26'14"	35.50'
C18	Ch=N45°55'18"W	14.64'	44°05'44"	19.50'
C19	Ch=N67°02'14"E	28.28'	89°59'13"	20.00'

LINE TABLE		
Line	Direction	Length
L1	N18°10'17"W	3.25'
L2	N71°49'43"E	3.83'
L3	S18°10'17"E	7.75'
L4	N73°29'13"E	2.50'
L5	N67°58'09"W	11.00'
L6	S67°58'09"E	19.13'

LEGEND:

- DIMENSION POINT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ✕ FOUND MONUMENT AS NOTED
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- W.C. WITNESS CORNER (SEE NOTE 4)



DETAIL SHEET

SHEET 6 OF 6 SHEETS

Exhibit E

Verification of Conformance with Conditions of Approval to El Dorado Springs 23 Tentative Subdivision Map

(As approved by the Board of Supervisors on January 13, 2015 under TM14-1514 and administratively approved on March 24, 2016 under TM14-1514-R)

Project Description

1. The General Plan Amendment, Rezone, Tentative Subdivision map and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F, G, and H and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project consists of the following:

- A. General Plan Amendment amending the land use designation from Multifamily Residential (MFR) to High Density Residential (HDR);
- B. Rezone amending the zoning designation from Multifamily Residential-Design Control (RM-DC) District to One-Family Residential (R1) District;
- C. Tentative map subdividing 21.65 acres property into 58 total lots consisting of 49 residential lots, one private road lot (Lot R1), future Right-of-Way lot (R2), and seven open space/landscape lots. The map includes a Phasing Plan for the financing or phasing of the residential development into two phases; and
- D. Design waiver of the following Design and Improvement Standards Manual (DISM) standards:
 1. Reduction of Right-of-Way for A through C Drives from 50 feet to and 40 feet;
 2. Reduction of road width for A through C Drive from 36 feet to 29 feet.
 3. Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and
 4. Reduce standard sidewalk width from 6-foot wide to 4-foot wide, allow sidewalk on one side of the internal road, only

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

Satisfied. The El Dorado Springs 23 final subdivision map and the improvement plans are consistent with the approved tentative map.

Planning Services

The following are mitigation measures from the Initial Study/Mitigated Negative Declaration.

2. **MM BIO-1 Pre-construction Surveys Required:** MM BIO-1 Pre-construction Surveys Required: Pre-construction surveys for species listed in Table 1 of the Biological Resources Assessment prepared by Foothill Associates, dated February 12, 2014 and updated in the letter dated December 8, 2014, and updated Biological Resource Assessment, dated January 20, 2016, and supplemental memorandum, dated March 1, 2016, for the revised off-site water and sewer project components, shall be conducted on the project site and adjacent properties, as access allows, by a qualified biologist(s) no more than 14 days prior to the onset of construction activities. To maximize the potential for locating burrowing owls on or adjacent to the site, the survey shall be conducted before 10 AM or within 2 hours prior to dusk and a final survey will be conducted within 24 hours prior to the start of construction. If construction will take place during the nesting season (March 15- September 15), potential Swainson's hawk nest trees within ¼-mile of the project site should be surveyed, as access allows. If construction is scheduled to begin outside the bloom period (March – June), then an additional focused survey for special-status plant species shall be conducted during the bloom period. The results of pre-construction surveys should be submitted to the County and regulatory agencies as appropriate.

If non-listed special-status plant species are identified on the site in an area that will not be disturbed, the population should be preserved in place and protected with high-visibility fencing. If impacts are unavoidable, then a mitigation plan documenting the procedures for relocating the population to the on-site open space should be prepared and submitted to the County for approval. If State or federally-listed plant species are identified during the pre-construction surveys, then the CDFW and USFWS should be consulted, as appropriate, for applicable avoidance and mitigation measures.

If special-status species or active avian nests are identified on or adjacent to the site during the pre-construction survey, a buffer zone shall be established as recommended by the project biologist. Active nests should be monitored until the young have fledged and the nest is no longer in active use. If any special-status species is found on site during construction, work in the immediate vicinity will cease until a qualified biologist provides take avoidance measures. If relocation of a special-status species is required, the project biologist will coordinate with the County and regulatory agencies as required, for approval of the relocation methods and procedures prior to relocation.

If construction activities are delayed by a period of one year or more, a qualified biologist(s) shall conduct additional surveys for any new, previously unidentified special status species that may occur on the project site, which are listed by CDFW and/or USFWS.

If the additional surveys identify new and/or previously unidentified special status species, informal Consultation must be initiated with California Department of Fish and Wildlife (CDFW) and/or United States Fish and Wildlife Service (USFWS) to determine appropriate avoidance measures.

