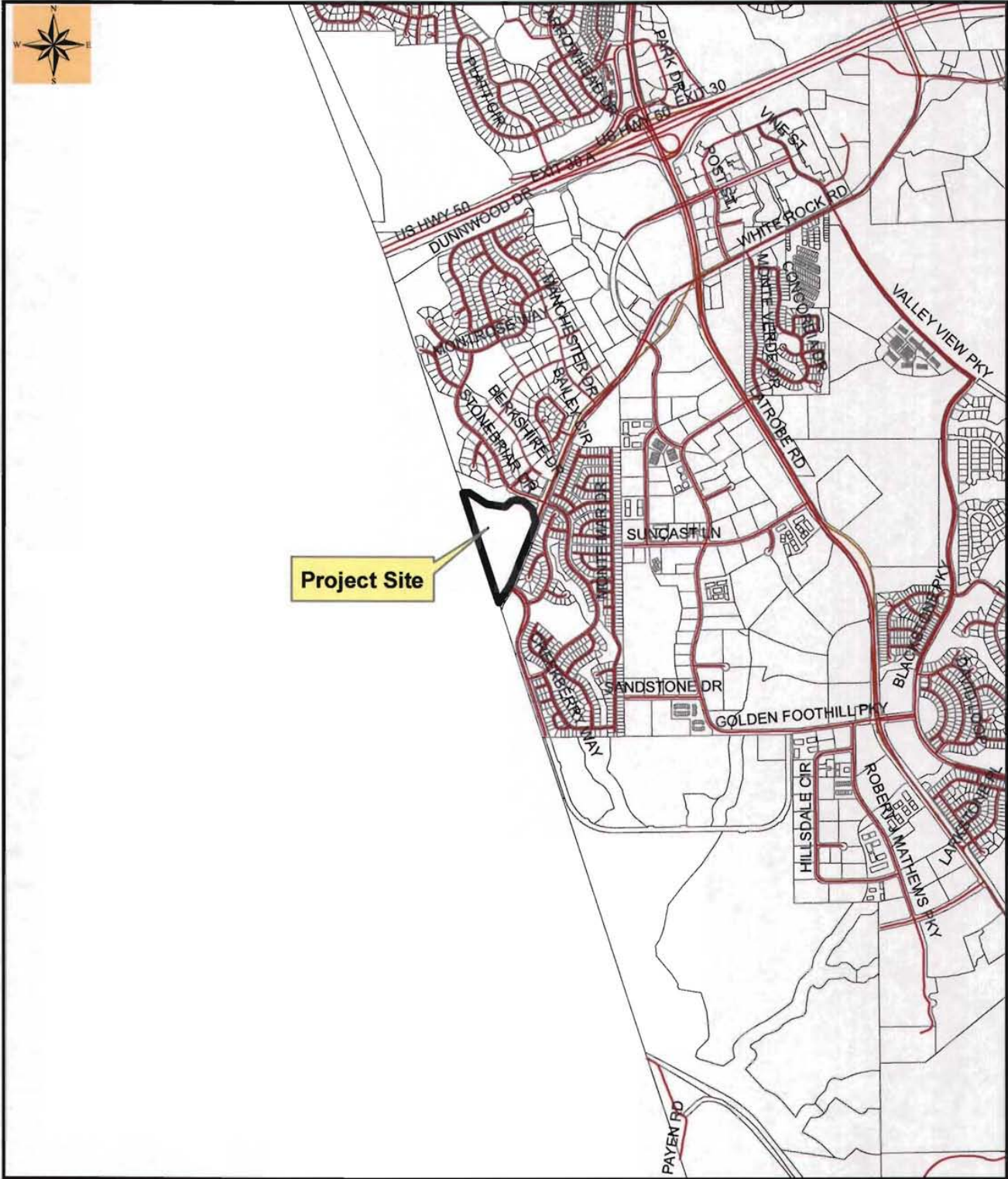


# El Dorado Springs 23 A14-0005/Z14-0009/TM14-1514



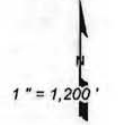
Map prepared by  
M&J Planning  
© El Dorado County  
Development Services Planning

