

El Dorado County Community Development Agency  
Administration and Finance Division

Application for the Formation of Zone of Benefit

County Service Area No. 9

Carson Crossing Drive Drainage Zone of Benefit No. 98130

El Dorado County

Community Development Agency, Administration and Finance Division

Application for the Formation of a Zone of Benefit

County Service Area No. 9

Carson Crossing Drive Drainage Zone No. 98310

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- 5) Zone Map (Exhibit B)
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# 1) Application Summary

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# COUNTY OF EL DORADO

## APPLICATION SUMMARY: FORMATION OF A COUNTY SERVICE AREA ZONE OF BENEFIT

Applicant (Project Name): Lennar Homes of California, Inc.

Contact Person: Larry Gualco

Address: 1420 Rocky Ridge Dr, #320  
Roseville, CA 95661

Telephone Number: 916.746.8500

Services to be provided: \_\_\_\_\_ Road improvement/maintenance  
(check all that apply)  Drainage facility improvement/maintenance  
\_\_\_\_\_ Road and Drainage facility improvement/maintenance  
\_\_\_\_\_ Other (Specify – Must be an authorized service within the County  
Service Area and NOT provided by a community services district.  
Verify with County Staff prior to submitting application.):

If road or drainage services are indicated above, the status of the property to be served is:

- County owned or property for which there exists an irrevocable offer of dedication to the County.
- Private property, however, 100% of the property owners with a recorded interest in the property to be served have certified their willingness to make irrevocable offers of dedication of the property to the County.

Location of the project (closest major County road intersection and proximity to populated area):

South of Highway 504 east of Latrobe Road

Number of parcels in area to be served: current 12 projected 1,059

Total acreage: 412.531

Are there Agricultural Preserves in the area to be served?

- No
- Yes

Does any part of the area to be served lie within the boundaries of an existing CSD?

- No
- Yes; name of CSD is: El Dorado Hills CSD

Are any of the proposed services currently provided by the CSD?

- No
- Yes; type(s) of service: \_\_\_\_\_



## 2) Petition Summary

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# COUNTY OF EL DORADO

## PETITION SUMMARY

WE, THE UNDERSIGNED, hereby petition the Board of Supervisors of the County of El Dorado to form a "zone of benefit" within County Service Area 9, pursuant to Article 8 of Title 3, Division 2, Part 2, Chapter 2.5 (formerly Chapter 2.1) of the Government Code.

This petition is made with reverence to the following facts:

A zone of benefit within County Service Area 9 is proposed to be formed by this petition. A legal description setting forth the exterior boundaries of the territory to be included with in the zone is attached hereto as Exhibit A, and is depicted in the map attached hereto as Exhibit B.

The reason for forming this zone is (please state):

To satisfy Condition 44 of approved COA TM 1391 R  
TM 06-1428  
TM 14-1519

The purpose of the proposed zone is to provide funding for the following different services:

- Improve and maintain the roads within the boundaries of the proposed zone;
- Improve and maintain the drainage facilities within the boundaries of the proposed zone;
- Other different services (specify):

We request that the costs associated with providing the different services be financed through the following method:

- A special tax, subject to approval by two-thirds of the registered voters within the proposed zone boundaries participating in a mailed ballot election.
- A benefit assessment which shall be levied according to the estimated benefit received by each parcel, subject to approval by a weighted majority of the affected landowners.

The name proposed for the Zone of Benefit is: Carson Crossing Drive  
(for paying its fair share of drainage maintenance for Carson Crossing Drive)

We understand that the cost of providing this service will include administrative and miscellaneous costs incurred by the County in providing this service and that such amount shall be determined by the resource usage.



### 3) Petition to Form a Zone of Benefit

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COUNTY OF EL DORADO

PETITION TO FORM A ZONE OF BENEFIT

Proposed name of zone: Carson Crossing Drive

INSTRUCTIONS: Provide printed name, signature, assessor's parcel number (APN), address (if none, so state), name of incorporated city or unincorporated community, and date the petition is signed. If signatory is not registered to vote at the listed parcel, provide the address where registered to vote. If signatory is not registered to vote in El Dorado County, signature must be notarized and a Certificate of Acknowledgement attached.

YOUR SIGNATURE ON THIS PETITION INDICATES YOUR WILLINGNESS TO PROVIDE THE COUNTY WITH AN IRREVOCABLE OFFER OF DEDICATION FOR THE EASEMENTS TO BE MAINTAINED. YOUR SIGNATURE ON THIS FORM DOES NOT CONSTITUTE SUCH AN OFFER.	
Name (print): Lennar Homes of California, Inc. Lamy Guadalupe	APN: 117.570.01
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	
Name (print): Lennar Homes of California, Inc. Lamy Guadalupe	APN: 117.570.02
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	
Name (print): Lennar Homes of California, Inc. Lamy Guadalupe	APN: 117.570.03
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., #320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	
Name (print): Lennar Homes of California, Inc. Lamy Guadalupe	APN: 117.570.04
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	



COUNTY OF EL DORADO

PETITION TO FORM A ZONE OF BENEFIT

Proposed name of zone: Carson Crossing Drive

INSTRUCTIONS: Provide printed name, signature, assessor's parcel number (APN), address (if none, so state), name of incorporated city or unincorporated community, and date the petition is signed. If signatory is not registered to vote at the listed parcel, provide the address where registered to vote. If signatory is not registered to vote in El Dorado County, signature must be notarized and a Certificate of Acknowledgement attached.

YOUR SIGNATURE ON THIS PETITION INDICATES YOUR WILLINGNESS TO PROVIDE THE COUNTY WITH AN IRREVOCABLE OFFER OF DEDICATION FOR THE EASEMENTS TO BE MAINTAINED. YOUR SIGNATURE ON THIS FORM DOES NOT CONSTITUTE SUCH AN OFFER.

Name (print): Lennar Homes of California, Inc Larry Gualco	APN: 117.570.05
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr, Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	

Name (print): Lennar Homes of California, Inc Larry Gualco	APN: 117.570.06
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr, Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	

Name (print): Lennar Homes of California, Inc Larry Gualco	APN: 117.570.07
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr, #320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	

Name (print): Lennar Homes of California, Inc Larry Gualco	APN: 117.570.08
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr, Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	



COUNTY OF EL DORADO

PETITION TO FORM A ZONE OF BENEFIT

Proposed name of zone: Carson Crossing Drive

INSTRUCTIONS: Provide printed name, signature, assessor's parcel number (APN), address (if none, so state), name of incorporated city or unincorporated community, and date the petition is signed. If signatory is not registered to vote at the listed parcel, provide the address where registered to vote. If signatory is not registered to vote in El Dorado County, signature must be notarized and a Certificate of Acknowledgement attached.