The applicant shall follow the appropriate avoidance measures issued by CDFW and/or USFWS, and no construction activities shall occur on the project site until the avoidance measures are issued and implemented. If no species or active nests are found, then no further action is required, and construction activities may proceed upon approval by Planning Services.

Satisfied. Conformance with this condition of approval, which was incorporated in construction plans has been verified as part site grading and construction process.

3. **MM BIO-2: Wetland Permit.** The appropriate Section 404 permit shall be acquired for any project-related impacts to jurisdictional features. If a Section 404 permit is required for the proposed project, water quality concerns during construction would be addressed with a Section 401 water quality certification from the Regional Water Quality Control Board.

Aquatic features to be preserved on or adjacent to the project site will be protected during construction using best management practices, including but not limited to, erosion control measures, soil stabilization, and spill prevention and handling procedures. Post-construction impacts to aquatic features will be minimized or avoided through project design and in accordance with County General Plan policies.

Mitigation for permanent loss of aquatic features will be mitigated through off-site replacement at an approved mitigation bank to ensure no net loss of wetland or riparian habitat. Temporary impacts to aquatic features will be mitigated by restoration to pre-project conditions.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to issuance of Grading Permit, the applicant shall provide proof of acquisition of Section 404 and 401 permits and appropriate mitigation credits to ensure no net loss of aquatic features.

Satisfied. Section 401 and 404 permit documentations have been provided and reviewed as part of Grading Permit.

4. **MM NOI-1 Noise Mitigation:** The applicant shall construct a minimum of 6-foot tall soundwall along the rear property lines of the residential lots along White Rock Road. The location shall be in accordance with Figure 2 of the *Environmental Noise Analysis* prepared by Bollard Acoustical Consultants dated March 28, 2014.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Details of the soundwall shall be incorporated into the Improvement and Grading Plans for the subdivision. The entire soundwall shall be constructed prior to final occupancy of the first residential unit.

Satisfied. The required soundwall has been verified on the Improvement Plans approved on May 10, 2016.

5. **MM NOI-2 Noise Mitigation:** The applicant shall implement use of standard residential construction (wood or stucco siding, STC-27 windows, door weatherstripping, exterior wall insulation, composition plywood roof) on all two-story residential units.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Details of the construction materials shall be incorporated into the Building Permit Plans for all residential building permits.

Satisfied. Compliance with this condition shall be verified during review of residential building permits.

6. **Human Remains:** If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the Coroner and recommendations for treatment solicited (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

Satisfied. This condition has been added as Standard Note #42 on Improvement Plans, which was approved May 10, 2016 by EDCTD warrants compliance with this condition.

7. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.

Satisfied. The tentative map is due to expire in January 2018. Approval and recordation of the Final Map constitutes as execution of the tentative map.

8. **Landscape Plan:** Landscaping plans for Lots A, B and G shall be coordinated with the Rolling Hills Community Services District, and reviewed and approved by the Development Services Department-Planning Services Division as part of Improvement Plan review. The landscaping shall be installed prior to issuance of occupancy of first residential unit.

Satisfied. The Landscape Plan has been reviewed and approved by Rolling Hills Community Services District.

9. **Development Services Division Fees:** Prior to final map approval, the applicant shall pay all Development Services Division fees associated with this application.

Satisfied. All applicable Planning Services fees have been paid.

10. **Notice of Determination:** The applicant shall submit to Planning Services a \$50.00 recording fee and a Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No final map shall be filed until said fees are paid.

Satisfied. A Notice of Determination was filed January 16, 2015.

11. **Meter Award Letter:** A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.

Satisfied. Meter Award Letter has been provided with the Final Map application.

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

Satisfied. As verified, there are neither pending liens nor bonds with regards to this subject property.

13. **Hold Harmless:** 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 California Government Code.

The applicant 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 applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

Acknowledged. There are no pending legal actions regarding approval of TM 14-1514.

Transportation Division-Specific Conditions

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

Table 1. El Dorado Springs 23 Tentative Map Road Improvements				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*/ SHOULDER WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
"A" Drive "B" Drive "C" Drive	Std Plan 101B (3-inch AC over 8-inch AB Min. or as recommended by geotechnical engineer)	29 ft	40 ft	Two 12.5 foot wide lanes, Type 1 rolled Curb and gutter, 4-foot sidewalk on one side of street. 25 MPH Design Speed. (DISM Pg 17, Sec 2.E. C,G & S))

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

** Non-exclusive road and public utility easements included

Satisfied. El Dorado Springs 23 subdivision is being constructed according to the above standards, as depicted in the Improvement Plans as approved by Transportation Division on May 10, 2016.