## Exhibit A: Location Map

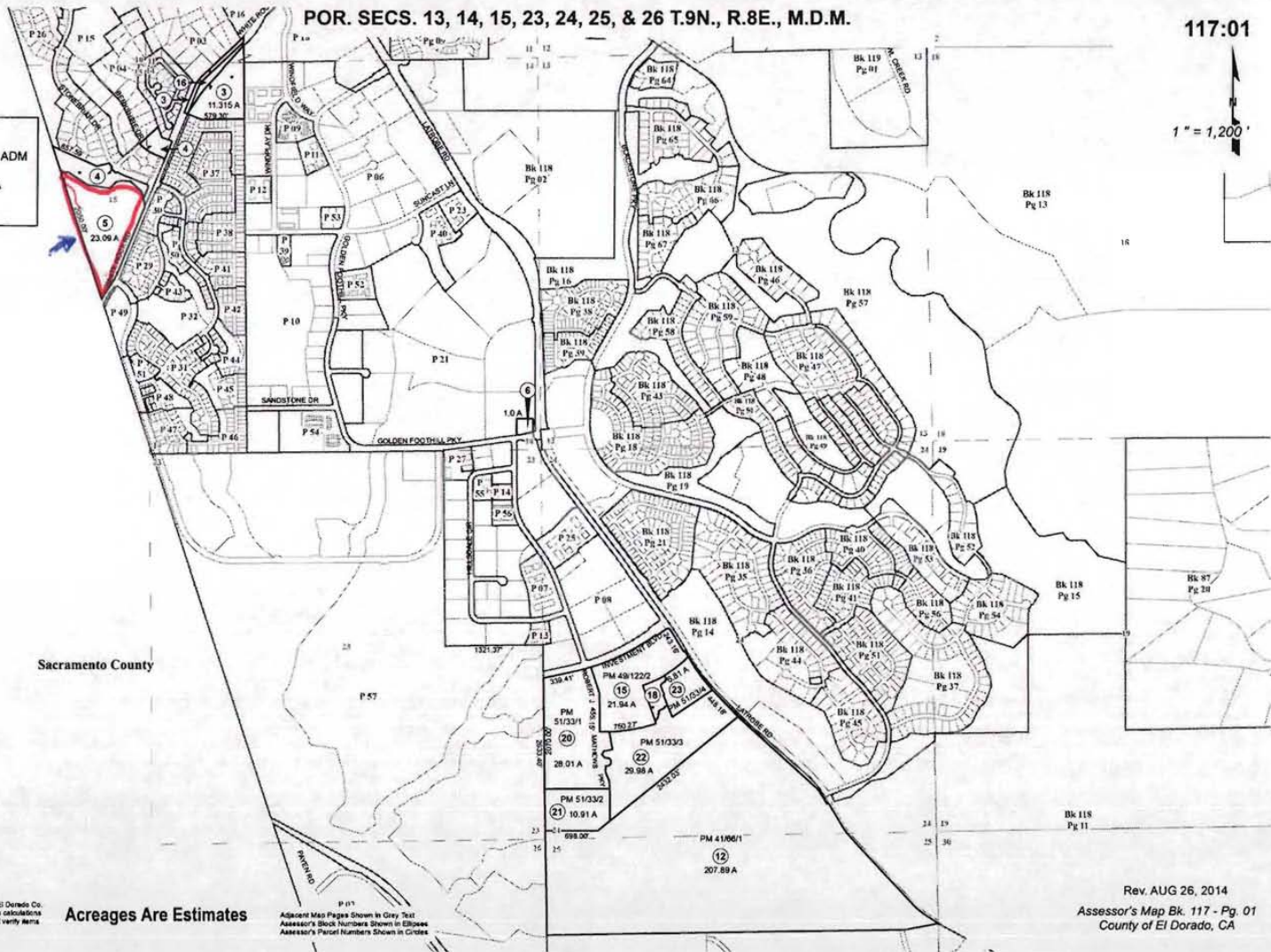
0 335 670 1,340 Feet

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

117:01



- \*Parcel Notes**
- ③ - PPM 47/56/A, 11.315 A, ADM
  - ④ - RS 24/79/2, 7.730 A, NA
  - ⑤ - PM 50/102/A, 2.39 A



**EXHIBIT B**

Sacramento County

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and coverage.