YOUR SIGNATURE ON THIS PETITION INDICATES YOUR WILLINGNESS TO PROVIDE THE COUNTY WITH AN IRREVOCABLE OFFER OF DEDICATION FOR THE EASEMENTS TO BE MAINTAINED. YOUR SIGNATURE ON THIS FORM DOES NOT CONSTITUTE SUCH AN OFFER.	
Name (print): Lennar Homes of California, Inc. Larry Gualco	APN: 117.570.09
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	
Name (print): Lennar Homes of California, Inc. Larry Gualco	APN: 117.570.10
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	
Name (print): Lennar Homes of California, Inc. Larry Gualco	APN: 117.570.11
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	
Name (print): Lennar Homes of California, Inc. Larry Gualco	APN: 117.570.14
Signature: [Signature]	Date: 8/10/15
Address where registered to vote (if different than APN address): 1420 Rocky Ridge Dr., Suite 320 Roseville, CA 95661	APN address: none
Signature Verification (by Registrar of Voters)	

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

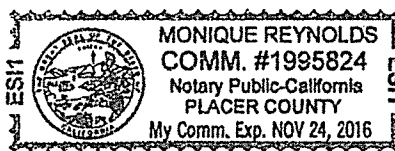
On 8/11/2015 before me, Monique Reynolds

Notary Public, personally appeared Larry Gualco

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Monique Reynolds

(seal)

OPTIONAL INFORMATION

Date of Document

Type or Title of Document

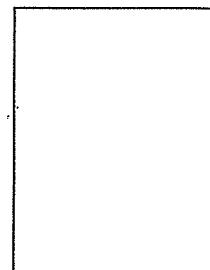
Number of Pages in Document

Document in a Foreign Language

Type of Satisfactory Evidence:
Personally Known with Paper Identification
Paper Identification
Credible Witness(es)

Capacity of Signer:
Trustee
Power of Attorney
CEO / CFO / COO
President / Vice-President / Secretary / Treasurer
Other:

Thumbprint of Signer



Check here if no thumbprint or fingerprint is available.

Other Information:



# LENNAR HOMES OF CALIFORNIA, INC.

## CERTIFIED RESOLUTION

MAY 8, 2015

The undersigned, Grace Santaella, as the duly elected, qualified and acting Assistant Secretary of Lennar Homes of California, Inc., a California corporation (the "Corporation"), hereby certifies that:

1. **LARRY GUALCO** is a duly elected, qualified and acting Vice President of the Corporation, serving continuously in such capacity since his election on March 1, 2002; and
2. All actions, transactions and deeds by **LARRY GUALCO** in his capacity as Vice President, in the name of or on behalf of the Corporation be, and they hereby are, ratified, confirmed and approved in all respects.

IN WITNESS WHEREOF, the undersigned has executed this Certified Resolution on behalf of the Corporation effective as of the date first written above.



*Grace Santaella*

Grace Santaella, Assistant Secretary

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 8th day of May 2015, by Grace Santaella, as Assistant Secretary of Lennar Homes of California, Inc., a California, on behalf of the Corporation. She is personally known to me and did not take an oath.



*Laura Maxwell*  
NOTARY PUBLIC  
State of Florida

## 4) Proposed Parcel List

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COUNTY OF EL DORADO

PROPOSED PARCEL LIST

Proposed name of zone: Carson Crossing Drive

INSTRUCTIONS: Provide assessor's parcel Number (APN), parcel owner name and address (if none, so state), name of incorporated city or unincorporated community for each parcel to be included within the zone. List assessed value of land, improvements, and total assessed value.

ASSESSOR'S PARCEL NUMBER (APN)	ASSESSED VALUE		
	LAND	IMPROVEMENTS	TOTAL
APN: 117.570.01	\$939,216	0	\$939,216
Name: Lennar Homes of California, Inc Address: 1420 Rocky Ridge Dr., #320, Roseville, CA 95661			
APN: 117.570.02	\$3,146,700	0	\$3,146,700
Name: Lennar Homes of California, Inc Address: 1420 Rocky Ridge Dr., #320, Roseville, CA 95661			
APN: 117.570.03	\$316,200	0	\$316,200
Name: Lennar Homes of California, Inc Address: 1420 Rocky Ridge Dr., #320, Roseville, CA 95661			
APN: 117.570.04	\$1,264,800	0	\$1,264,800
Name: Lennar Homes of California, Inc Address: 1420 Rocky Ridge Dr., #320, Roseville, CA 95661			
APN: 117.570.05	\$1	0	\$1
Name: Lennar Homes of California, Inc Address: 1420 Rocky Ridge Dr., #320, Roseville, CA 95661			



COUNTY OF EL DORADO

PROPOSED PARCEL LIST

Proposed name of zone: Carson Crossing Drive

INSTRUCTIONS: Provide assessor's parcel Number (APN), parcel owner name and address (if none, so state), name of incorporated city or unincorporated community for each parcel to be included within the zone. List assessed value of land, improvements, and total assessed value.

ASSESSOR'S PARCEL NUMBER (APN)	ASSESSED VALUE		
	LAND	IMPROVEMENTS	TOTAL
APN: 117.570.06 Name: Lennar Homes of California, Inc. Address: 1420 Rocky Ridge Dr., #320, Roseville, CA	\$ 1	∅	\$ 1
APN: 117.570.07 Name: Lennar Homes of California, Inc. Address: 1420 Rocky Ridge Dr., #320, Roseville, CA	\$ 260,098	∅	\$ 260,098
APN: 117.570.08 Name: Lennar Homes of California, Inc. Address: 1420 Rocky Ridge Dr., #320, Roseville, CA	\$ 1	∅	\$ 1
APN: 117.570.09 Name: Lennar Homes of California, Inc. Address: 1420 Rocky Ridge Dr., #320, Roseville, CA	\$ 1	∅	\$ 1
APN: 117.570.10 Name: Lennar Homes of California, Inc. Address: 1420 Rocky Ridge Dr., #320, Roseville, CA	\$ 1	∅	\$ 1



COUNTY OF EL DORADO

PROPOSED PARCEL LIST

Proposed name of zone: Carson Crossing Drive

INSTRUCTIONS: Provide assessor's parcel Number (APN), parcel owner name and address (if none, so state), name of incorporated city or unincorporated community for each parcel to be included within the zone. List assessed value of land, improvements, and total assessed value.