15. **Encroachment Permit White Rock Road "A" Drive:** The applicant shall obtain an encroachment permit from EDCTD and shall construct both roadway encroachments from the access roadway onto White Rock Road to the provisions of County Design Standards 103E. "A" Drive shall be aligned with the existing intersection of White Rock Road and Carson Crossing Drive and the profile set to accommodate future widening of

White Rock Road. The improvements shall be completed to the satisfaction of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Satisfied. The above improvements have been incorporated into the approved Improvement Plans and shall be constructed according to required standards.

16. **Encroachment Permit White Rock Road “C” Drive:** The applicant shall obtain an encroachment permit from EDCTD and shall construct both roadway encroachments from the access roadway onto White Rock Road to the provisions of County Design Standards 103E. The Roadway “C” Drive shall be a right-in right-out access on to White Rock Road and shall be signed and striped in conformance with the latest version of the California Manual Uniform Traffic Control Devices (MUTCD). The “C” Drive profile shall be set to accommodate future widening of White Rock Road. The improvements shall be completed to the satisfaction of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Satisfied. The above improvements have been incorporated into the approved Improvement Plans and shall be constructed according to required standards.

17. **“A” Drive - Left Turn Channelization on White Rock Road:** The applicant shall design and construct a left turn pocket on to the western project access road according to the provisions of the Caltrans Highway Design Manual and/or AASHTO. The improvements shall be included in the project improvement plans and completed to the approval of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Satisfied. The above improvements have been incorporated into the approved Improvement Plans and shall be constructed according to required standards.

18. **Offer of Dedication, White Rock Road:** The project is adjacent to the White Rock Road Widening (2 to 4 lanes) – Manchester Drive to Sacramento County Line project listed in the County’s Capital Improvement Program as project No. GP137. This segment of White Rock Road is also within the Sacramento Southeast Transportation Corridor. The applicant shall irrevocably offer to dedicate, in fee, the necessary right of way to measure typically 62 feet from the center line of White Rock Road for the on-site portion of White Rock Road along the entire property frontage, as shown on the tentative map, and prior to filing the map. This offer will be accepted by the County.

Satisfied. The Offer of Dedication for White Rock Road (Lot R2) is provided on Sheet 1 of Final Map and shall be executed with the Final Map recordation.

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

width of the traffic lane(s) serving that gate.

Satisfied. The required improvements shall be constructed in accordance with the approved Improvement Plan for El Dorado Springs 23.

20. **Gates, Turnarounds:** All gates shall be designed and constructed with turnarounds acceptable to the EDCTD and the Fire Department. The improvements shall be completed to the satisfaction of the EDCTD or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Satisfied. The required improvements shall be constructed in accordance with the approved Improvement Plan for El Dorado Springs 23.

21. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. EDCTD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map. EDCTD recommends that a Home Owner's Association be created and assume responsibility for maintenance of all drainage, storm water quality, and roadway facilities within the project.

Satisfied. Articles of Incorporation, which includes provisions for maintenance entity, have been submitted to the state filing.

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

Satisfied. Maintenance of fences and walls is included in Section 1.1.19 of CC&R's approved on July 19, 2016 warrant compliance with this condition.

23. **Performance Bond:** The construction of all required improvements shall be completed with the presentation of the final map to the Development Services Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the sub divider shall provide a 100 percent performance surety and a 50 percent labor and materialness surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the sub divider 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 EDCTD.

Satisfied. Performance Bond No. SUR0037954 for the subdivision construction has been issued.

24. **Subdivision Improvement Agreement & Security:** The developer shall enter into a

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

Satisfied. Subdivision Improvement Agreement for El Dorado Springs 23 has been approved and is recommended for approval with the Final Map approval.

Transportation Division-Standard Conditions

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

Satisfied. El Dorado Springs 23 Subdivision Improvement Plan has been approved May 10, 2016 by Transportation Division.

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

Satisfied. Installation of signs shall be constructed in accordance with the approved Improvement Plan for El Dorado Springs 23.

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

Satisfied. Maintenance of fences and walls is included in Section 1.1.19 of CC&R's approved on July 19, 2016 warrant compliance with this condition.

28. **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.

Satisfied. The required improvements shall be constructed in accordance with the approved Improvement Plan for El Dorado Springs 23.

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

Satisfied. Construction hours have been incorporated as Standard Note #12 on Improvement Plans approved on May 10, 2016 by Transportation Division.