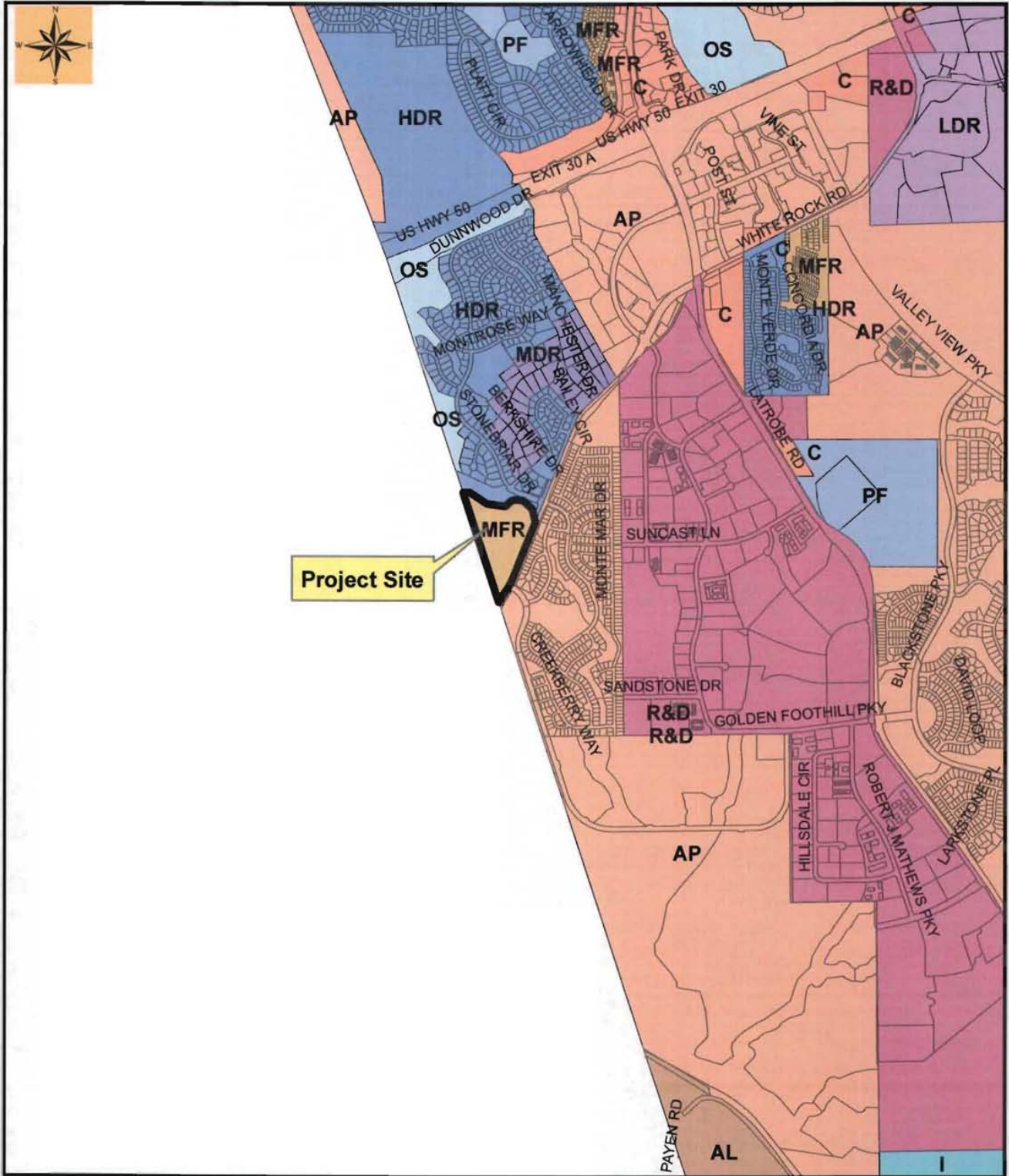
**Acresages Are Estimates**

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

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



# El Dorado Springs 23 A14-0005/Z14-0009/TM14-1514

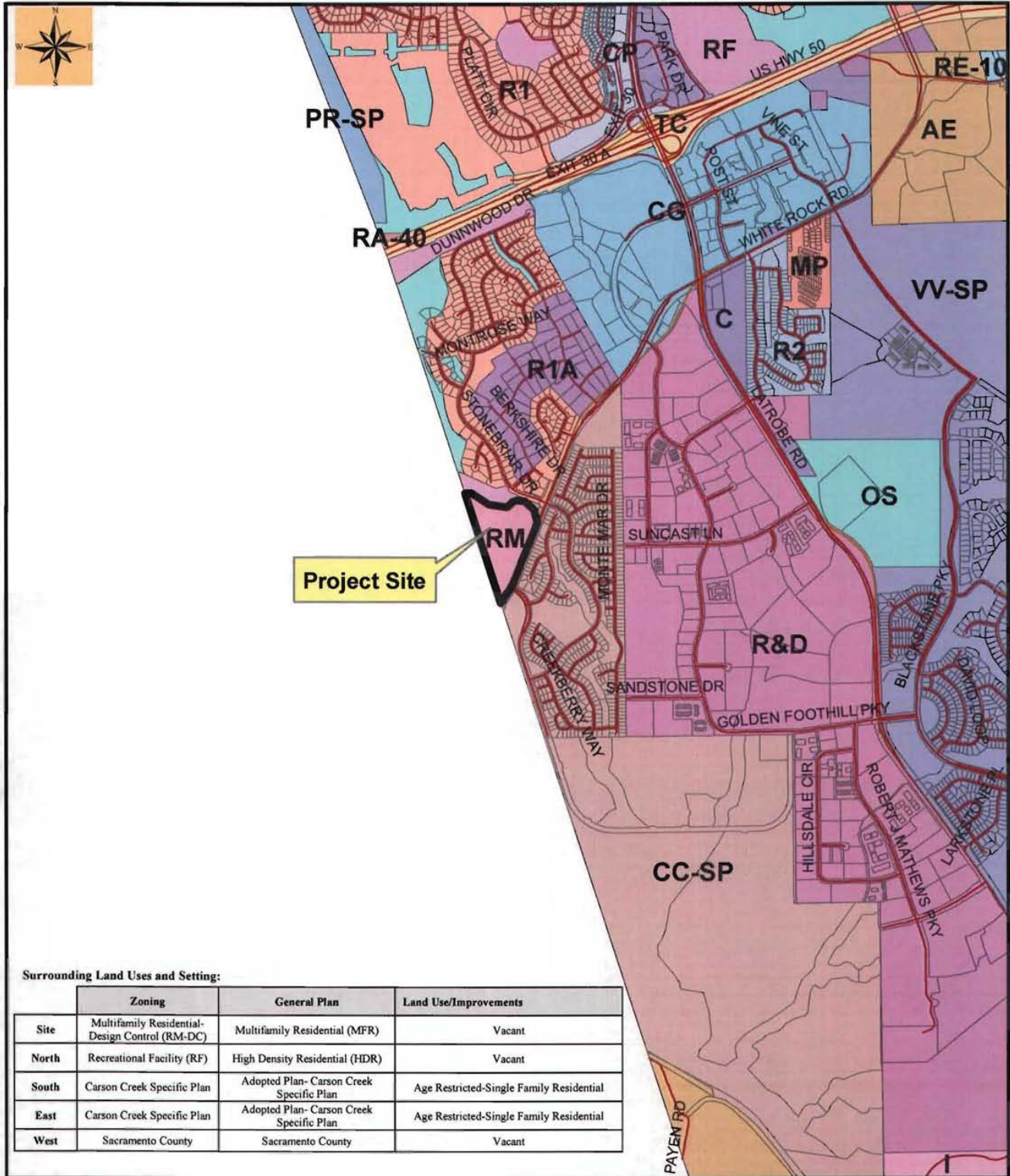


Map prepared by  
Map Associates  
El Dorado County  
Development Services Planning

## Exhibit C: General Plan Land Use Map

0 335 670 1,340 Feet

# El Dorado Springs 23 A14-0005/Z14-0009/TM14-1514



**Surrounding Land Uses and Setting:**

	Zoning	General Plan	Land Use/Improvements
Site	Multifamily Residential-Design Control (RM-DC)	Multifamily Residential (MFR)	Vacant
North	Recreational Facility (RF)	High Density Residential (HDR)	Vacant
South	Carson Creek Specific Plan	Adopted Plan- Carson Creek Specific Plan	Age Restricted-Single Family Residential
East	Carson Creek Specific Plan	Adopted Plan- Carson Creek Specific Plan	Age Restricted-Single Family Residential
West	Sacramento County	Sacramento County	Vacant

Map prepared by  
M&J Planning  
© Contra Costa County  
Development Services Planning

## Exhibit D: Zone Map

0 335 670 1,340 Feet



**SETTLEMENT AGREEMENT AND MUTUAL RELEASE**

This Settlement Agreement ("Agreement") was entered into, and is effective as of, the 27<sup>th</sup> day of September, 1999 (the "Effective Date") by and between the following parties: EL DORADO COUNTY TAXPAYERS FOR QUALITY GROWTH ("Quality Growth"), a California non-profit corporation and the Petitioner in the litigation referenced below; JOHN WESLEY EUER, ROBERT BRYCE EUER, PALISADES PROPERTIES, INC., AKT MOSHER, and AKT DEVELOPMENT CORPORATION, collectively the Real Parties in Interest ("Real Parties") in the litigation referenced below; and the COUNTY OF EL DORADO ("County") and EL DORADO COUNTY BOARD OF SUPERVISORS ("the Board") (sometimes collectively, "the Board"), Respondents in the litigation referenced below. Quality Growth, the Board, and Real Parties shall hereafter, from time to