ASSESSOR'S PARCEL NUMBER (APN)	ASSESSED VALUE		
	LAND	IMPROVEMENTS	TOTAL
APN: <u>117.570.11</u>	\$ 1	∅	\$1
Name: <u>Lennar Homes of California, Inc.</u>			
Address: <u>1420 Rocky Ridge Dr., #320, Roseville, CA 95661</u>			
APN: <u>117.570.14</u>	\$9,164,700	∅	\$9,164,700
Name: <u>Lennar Homes of California, Inc.</u>			
Address: <u>1420 Rocky Ridge Dr., #320, Roseville, CA 95661</u>			
APN:			
Name:			
Address:			
APN:			
Name:			
Address:			
APN:			
Name:			
Address:			

## Parcel Number 117-570-01-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP

1420 ROCKY RIDGE RD #320

ROSEVILLE CA 95661


Address change date 08/13/2013


100% Ownership Separate Property

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Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description

 Assessor's Plat map 117-57

 Inactive Assessor's Plat map 117-57\_20151029 (Old map)

Assessor History Maps

Ag Preserve number: 56


Abstract code: Secured


Reference: L 1 ( Lot 1 )


For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"


Subdivision Tract Number: 2198


Subdivision Tract Name: CARSON CREEK


 Subdivision map J-130

 Subdivision map J-130A

 Subdivision map J-130B

 Subdivision map J-130C

 Subdivision map J-130D

 Subdivision map J-130E

Last appraisal effective date: 08/26/2014

Last appraisal reason: Value re-entered due to split (No change in Base Year)

Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination

APN Status Change date: 10/29/2015

Primary use: 21, Vacant rural residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

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**2015-2016**

**Taxable Property Values**

Property Type	Value
Land	939,216
Land Total	939,216
Total Roll	939,216
Net Roll	939,216

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076128	939,216
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	14.612
Square foot Range	10.01 Acres - 20.0 Acres


**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015  
NYR is Delete Status 92

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-02-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
1420 ROCKY RIDGE RD #320  
ROSEVILLE CA 95661  
Address change date 08/13/2013  
100% Ownership Separate Property

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Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
Assessor History Maps

Ag Preserve number: 56  
Abstract code: Secured  
Reference: L 2 ( Lot 2 )

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date: 08/26/2014  
Last appraisal reason: Value re-entered due to split (No change in Base Year)  
Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination  
APN Status Change date: 10/29/2015

Primary use: 24, Rural land 20+ acres

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.  
Tax Rate Area: 076-031 Latrobe school district

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**2015-2016**



**Taxable Property Values**

Property Type	Value
Land	3,146,700
Land Total	3,146,700
Total Roll	3,146,700
Net Roll	3,146,700

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076129	3,146,700
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	48.329


**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015  
NYR is Delete Status 92

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 [Click here to view recorded document 2013-0039188](#)

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-03-100

9039 HERITAGE PKY

## Current Property Owners

LENNAR HOMES OF CA A CA CORP

1420 ROCKY RIDGE RD #320


ROSEVILLE CA 95661


Address change date 08/13/2013

100% Ownership Separate Property

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

## Property Description

 Assessor's Plat map 117-57

 Inactive Assessor's Plat map 117-57\_20151029 (Old map)

Assessor History Maps

Ag Preserve number: 56


Abstract code: Secured


Reference: L 3 ( Lot 3 )


For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"


Subdivision Tract Number: 2198


Subdivision Tract Name: CARSON CREEK


 Subdivision map J-130

 Subdivision map J-130A

 Subdivision map J-130B

 Subdivision map J-130C

 Subdivision map J-130D

 Subdivision map J-130E

Last appraisal effective date: 08/26/2014

Last appraisal reason: Value re-entered due to split (No change in Base Year)

Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination

APN Status Change date: 10/29/2015

Primary use: 21, Vacant rural residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

2015-2016

**Taxable Property Values**

Property Type	Value
Land	316,200
Land Total	316,200
Total Roll	316,200
Net Roll	316,200

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076130	316,200
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	4.888
Square foot Range	2.51 Acres - 10.0 Acres


**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015  
NYR is Delete Status 92

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-04-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
1420 ROCKY RIDGE RD #320  
ROSEVILLE CA 95661  
Address change date 08/13/2013  
100% Ownership Separate Property

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Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
Assessor History Maps

Ag Preserve number: 56  
Abstract code: Secured  
Reference: L 4 ( Lot 4 )

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date: 08/26/2014  
Last appraisal reason: Value re-entered due to split (No change in Base Year)  
Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination  
APN Status Change date: 10/29/2015

Primary use: 21, Vacant rural residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

---

**2015-2016**

**Taxable Property Values**

Property Type	Value
Land	1,264,800
Land Total	1,264,800
Total Roll	1,264,800
Net Roll	1,264,800

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076131	1,264,800
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	19.459
Square foot Range	10.01 Acres - 20.0 Acres


**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015  
NYR is Delete Status 92

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-05-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
 1420 ROCKY RIDGE RD #320  
 ROSEVILLE CA 95661  
 Address change date 08/13/2013  
 100% Ownership Separate Property

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Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
 Assessor History Maps

Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: L 5 (Lot 5)

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
 Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date: 08/26/2014  
 Last appraisal reason: Value re-entered due to split (No change in Base Year)  
 Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination  
 APN Status Change date: 10/29/2015

Primary use: 21, Vacant rural residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.  
 Tax Rate Area: 076-031 Latrobe school district

---

**Taxable Property Values**

Property Type	Value
Land	1
Land Total	1
Total Roll	1
Net Roll	1

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076132	1
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits, building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	12.237
Square foot Range	10.01 Acres - 20.0 Acres