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

Satisfied. The above potential activity has been added as Standard Note #1 in Grading Plans approved January 8, 2016 by Transportation Division.

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

Satisfied. Subdivision Grading Plans were approved on January 8, 2016 and Improvement Plans approved on May 10, 2016.

32. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the EDCTD. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the EDCTD shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

Satisfied. Grading Plans were approved on January 8, 2016 by Transportation Division.

33. **RCD Coordination:** The timing of construction and method of re-vegetation 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 EDCTD. The EDCTD shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Satisfied. RCD requirements have been included as Grading Note #6 on Improvement Plans approved May 10, 2016 by Transportation Division.

34. **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 EDCTD. 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.

Satisfied. Geotechnical Engineering Study, prepared by Youngdahl PN#E13257.000 was submitted with the first submittal of Grading Plans on January 12, 2015.

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

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

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

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

Satisfied. Drainage Study dated January 2015 was submitted with the first submittal of Grading Plans on January 12, 2015.

36. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the

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

Satisfied. Drainage easements are shown on Sheet 1 of Final Map.

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

Satisfied. Drainage easements are shown on Sheet 1 of Final Map.

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

Acknowledged. Compliance with this condition shall be verified during building permit review.

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

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

Satisfied. El Dorado Springs 23 Subdivision Improvement Plan has been approved May 10, 2016 by Transportation Division.

40. **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 EDCTD with the record drawings, drainage report, structural wall calculations, and geotechnical reports in PDF format.

Satisfied. Electronic documentation of El Dorado Springs 23 Subdivision Improvement Plan has been provided to Transportation Division.

41. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Acknowledged. Compliance with this condition shall be verified at the building permit stage.

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

Satisfied. All existing and proposed easements are shown on the Final Map.

Air Quality Management District

43. **Wood-burning devices:** The installation of open hearth wood-burning fireplaces or woodstoves shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, AQMD recommends using “natural-gas or propane only” fireplaces with flues/chimneys designed to only accommodate natural gas /propane burning. Conformance with this requirement shall be verified prior to issuance of building permit.

Acknowledged. Compliance with this condition shall be verified at the building permit stage.

44. **Electric Vehicle Charging:** All private garages or parking stalls reserved for residents shall include at a minimum a Level 1 (110V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). These outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure. Conformance with this requirement shall be verified prior to issuance of building permit.

Acknowledged. Compliance with this condition shall be verified at the building permit stage.

45. **Exterior Electrical Outlets:** Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools. Conformance with this requirement shall be verified prior to issuance of building permit.

Acknowledged. Compliance with this condition shall be verified at the building permit stage.

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

Standard Note #15 and #16 on Grading Plans approved January 8, 2016 by EDCTD warrants compliance with this condition.

47. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224). Conformance with this requirement shall be verified prior to approval of grading plans.

Satisfied. Grading Plans were approved on January 8, 2016 by Transportation Division.

48. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings. Conformance with this requirement shall be verified prior to issuance of building permit.

Acknowledged. Compliance with this condition shall be verified at the building permit stage.

49. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning). Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.

Satisfied. Grading Plans were approved on January 8, 2016 by Transportation Division.

50. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the

regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation. Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of grading plans.

Satisfied. Grading Plans were approved on January 8, 2016 by Transportation Division.

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

Satisfied. Grading Plans were approved on January 8, 2016 by Transportation Division.

El Dorado Hills Fire Department

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

Satisfied. This requirement has been incorporated as Note #6 on Improvement Plans approved on May 6, 2016 by Fire Department.

53. **Fire Hydrant:** This development shall install Mueller Dry Barrel fire hydrants or any hydrant approved by the El Dorado Irrigation District for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.

Conformance with this requirement (to be reflected as note on plans) shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been verified in the Improvement Plans approved

on May 6, 2016 by the Fire Department.

54. **Fire Hydrant Reflector:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been incorporated as Note #7 on Improvement Plans approved on May 6, 2016 by the Fire Department.

55. **Fire Hydrant Installation:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been verified in the Improvement Plans approved on May 6, 2016 by the Fire Department.

56. **Wild Fire Safe Plan:** This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department. Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been verified in the Improvement Plans approved on May 6, 2016 by the Fire Department.

57. **Open Space Lot D:** At the end of A Drive, there shall be access for fire equipment into the open space Lot D.

Satisfied. This requirement has been verified in the Improvement Plans approved on May 6, 2016 by the Fire Department.

58. **Landscape Lot E:** Lot E shall be designed so that fire crews can walk and gain access into the open space Lot F.

Satisfied. This requirement has been verified in the Improvement Plans approved on May 6, 2016 by the Fire Department.