time, be collectively referred to as "the Parties." By signing this Agreement, the Parties intend to create binding obligations as between themselves, which are described below in Sections II, III(A), and V(A) of the Agreement. Sections III(B) through III(C), IV, V(B) through V(C), VI, VII, VIII, IX, X and XI will become final and binding, however, only if the Board approves the package of actions proposed, including several amendments proposed to the Carson Creek Specific Plan (collectively referred to as "Package of Actions"), described in Exhibit A and depicted in Exhibit B to this Agreement. Section IV is binding only as between Real Parties and Quality Growth; however, Real Parties' duty in Section IV(C) is triggered by the Board's adoption of the Package of Actions. In the event that the Board

September 27, 1999 (11:03AM)  
Carson Creek

Page 1 of 30

**EXHIBIT E**

fails or refuses to approve of the Package of Actions, this Agreement shall terminate and shall be of no further force and effect; this means that Sections III(B) through III(C), IV, V(B) through V(C), VI, VII, VIII, IX, X and XI will never have had any force or effect. If after due consideration the Board fails or refuses to approve the Package of Actions, the Board's actions shall not constitute breach of this agreement.

### **RECITALS**

#### **PURPOSE**

A. The purpose of this Agreement is to forever resolve, on terms satisfactory to the Parties, litigation pending between the Parties in El Dorado County Superior Court Case No. PV-002584, entitled El Dorado County Taxpayers for Quality Growth v. County of El Dorado et al. ("the Lawsuit"). Petitioner Quality Growth filed the Lawsuit against the Board as Respondent and against Real Parties. The purpose of this Agreement shall be achieved by commitments made by, and actions to be taken by, Quality Growth, the County, and Real Parties as set forth herein, subject to the terms, conditions, representations, and covenants set forth herein.