**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014


This parcel was split to form parcel 117-570-21-100 09/17/2015

NYR is Delete Status 92

**Owner Change History**

**Recorded Document:**

Document Number: 2013-0039188

 [Click here to view recorded document 2013-0039188](#)

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-06-100

---

### Current Property Owners

LENNAR HOMES OF CA A CA CORP

1420 ROCKY RIDGE RD #320

ROSEVILLE CA 95661


Address change date 08/13/2013


100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description

 Assessor's Plat map 117-57

 Inactive Assessor's Plat map 117-57\_20151029 (Old map)

Assessor History Maps

Ag Preserve number: 56


Abstract code: Secured


Reference: L 6 ( Lot 6 )


For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"


Subdivision Tract Number: 2198


Subdivision Tract Name: CARSON CREEK


 Subdivision map J-130

 Subdivision map J-130A

 Subdivision map J-130B

 Subdivision map J-130C

 Subdivision map J-130D

 Subdivision map J-130E

Last appraisal effective date: 08/26/2014

Last appraisal reason: Value re-entered due to split (No change in Base Year)

Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination

APN Status Change date: 10/29/2015

Primary use: 21, Vacant rural residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

---

**2015-2016**



**Taxable Property Values**

Property Type	Value
Land	1
Land Total	1
Total Roll	1
Net Roll	1

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076133	1
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,

building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	7.325
Square foot Range	2.51 Acres - 10.0 Acres

**Parcel Split Background**


This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015  
 NYR is Delete Status 92

**Owner Change History**

**Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-07-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
1420 ROCKY RIDGE RD #320  
ROSEVILLE CA 95661  
Address change date 08/13/2013  
100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
Assessor History Maps

Ag Preserve number: 56  
Abstract code: Secured  
Reference: L 7 (Lot 7)

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date: 08/26/2014

Last appraisal reason: Value re-entered due to split (No change in Base Year)

Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination

APN Status Change date: 10/29/2015

Primary use: 21, Vacant rural residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

---

**2015-2016**

**Taxable Property Values**

Property Type	Value
Land	260,098
Land Total	260,098
Total Roll	260,098
Net Roll	260,098

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076134	260,098
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	4.000
Square foot Range	2.51 Acres - 10.0 Acres

**Parcel Split Background**


This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015

NYR is Delete Status 92

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-08-100

---



### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
 1420 ROCKY RIDGE RD #320  
 ROSEVILLE CA 95661  
 Address change date 08/13/2013  
 100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
 Assessor History Maps

Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: L 8 ( Lot 8 )

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
 Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date: 08/26/2014  
 Last appraisal reason: Value re-entered due to split (No change in Base Year)  
 Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination  
 APN Status Change date: 10/29/2015

Primary use: 21, Vacant rural residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.  
 Tax Rate Area: 076-031 Latrobe school district

---

2015-2016

**Taxable Property Values**

Property Type	Value
Land	1
Land Total	1
Total Roll	1
Net Roll	1

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076135	1
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	11.190
Square foot Range	10.01 Acres - 20.0 Acres

**Parcel Split Background**


This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015

NYR is Delete Status 92

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-09-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP

1420 ROCKY RIDGE RD #320

ROSEVILLE CA 95661


Address change date 08/13/2013


100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description

 Assessor's Plat map 117-57

 Inactive Assessor's Plat map 117-57\_20151029 (Old map)

Assessor History Maps

Ag Preserve number: 56


Abstract code: Secured


Reference: L 9 ( Lot 9 )


For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"


Subdivision Tract Number: 2198


Subdivision Tract Name: CARSON CREEK


 Subdivision map J-130

 Subdivision map J-130A

 Subdivision map J-130B

 Subdivision map J-130C

 Subdivision map J-130D

 Subdivision map J-130E

Last appraisal effective date: 08/26/2014

Last appraisal reason: Value re-entered due to split (No change in Base Year)

Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination

APN Status Change date: 10/29/2015

Primary use: 00, Vacant residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

---

**2015-2016**

**Taxable Property Values**

Property Type	Value
Land	1
Land Total	1
Total Roll	1
Net Roll	1

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Paid		076136	1
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	.688
Square foot Range	25,001 Square feet - 1.0 Acre

**Parcel Split Background**


This parcel was formed from parcel 117-010-24-100 08/26/2014

This parcel was split to form parcel 117-570-21-100 09/17/2015

NYR is Delete Status 92

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-10-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP

1420 ROCKY RIDGE RD #320

ROSEVILLE CA 95661


Address change date 08/13/2013


100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description

 Assessor's Plat map 117-57

 Inactive Assessor's Plat map 117-57\_20151029 (Old map)

Assessor History Maps

Assessor G.I.S. Map

Ag Preserve number: 56


Abstract code: Secured


Reference: L 10 ( Lot 10 )


For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"


Subdivision Tract Number: 2198


Subdivision Tract Name: CARSON CREEK


 Subdivision map J-130

 Subdivision map J-130A

 Subdivision map J-130B

 Subdivision map J-130C

 Subdivision map J-130D

 Subdivision map J-130E

Last appraisal effective date: 08/26/2014

Last appraisal reason: Value re-entered due to split (No change in Base Year)

Last appraiser's initials: SLM

APN Status: 00, Active

APN Status Change date: 09/03/2014

Primary use: 00, Vacant residential land

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

---



**2015-2016  
Taxable Property Values**

Property Type	Value
Land	1
Land Total	1
Total Roll	1
Net Roll	1

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Unpaid		076137	1
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.  
Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	.657
Square foot Range	25,001 Square feet - 1.0 Acre


**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014

**Owner Change History**

**Recorded Document:**

Document Number: 2013-0039188

 [Click here to view recorded document 2013-0039188](#)

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

## Parcel Number 117-570-21-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
 1420 ROCKY RIDGE RD #320  
 ROSEVILLE CA 95661  
 Address change date 08/13/2013  
 100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not  
 be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
 Assessor History Maps

Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: L 1-9

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe  
 Regional Planning Agency"

Subdivision Tract Number: 2198  
 Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date:  
 Last appraiser's initials: SLM  
 APN Status: 91, Deleted, Segregation  
 APN Status Change date: 10/29/2015  
 Tax Rate Area: 076-031 Latrobe school district

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### Event List

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
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**Property Characteristics**