59. **Traffic Calming Device Restriction:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been verified in the Improvement Plans approved

on May 6, 2016 by the Fire Department.

60. **Gates:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been verified in the Improvement Plans approved on May 6, 2016 by the Fire Department.

61. **Parking Provisions:** Parking will be allowed on one side of the street only. The curbs adjacent to the sidewalk will be painted red or signed every 25 feet “no parking fire lane.” This shall be white letters on a red background. No parking is allowed in either gated entry area. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been verified in the Improvement Plans approved on May 6, 2016 by the Fire Department.

62. **Dead End Road:** This project may be phased so long as dead end roads do not exceed 800 feet or 24 parcels; whichever comes first. Conformance with this requirement, as noted on plans, shall be verified prior to approval of Improvement Plans.

Satisfied. This requirement has been verified in the Improvement Plans approved on May 6, 2016 by the Fire Department.

County Surveyor’s Office

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

Satisfied. The required Monument Bond has been secured.

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

Satisfied. All roads have been named according to a road name petition approved by the county Surveyor’s office prior to filing the Final Map.

Rolling Hills Community Services District

65. **Park In-lieu Fee:** Pursuant to Section 16.12.090 of the El Dorado County Subdivisions

Ordinance, the project is responsible for parkland dedication which shall be satisfied through payment of park in-lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of the appraisal, the applicant shall pay the park fee to the Rolling Hills Community Services District and shall submit a copy of the receipt to El Dorado County Development Services Division-Planning Services prior to filing the Final Map.

Satisfied. Park In-Lieu fee has been paid to Rolling Hills CSD.

66. **Park Maintenance Fee:** Prior to Final Map recordation, the applicant shall provide a copy of the executed agreement with the Rolling Hills Community Services District detailing the payment of the park maintenance fee.

Satisfied. Park Maintenance Fee has been paid to Rolling Hills CSD.

Exhibit F
EL DORADO IRRIGATION DISTRICT
Cash Receipt

9/20/2016 4:13 PM

Service Type: Residential
 Project #: 2406DEV Work Order #: 714730
 Project Name: El Dorado Springs 23 Zone: 2
 A. P. N. 117-010-05 A. D. AD3II
 SP Project No: 2497SP

Name: CalAtlantic Group, Inc. Cont ID: 2406
 Address: 3200 Douglas Blvd., Ste. 121 Check Number 35059812
 City, State, Zip: Roseville, CA 95661 Written by Same
 Phone: 916-746-4800

Water & Sewer for 49 SFR Development*
1-inch meters installed for PFS operation

Potable EDUs:	46
# of Potable Meters	46
Wastewater EDUs:	46
No. of W/W Inspec.	46

Flat Fee Potable Meter	\$36,248.00	105-0000-0000-40218
Job Estimate Fee/Variance Request	\$0.00	105-0000-0000-40290
Time & Material Deposit	\$0.00	105-0000-0000-22118
WATER Buy In	\$154,192.00	370-0000-0000-41020
WATER Supply	\$153,226.00	370-0000-0000-41020
Future Capital Costs	\$537,556.00	370-0000-0000-41020
Gabbro Soils	\$15,870.00	325-0000-0000-41050
Reservoir Line & Cover Project Phase II	\$5,428.00	351-0000-0000-40201
Reservoir Line & Cover Project Phase III	\$14,950.00	351-0000-0000-40202
Wastewater Buy - In	\$289,340.00	470-0000-0000-41020
Future Capital Costs	\$328,900.00	470-0000-0000-41020
Wastewater Inspection Fee	\$6,670.00	410-0000-0000-40220
D.O.T. Road Encroachment Permit	\$0.00	105-0000-0000-22115
Promontory Lift Station No. 1	\$0.00	105-0000-0000-22112
Promontory Off-Site Sewer Line	\$0.00	105-0000-0000-22112
Returned Check Fee	\$0.00	110-0000-0000-46260

Total Due \$1,542,380.00
 Total Paid \$1,542,380.00
BALANCE DUE: \$0.00

*Payment received for 3 lots received 7/14/2016
 (MODEL HOMES)

Completed by: 
 Date: 9/20/16



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: September 26, 2016

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

CalAtlantic Group, Inc.

El Dorado Springs 23

3200 Douglas Blvd., Ste. 121

Roseville, CA 95661

APN:117-010-05

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: 49 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 49 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2406DEV 714730
Service Purchase Project No.: 2497SP

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

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

Owner/Applicant Signature

Development Services

Original Copy - Project File

1 Copy - Applicant

1 Copy - County/City