B. Based on their belief that the settlement terms set forth in this Agreement will be in the best interest of the Parties and the public, Quality Growth and Real Parties entered into the Agreement before they knew whether the Board would adopt the Package of Actions. By signing this Agreement, the Board in no way agrees to constrain the free and lawful exercise of its discretion in land use matters within the boundaries of the County of

El Dorado; even after signing this Agreement, the Board may choose to approve the Package of Actions, as described in Section III below, or not. Those elements of the Agreement relating to the implementation of the Package of Actions as set forth in Sections III(B) through III(C), IV, V(B) through V(C), VI, VII, VIII, IX, X and XI below, shall become binding and enforceable by the Parties, however, only if and when the Board approves the Package of Actions. Documentation evidencing the Board's action will become Exhibit C to this Agreement and will be incorporated by reference into this Agreement, and at that point this Agreement shall be recorded. The portions of the Agreement requiring the Board to schedule and hold a public hearing on the Package of Actions, to deliberate in good faith on the decision of whether to approve the Package of Actions, and to afford due consideration to the Package of Actions; the portions of the Agreement requiring Real Parties to propose the Package of Actions; and the portions of the Agreement requiring Quality Growth to exercise its best efforts to obtain approval of those measures (as set forth in Sections II, III(A), and V(A)) shall become immediately effective upon the execution of this Agreement by the Board, Quality Growth, and Real Parties, and do not depend upon any ultimate approval by the Board of the Package of Actions.

C. The Parties recognize and agree that the vesting date contained in the Carson Creek Development Agreement, described below in the Section entitled "Background", subsection S, between the County and Real Parties shall not be changed by this Agreement,

the Package of Actions described herein, or any related amendments to the Development Agreement.

#### THE PARTIES

A. Petitioner EL DORADO COUNTY TAXPAYERS FOR QUALITY GROWTH (also sometimes referred to in this Lawsuit as EL DORADO TAXPAYERS FOR QUALITY GROWTH) is a California non-profit corporation.

B. Respondent EL DORADO COUNTY BOARD OF SUPERVISORS is the governing body of El Dorado County, a subdivision of the State of California that has authority to regulate land uses on unincorporated lands within its borders pursuant to Article 11, section 7, of the California Constitution.

C. Real Party in Interest PALISADES PROPERTIES, INC., is a corporation doing business in California, the applicant for the Specific Plan, and agent of the other Real Parties in Interest listed below for purposes of planning and future development of property in the Specific Plan Area ("subject property").

D. Real Party in Interest AKT MOSHER is a partnership doing business in California and partial owner of the subject property.

E. Real Party in Interest JOHN WESLEY EUER is a partial owner of the subject property.

F. Real Party in Interest ROBERT BRYCE EUER is a partial owner of the subject property.



G. Real Party in Interest AKT DEVELOPMENT CORPORATION is a corporation doing business in California and developer of the subject property.

#### BACKGROUND

A. In July 1994, PALISADES PROPERTIES, INC., submitted to the County an application for approval of the Carson Creek Specific Plan ("Specific Plan") and Phase I project. The Specific Plan sets forth comprehensive guidance and regulations for development of 710 acres in unincorporated western El Dorado County. The Specific Plan and Phase I project include over 2,400 dwelling units in 20 separate villages on approximately 470 acres.

B. The County's environmental review for the Specific Plan pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 *et seq.*) began with issuance of a Notice of Preparation ("NOP") for a draft environmental impact report ("Draft EIR") in June 1994.

C. On May 22, 1996, the County released the Carson Creek Draft EIR for a 45-day public review period.

D. The County Planning Commission ("Planning Commission") held a hearing on the Draft EIR on June 27, 1996, in order to provide the public with an additional opportunity to offer comments.

E. At the close of the public review period, the County prepared a Response to Comments addendum. In August 1996, the County prepared a Mitigation Monitoring Plan.

and IV shall not arise if, for any reason, the County fails or refuses to grant the approval(s) necessary to authorize the Package of Actions.

**IV.  
REAL PARTIES SHALL RECORD A DEED RESTRICTION  
OVER THEIR 23-ACRE PARCEL, ASSESSOR'S PARCEL NUMBER 1080403,  
VOLUNTARILY LIMITING THE SITE'S DENSITY TO 52 UNITS.**

A. Real Parties own in fee a certain 23.092-acre parcel in El Dorado County more particularly described as assessor's parcel number (APN) 1080403.

B. According to the County's most recent (but currently invalidated) General Plan, the density currently allowed on APN 1080403 is 24 residential units per acre or about 552 units. Under the previous land use regulations, allowed densities were 12 units per acre or about 276 units.

C. Real Parties shall record a deed restriction over their 23-acre parcel, APN 1080403, that will limit development on that parcel to a total of 52 residential units.

D. The Board's approval of the Package of Actions is a precondition to Real Parties' obligations under Section IV(C).

E. Real Parties shall fulfill their obligations under Section IV(C) 90 days after (1) the Board approves the Package of Actions and (2) the Board files and posts an NOD for that action.

**V.**

**QUALITY GROWTH'S EFFORTS TO ENSURE AMENDMENT OF THE  
CARSON CREEK SPECIFIC PLAN AND DISMISSAL OF ITS CLAIMS.**

A. Quality Growth will support Real Parties' application for approval from the Board for the Package of Actions as described above in Sections II and III and Exhibit A.