**Area calculations and characteristics are not guaranteed.**

**Users should verify items such as permits,**

**building areas, acreages, zoning, legal use, etc.**

Characteristic	Change Date 09/17/2015 Value
Estimated Acreage	111.538

**Parcel Split Background**

This parcel was formed from parcel 117-570-01-100 09/17/2015  
 This parcel was formed from parcel 117-570-02-100 09/17/2015  
 This parcel was formed from parcel 117-570-03-100 09/17/2015  
 This parcel was formed from parcel 117-570-04-100 09/17/2015  
 This parcel was formed from parcel 117-570-05-100 09/17/2015  
 This parcel was formed from parcel 117-570-06-100 09/17/2015  
 This parcel was formed from parcel 117-570-07-100 09/17/2015  
 This parcel was formed from parcel 117-570-08-100 09/17/2015  
 This parcel was formed from parcel 117-570-09-100 09/17/2015

This parcel was split to form parcel 117-580-01-100 09/17/2015  
 This parcel was split to form parcel 117-580-02-100 09/17/2015  
 This parcel was split to form parcel 117-580-03-100 09/17/2015  
 This parcel was split to form parcel 117-580-04-100 09/17/2015  
 This parcel was split to form parcel 117-580-05-100 09/17/2015  
 This parcel was split to form parcel 117-580-06-100 09/17/2015  
 This parcel was split to form parcel 117-580-07-100 09/17/2015  
 This parcel was split to form parcel 117-580-08-100 09/17/2015  
 This parcel was split to form parcel 117-580-09-100 09/17/2015  
 This parcel was split to form parcel 117-580-10-100 09/17/2015  
 This parcel was split to form parcel 117-580-11-100 09/17/2015  
 This parcel was split to form parcel 117-580-12-100 09/17/2015  
 This parcel was split to form parcel 117-580-13-100 09/17/2015  
 This parcel was split to form parcel 117-580-14-100 09/17/2015  
 This parcel was split to form parcel 117-580-15-100 09/17/2015  
 This parcel was split to form parcel 117-580-16-100 09/17/2015  
 This parcel was split to form parcel 117-580-17-100 09/17/2015  
 This parcel was split to form parcel 117-580-18-100 09/17/2015  
 This parcel was split to form parcel 117-580-19-100 09/17/2015  
 This parcel was split to form parcel 117-580-20-100 09/17/2015  
 This parcel was split to form parcel 117-580-21-100 09/17/2015  
 This parcel was split to form parcel 117-580-22-100 09/17/2015  
 This parcel was split to form parcel 117-580-23-100 09/17/2015  
 This parcel was split to form parcel 117-580-24-100 09/17/2015  
 This parcel was split to form parcel 117-580-25-100 09/17/2015  
 This parcel was split to form parcel 117-580-26-100 09/17/2015  
 This parcel was split to form parcel 117-580-27-100 09/17/2015  
 This parcel was split to form parcel 117-580-28-100 09/17/2015

*← Outside Boundary*





This parcel was split to form parcel	117-600-46-100	09/17/2015
This parcel was split to form parcel	117-600-47-100	09/17/2015
This parcel was split to form parcel	117-600-48-100	09/17/2015
This parcel was split to form parcel	117-600-49-100	09/17/2015
This parcel was split to form parcel	117-600-50-100	09/17/2015
This parcel was split to form parcel	117-600-51-100	09/17/2015
This parcel was split to form parcel	117-600-52-100	09/17/2015
This parcel was split to form parcel	117-600-53-100	09/17/2015
This parcel was split to form parcel	117-600-54-100	09/17/2015
This parcel was split to form parcel	117-600-55-100	09/17/2015
This parcel was split to form parcel	117-600-56-100	09/17/2015
This parcel was split to form parcel	117-600-57-100	09/17/2015
This parcel was split to form parcel	117-600-58-100	09/17/2015
This parcel was split to form parcel	117-600-59-100	09/17/2015
This parcel was split to form parcel	117-600-60-100	09/17/2015
This parcel was split to form parcel	117-600-61-100	09/17/2015
This parcel was split to form parcel	117-600-62-100	09/17/2015
This parcel was split to form parcel	117-600-63-100	09/17/2015
This parcel was split to form parcel	117-600-64-100	09/17/2015
This parcel was split to form parcel	117-600-65-100	09/17/2015
This parcel was split to form parcel	117-600-66-100	09/17/2015
This parcel was split to form parcel	117-600-67-100	09/17/2015
This parcel was split to form parcel	117-600-68-100	09/17/2015
This parcel was split to form parcel	117-600-69-100	09/17/2015
This parcel was split to form parcel	117-600-70-100	09/17/2015
This parcel was split to form parcel	117-600-71-100	09/17/2015
This parcel was split to form parcel	117-600-72-100	09/17/2015
This parcel was split to form parcel	117-600-73-100	09/17/2015
This parcel was split to form parcel	117-600-74-100	09/17/2015
This parcel was split to form parcel	117-600-75-100	09/17/2015
This parcel was split to form parcel	117-600-76-100	09/17/2015
This parcel was split to form parcel	117-600-77-100	09/17/2015
This parcel was split to form parcel	117-600-78-100	09/17/2015
This parcel was split to form parcel	117-600-79-100	09/17/2015
This parcel was split to form parcel	117-600-80-100	09/17/2015
This parcel was split to form parcel	117-600-81-100	09/17/2015
This parcel was split to form parcel	117-600-82-100	09/17/2015
This parcel was split to form parcel	117-600-83-100	09/17/2015


NYR is Delete Status 91

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## Owner Change History

### Recorded Document:

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

**Ownership Information Carry Forward From Parent Parcel**

**Value change: 100%**

**Sales Reject reason: Sale price given on PCOR does not represent market value**

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Generated Thursday January 21, 2016 11:29:17 PST for PUBLIC at 172.19.137.141  
e-mail the Assessor assessor assessor@edcgov.us

## Parcel Number 117-580-01-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
 1420 ROCKY RIDGE RD #320  
 ROSEVILLE CA 95661  
 Address change date 08/13/2013  
 100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.











### Property Description

 Assessor's Plat map 117-58  
 Inactive Assessor's Plat map 117-58\_20151103 (Old map)  
 Assessor History Maps

Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: L LL-1

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2203  
 Subdivision Tract Name: CARSON CREEK UNIT 1 - PHASE A

 Subdivision map J-135  
 Subdivision map J-135A  
 Subdivision map J-135B  
 Subdivision map J-135C  
 Subdivision map J-135D  
 Subdivision map J-135E  
 Subdivision map J-135F  
 Subdivision map J-135G  
 Subdivision map J-135H  
 Subdivision map J-135I

Last appraisal effective date:

Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination

APN Status Change date: 10/29/2015

Tax Rate Area: 076-031 Latrobe school district

---



## Parcel Number 117-580-02-100

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**Current Property Owners**

LENNAR HOMES OF CA A CA CORP

1420 ROCKY RIDGE RD #320



ROSEVILLE CA 95661

Address change date 08/13/2013

100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

**Property Description** Assessor's Plat map 117-58 Inactive Assessor's Plat map 117-58\_20151103 (Old map)

Assessor History Maps

Ag Preserve number: 56











Abstract code: Secured

Reference: L LL-2

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2203

Subdivision Tract Name: CARSON CREEK UNIT 1 - PHASE A

 Subdivision map J-135 Subdivision map J-135A Subdivision map J-135B Subdivision map J-135C Subdivision map J-135D Subdivision map J-135E Subdivision map J-135F Subdivision map J-135G Subdivision map J-135H Subdivision map J-135I

Last appraisal effective date:

Last appraiser's initials: SLM

APN Status: 92, Deleted, Combination

APN Status Change date: 10/29/2015

Tax Rate Area: 076-031 Latrobe school district



# Parcel Number 117-580-03-100

## Current Property Owners

LENNAR HOMES OF CA A CA CORP  
 1420 ROCKY RIDGE RD #320  
 ROSEVILLE CA 95661  
 Address change date 08/13/2013  
 100% Ownership Separate Property

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.











## Property Description

-  Assessor's Plat map 117-58
-  Inactive Assessor's Plat map 117-58\_20151103 (Old map)
- Assessor History Maps

Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: L LL-3

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2203  
 Subdivision Tract Name: CARSON CREEK UNIT 1 - PHASE A

-  Subdivision map J-135
-  Subdivision map J-135A
-  Subdivision map J-135B
-  Subdivision map J-135C
-  Subdivision map J-135D
-  Subdivision map J-135E
-  Subdivision map J-135F
-  Subdivision map J-135G
-  Subdivision map J-135H
-  Subdivision map J-135I

Last appraisal effective date:  
 Last appraiser's initials: SLM  
 APN Status: 92, Deleted, Combination  
 APN Status Change date: 10/29/2015  
 Tax Rate Area: 076-031 Latrobe school district

## Parcel Number 117-580-29-100

---

### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
1420 ROCKY RIDGE RD #320  
ROSEVILLE CA 95661  
Address change date 08/13/2013  
100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

### Property Description

- Assessor's Plat map 117-58
- Inactive Assessor's Plat map 117-58\_20151103 (Old map)

Assessor History Maps

Ag Preserve number: 56  
Abstract code: Secured  
Reference: L LL-1,2,& 3

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2203  
Subdivision Tract Name: CARSON CREEK UNIT 1 - PHASE A

- Subdivision map J-135
- Subdivision map J-135A
- Subdivision map J-135B
- Subdivision map J-135C
- Subdivision map J-135D
- Subdivision map J-135E
- Subdivision map J-135F
- Subdivision map J-135G
- Subdivision map J-135H
- Subdivision map J-135I

Last appraisal effective date:  
Last appraiser's initials: SLM  
APN Status: 91, Deleted, Segregation  
APN Status Change date: 10/29/2015  
Tax Rate Area: 076-031 Latrobe school district

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## Event List

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
------	------	------------	--------------	------	------	--------------	------	---------	-------

## Property Characteristics

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 09/18/2015	Value
Estimated Acreage		11.643

## Parcel Split Background

This parcel was formed from parcel 117-580-01-100 09/18/2015  
 This parcel was formed from parcel 117-580-02-100 09/18/2015  
 This parcel was formed from parcel 117-580-03-100 09/18/2015

This parcel was split to form parcel 117-610-01-100 09/18/2015  
 This parcel was split to form parcel 117-610-02-100 09/18/2015  
 This parcel was split to form parcel 117-610-03-100 09/18/2015  
 This parcel was split to form parcel 117-610-04-100 09/18/2015  
 This parcel was split to form parcel 117-610-05-100 09/18/2015  
 This parcel was split to form parcel 117-610-06-100 09/18/2015  
 This parcel was split to form parcel 117-610-07-100 09/18/2015  
 This parcel was split to form parcel 117-610-08-100 09/18/2015  
 This parcel was split to form parcel 117-610-09-100 09/18/2015  
 This parcel was split to form parcel 117-610-10-100 09/18/2015  
 This parcel was split to form parcel 117-610-11-100 09/18/2015  
 This parcel was split to form parcel 117-610-12-100 09/18/2015  
 This parcel was split to form parcel 117-610-13-100 09/18/2015  
 This parcel was split to form parcel 117-610-14-100 09/18/2015  
 This parcel was split to form parcel 117-610-15-100 09/18/2015  
 This parcel was split to form parcel 117-610-16-100 09/18/2015  
 This parcel was split to form parcel 117-610-17-100 09/18/2015  
 This parcel was split to form parcel 117-610-18-100 09/18/2015  
 This parcel was split to form parcel 117-610-19-100 09/18/2015  
 This parcel was split to form parcel 117-610-20-100 09/18/2015  
 This parcel was split to form parcel 117-610-21-100 09/18/2015  
 This parcel was split to form parcel 117-610-22-100 09/18/2015  
 This parcel was split to form parcel 117-610-23-100 09/18/2015  
 This parcel was split to form parcel 117-610-24-100 09/18/2015  
 This parcel was split to form parcel 117-610-25-100 09/18/2015  
 This parcel was split to form parcel 117-610-26-100 09/18/2015  
 This parcel was split to form parcel 117-610-27-100 09/18/2015  
 This parcel was split to form parcel 117-610-28-100 09/18/2015  
 This parcel was split to form parcel 117-610-29-100 09/18/2015  
 This parcel was split to form parcel 117-610-30-100 09/18/2015  
 This parcel was split to form parcel 117-610-31-100 09/18/2015