B. In recognition of the valuable consideration embodied in the commitment of Real Parties to limit development on APN 1080403, as described in Section IV, and to limit development within the Carson Creek Specific Plan boundaries as further described in this Agreement, Quality Growth agrees to dismiss its claims in the Lawsuit and in any post-judgment motions, extraordinary writ proceedings, appeals or cross-appeals from Superior Court Judgments therein. To effectuate this commitment, Quality Growth's attorneys, within five (5) business days after the County approves the Package of Actions, shall file with the Superior Court any and all necessary and appropriate documents, including, but not limited to, a full satisfaction of judgment, to dismiss the Lawsuit and vacate the judgment of the court therein.

C. As provided elsewhere in this Settlement Agreement, the Board's approval of the Package of Actions is a precondition to Quality Growth's obligations under Section V(B).



AERIAL MAP  
**EL DORADO SPRINGS 23**

COUNTY OF EL DORADO JULY, 2014 STATE OF CALIFORNIA



SCALE: 1"=100'



**EXHIBIT F**

cta Engineering & Surveying  
Civil Engineering Land Surveying Land Planning  
3233 Market Circle, Rancho Cordova, CA 95771  
916.437.1100

**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  
3033 Miller Circle, Rancho Corcoran, CA 95647  
TEL: 916.437.7100 FAX: 916.437.7101

**MAP SCALE**

1" = 100'

**CONTOUR INTERVAL**

CONTOUR INTERVAL = 1 FEET

**SOURCE OF TOPOGRAPHY**

TOPOGRAPHIC SURVEY

**SECTION, TOWNSHIP and RANGE**

PORTION OF SECTIONS 14 & 15, T.9N., R.8E., M.6M.

**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-C).....(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

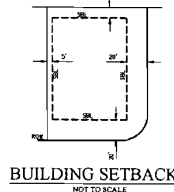
**PHASING PLAN NOTICE**

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 65046.1)

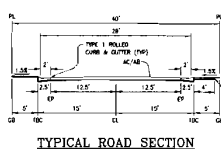
**ENGINEER'S CERTIFICATE**

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 SPECIFICATIONS AND GUIDELINES ESTABLISHED BY EL DORADO COUNTY

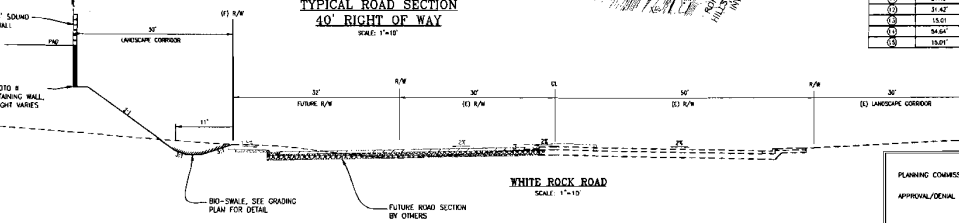
OLGA SCIORELLI P.E. 71204 DATE



**BUILDING SETBACKS**  
NOT TO SCALE

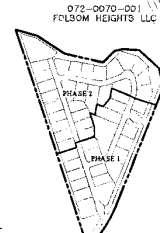


**TYPICAL ROAD SECTION 40' RIGHT OF WAY**  
SCALE 1"=10'

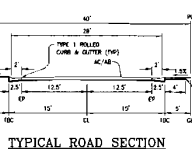


**WHITE ROCK ROAD**  
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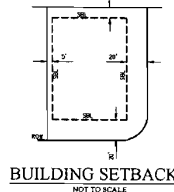
**PHASING MAP**  
NOT TO SCALE



**PHASING MAP**  
NOT TO SCALE

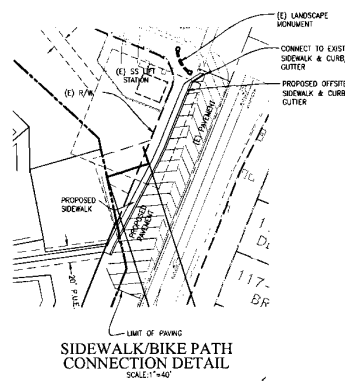


**TYPICAL ROAD SECTION 40' RIGHT OF WAY**  
SCALE 1"=10'

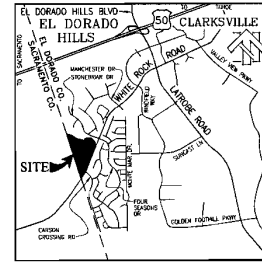


**BUILDING SETBACKS**  
NOT TO SCALE

TENTATIVE MAP  
**EL DORADO SPRINGS 23**  
COUNTY OF EL DORADO    OCTOBER, 2014    STATE OF CALIFORNIA



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



**VICINITY MAP**  
NOT TO SCALE



SCALE: 1"=100'