This parcel was split to form parcel	117-610-32-100	09/18/2015
This parcel was split to form parcel	117-610-33-100	09/18/2015
This parcel was split to form parcel	117-610-34-100	09/18/2015
This parcel was split to form parcel	117-610-35-100	09/18/2015
This parcel was split to form parcel	117-610-36-100	09/18/2015
This parcel was split to form parcel	117-610-37-100	09/18/2015
This parcel was split to form parcel	117-610-38-100	09/18/2015
This parcel was split to form parcel	117-610-39-100	09/18/2015
This parcel was split to form parcel	117-610-40-100	09/18/2015
This parcel was split to form parcel	117-610-41-100	09/18/2015
This parcel was split to form parcel	117-610-42-100	09/18/2015
This parcel was split to form parcel	117-610-43-100	09/18/2015
This parcel was split to form parcel	117-610-44-100	09/18/2015
This parcel was split to form parcel	117-610-45-100	09/18/2015
This parcel was split to form parcel	117-610-46-100	09/18/2015
This parcel was split to form parcel	117-610-47-100	09/18/2015
This parcel was split to form parcel	117-610-48-100	09/18/2015
This parcel was split to form parcel	117-610-49-100	09/18/2015
This parcel was split to form parcel	117-610-50-100	09/18/2015
This parcel was split to form parcel	117-610-51-100	09/18/2015
This parcel was split to form parcel	117-610-52-100	09/18/2015
This parcel was split to form parcel	117-610-53-100	09/18/2015


NYR is Delete Status 91

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## Owner Change History

### Recorded Document:

Document Number: 2013-0039188

 [Click here to view recorded document 2013-0039188](#)

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

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## Parcel Number 117-570-11-100

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### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
1420 ROCKY RIDGE RD #320  
ROSEVILLE CA 95661  
Address change date 08/13/2013  
100% Ownership Separate Property

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Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
Assessor History Maps

Ag Preserve number: 56  
Abstract code: Secured  
Reference: L 11 ( Lot 11 )

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date: 08/26/2014  
Last appraisal reason: Value re-entered due to split (No change in Base Year)  
Last appraiser's initials: SLM

APN Status: 91, Deleted, Segregation  
APN Status Change date: 08/20/2015

Primary use: 24, Rural land 20+ acres

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.  
Tax Rate Area: 076-031 Latrobe school district

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**2015-2016**

**Taxable Property Values**

Property Type	Value
Land	1
Land Total	1
Total Roll	1
Net Roll	1

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Unpaid		076138	1
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	148.395
Water Source	Private Well

**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014


This parcel was split to form parcel 117-570-19-100 04/30/2015

This parcel was split to form parcel 117-570-20-100 04/30/2015

NYR is Delete Status 91

**Owner Change History****Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value



# Parcel Number 117-570-19-100

## Current Property Owners

EL DORADO IRRIGATION DIST  
 2890 MOSQUITO RD  
 PLACERVILLE CA 95667  
 Address change date 09/22/2015  
 100% Ownership Separate Property

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







## Property Description

-  Assessor's Plat map 117-57
-  Inactive Assessor's Plat map 117-57\_20151029 (Old map)
- Assessor History Maps

Non Taxable: Special District  
 Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: PL 11

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
 Subdivision Tract Name: CARSON CREEK

-  Subdivision map J-130
-  Subdivision map J-130A
-  Subdivision map J-130B
-  Subdivision map J-130C
-  Subdivision map J-130D
-  Subdivision map J-130E

Last appraisal effective date:  
 Last appraiser's initials: SLM  
 APN Status: 11, Inactive, Non taxable  
 APN Status Change date: 09/22/2015  
 Tax Rate Area: 076-031 Latrobe school district

### Event List

Roll	Date	APN	Event	Seq.	Type	Stmt.	I.D.	Stmt.	Value
------	------	-----	-------	------	------	-------	------	-------	-------



		Status	Status			Status		#	
2015	04/30/2015	Not to be billed		1	Change in Ownership	No Bill	0018564		
2015	01/01/2015	Annual Roll	Inactive	1	Roll	No Bill			
2014	04/30/2015	Not to be billed		1	Change in Ownership	No Bill	0018564		
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits, building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 04/30/2015 Value
Estimated Acreage	.873


**Parcel Split Background**

This parcel was formed from parcel 117-570-11-100 04/30/2015

**Owner Change History**

**Recorded Document:**

Document Number: 2015-0018564

 [Click here to view recorded document 2015-0018564](#)


Record Change Date: 04/30/2015

Effective Owner Change Date: 04/30/2015

Proposition 13 appraisal: Non-Tax

**Recorded Document:**

Document Number: 2013-0039188

 [Click here to view recorded document 2013-0039188](#)

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

# Parcel Number 117-570-20-100



## 8580 PAYEN RD

### Current Property Owners

LENNAR HOMES OF CA A CA CORP  
 1420 ROCKY RIDGE RD #320  
 ROSEVILLE CA 95661  
 Address change date 08/13/2013  
 100% Ownership Separate Property

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







### Property Description

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
 Assessor History Maps  
 Assessor G.I.S. Map

Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: PL 11

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
 Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date:  
 Last appraiser's initials: SLM  
 APN Status: 00, Active  
 APN Status Change date: 08/20/2015  
 Tax Rate Area: 076-031 Latrobe school district

### Event List

Roll	Date	APN	Event	Seq.	Type	Stmt.	I.D.	Stmt.	Value
------	------	-----	-------	------	------	-------	------	-------	-------

		Status	Status			Status		#	
2015	01/01/2015	Annual Roll	Inactive	1	Roll	No Bill			
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

### Property Characteristics

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 04/30/2015 Value
Estimated Acreage	147.522


### Parcel Split Background

This parcel was formed from parcel 117-570-11-100 04/30/2015

### Owner Change History

#### Recorded Document:

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

Generated Thursday January 21, 2016 11:45:18 PST for PUBLIC at 172.19.137.141  
e-mail the Assessor assessor@ed.gov.us

## Parcel Number 117-570-14-100

---



**Current Property Owners**

LENNAR HOMES OF CA A CA CORP  
 1420 ROCKY RIDGE RD #320  
 ROSEVILLE CA 95661  
 Address change date 08/13/2013  
 100% Ownership Separate Property

---

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.