**LEGEND**

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

**GROSS AND NET LOT AREAS**

Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	17,298	12,215
2	15,075	8,968
3	15,531	8,840
4	11,138	5,832
5	16,272	11,107
6	15,035	8,285
7	10,500	8,825
8	10,467	8,926
9	16,533	8,645
10	14,274	7,815
11	12,556	6,511
12	18,241	15,944
13	13,840	10,089
14	10,259	12,128
15	16,983	5,157
16	12,229	8,120
17	12,703	12,128
18	17,243	12,243
19	20,245	13,815
20	12,647	13,762
21	16,833	6,751
22	16,402	8,375
23	19,050	8,375
24	16,168	8,148
25	10,470	8,821
26	16,535	8,328
27	11,262	7,633
28	10,203	10,467
29	14,548	8,426
30	11,722	7,113
31	10,282	6,382
32	8,806	5,812
33	12,238	6,424
34	18,991	13,243
35	11,298	7,202
36	10,330	8,800
37	11,340	7,800
38	10,124	8,000
39	10,330	8,800
40	16,175	8,000
41	15,124	8,000
42	10,883	8,800
43	10,883	8,800
44	10,883	8,800
45	10,883	8,800
46	10,883	8,800
47	16,800	1,000
48	11,870	7,200
49	17,806	11,825

**ROW CURVE DATA**

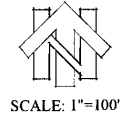
CURVE	LENGTH
(A)	41.87
(B)	15.94
(C)	31.88
(D)	47.89
(E)	29.24
(F)	34.21
(G)	21.12
(H)	15.91
(I)	54.84
(J)	19.81
(K)	21.47
(L)	21.47
(M)	13.01
(N)	84.64
(O)	13.07

**EXHIBIT G**

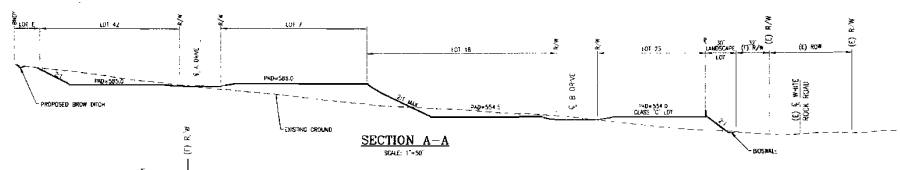
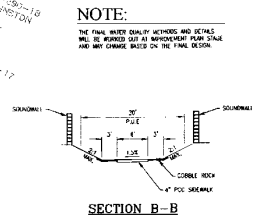
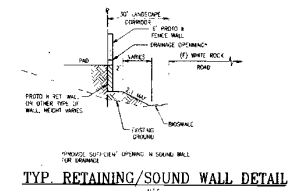
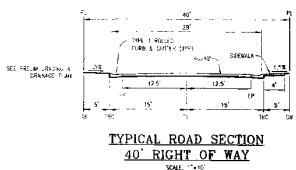
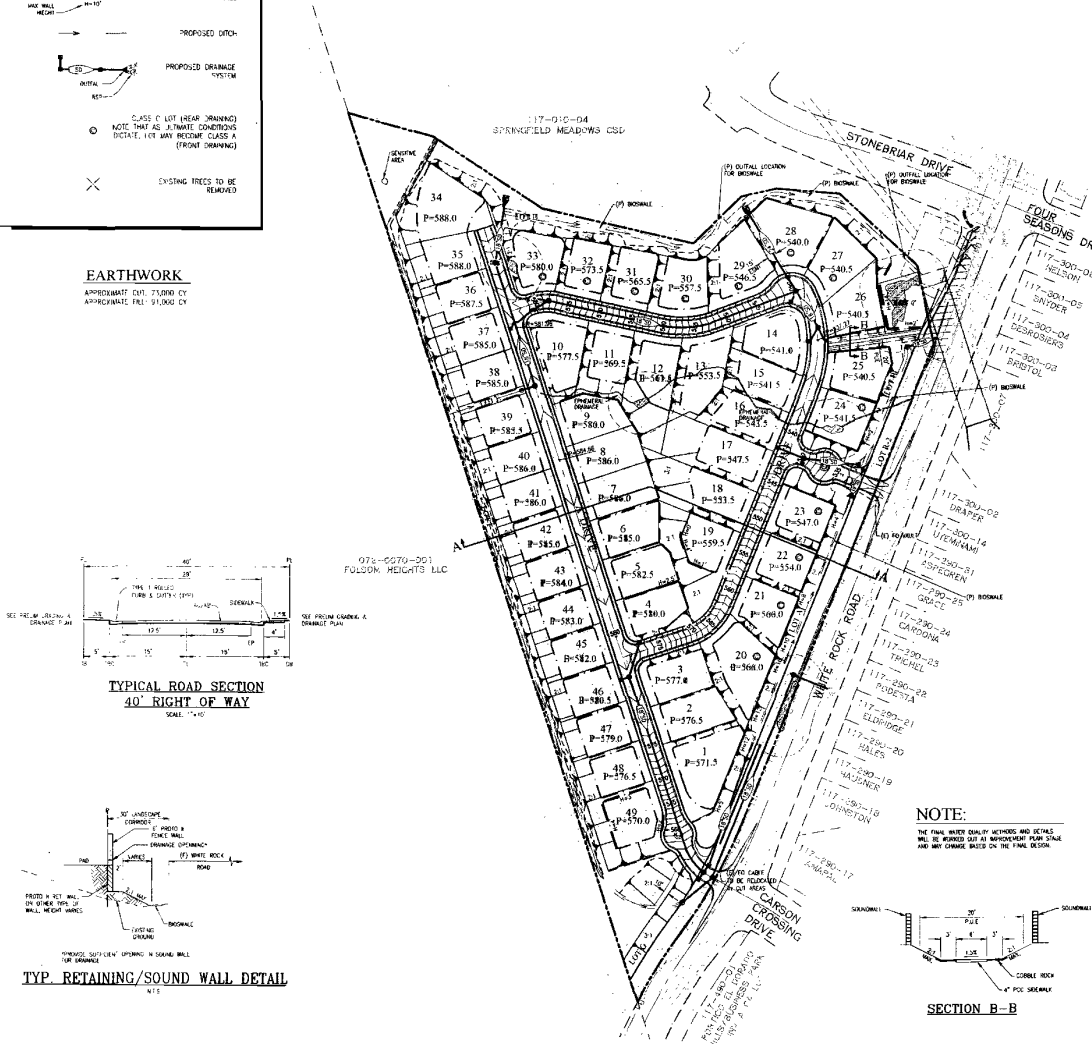
PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DATE: \_\_\_\_\_

**PRELIMINARY GRADING PLAN**  
**EL DORADO SPRINGS 23**  
 COUNTY OF EL DORADO    OCTOBER, 2014    STATE OF CALIFORNIA

LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED PAD ELEVATION
	PROPOSED ROADWAY GRADE (APPROX)
	PROPOSED LOW POINT (LP) OR PROPOSED HIGH POINT (HP)
	PROPOSED SLOPE BANK
	PROPOSED DAYLIGHT LINE
	PROPOSED RETAINING WALL
	PROPOSED DITCH
	PROPOSED DRAINAGE SYSTEM
	CLASS C LOT (BEAR DRAINING) NOTE: THAT AS A TEMPORARY CONDITION, THIS LOT MAY BECOME CLASS A DICTATE, FOR ANY RECLASS CLASS A (FRONT DRAWING)
	EXISTING TREES TO BE REMOVED



**EARTHWORK**  
 APPROXIMATE CUT: 75,000 CY  
 APPROXIMATE FILL: 91,000 CY



**NOTE:**  
 THE FINAL WATER QUALITY METHODS AND DESIGN WILL BE REVIEWED UPON ALL IMPROVEMENT PLAN SCALE AND ANY CHANGE BASED ON THE FINAL DESIGN.

**cta** Engineering & Surveying  
 Civil Engineering    Land Surveying    Land Planning  
 3311 Miner Drive    Rancho Dominguez, CA 90912  
 (951) 262-2222    www.cta-engineers.com

**BIOSWALE**  
 SCALE: 1"=10'

**EXHIBIT H**





**El Dorado Hills Area Planning Advisory Committee**

1021 Harvard Way  
El Dorado Hills, CA 95762

2014 Board Chair

John Hidahl

Vice Chair

Jeff Haberman

Secretary

Kathy Prevost

September 24, 2014

El Dorado County Planning Services  
Attn: Mel Pabalinas, Project Planner  
2850 Fairlane Court  
Placerville, CA 95667

**Subject: El Dorado Springs 23** A tentative subdivision map for 49 homes on 23 acres

An APAC subcommittee consisting of Jeff Haberman, John Raslear and John Hidahl met on Tuesday September 23<sup>rd</sup> to review the detailed project plan following the presentation made by Mr. Mike McDougal to the full APAC committee on Wednesday September 17<sup>th</sup>. **The APAC subcommittee supports the project** with the following noted concerns and comments:

**Concerns**

1. Stoplight Signalization at the intersection of A Drive and White Rock Road should be considered given the cumulative traffic impacts of the Elk Grove to EDH Connector which is planned on White Rock Road.
2. The retaining wall/soundwall combination adjacent to White Rock Road (shown in section 6) portrays a 6 foot soundwall on top of a ~ 8 foot retaining wall. While we recognize the height of the retaining wall will vary considerably along the roadway, careful consideration of drought tolerant landscaping or other aesthetic treatment must be given to the tallest wall areas to soften the visual impact.
3. A median or other safety barrier should be provided at the C Drive intersection with White Rock Road to prevent traffic from cutting across onto C Drive from White Rock

**Comments**

1. Bus turnouts should be considered to facilitate commuter bus transit.
2. Trails and Bikepath connections should be planned with the adjacent CS

APAC appreciates having the opportunity to comment on this project. If you have any questions about any of these conditions, please contact John Raslear, subcommittee chair at [jjrazz@sbcglobal.net](mailto:jjrazz@sbcglobal.net) or 916-933-2203; or John Hidahl, APAC Chairman at [Hidahl@aol.com](mailto:Hidahl@aol.com) or 916- 933-2703.

Sincerely,

*John Hidahl*

John Hidahl,  
APAC Chairman

Cc: APAC file

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

**EXHIBIT I**