**Property Description**

 Assessor's Plat map 117-57  
 Inactive Assessor's Plat map 117-57\_20151029 (Old map)  
 Assessor History Maps  
 Assessor G.I.S. Map

Ag Preserve number: 56  
 Abstract code: Secured  
 Reference: L 14 ( Lot 14 )

For Zoning, Flood Zone, Census Tract, etc. : "El Dorado County Planning Dept." or "Tahoe Regional Planning Agency"

Subdivision Tract Number: 2198  
 Subdivision Tract Name: CARSON CREEK

 Subdivision map J-130  
 Subdivision map J-130A  
 Subdivision map J-130B  
 Subdivision map J-130C  
 Subdivision map J-130D  
 Subdivision map J-130E

Last appraisal effective date: 08/26/2014

Last appraisal reason: Value re-entered due to split (No change in Base Year)

Last appraiser's initials: SLM

APN Status: 00, Active

APN Status Change date: 09/03/2014

Primary use: 24, Rural land 20+ acres

The **USE** is only reviewed at the time of last taxable event and may not be a legal use.

Tax Rate Area: 076-031 Latrobe school district

---

**2015-2016  
Taxable Property Values**

Property Type	Value
Land	9,164,700
Land Total	9,164,700
Total Roll	9,164,700
Net Roll	9,164,700

**Event List**

Roll	Date	APN Status	Event Status	Seq.	Type	Stmt. Status	I.D.	Stmt. #	Value
2015	01/01/2015	Annual Roll	Active	1	Roll	Unpaid		076141	9,164,700
2014	01/01/2014	Annual Roll	Inactive	1	Roll	No Bill			

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits,  
building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 08/26/2014 Value
Estimated Acreage	140.751


**Parcel Split Background**

This parcel was formed from parcel 117-010-24-100 08/26/2014

**Owner Change History**

**Recorded Document:**

Document Number: 2013-0039188

 Click here to view recorded document 2013-0039188

Record Change Date: 07/26/2013

Effective Owner Change Date: 07/26/2013

Ownership Information Carry Forward From Parent Parcel

Value change: 100%

Sales Reject reason: Sale price given on PCOR does not represent market value

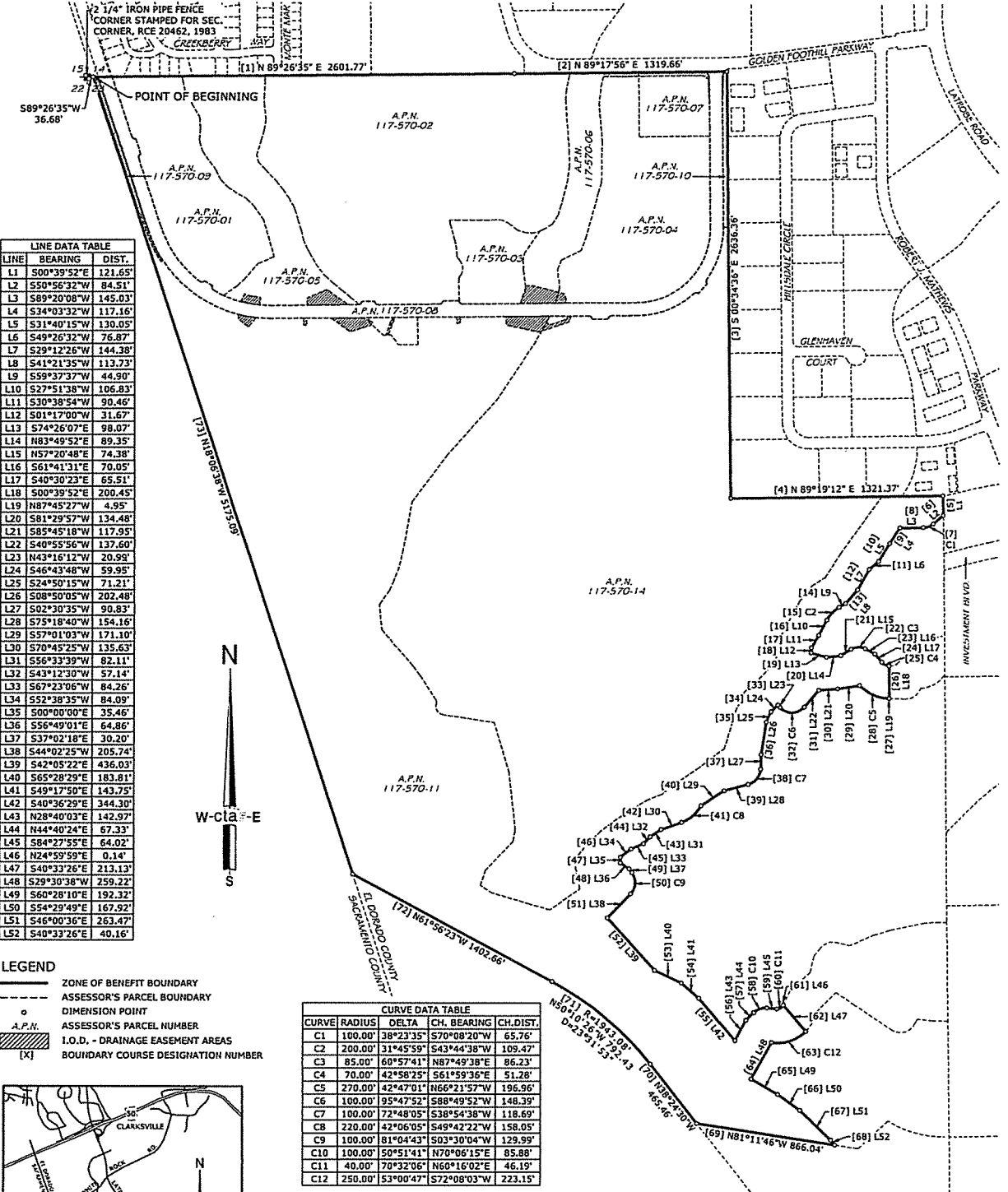
## 5) Zone Map (Exhibit B)

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# EXHIBIT 'B'

## CARSON CROSSING DRIVE ZONE OF BENEFIT

LOTS 1 THROUGH 11 AND LOT 14 OF THE LARGE LOT FINAL MAP FOR CARSON CREEK, S.D. J-130  
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.  
County of El Dorado, State of California  
August, 2015 Scale: 1" = 400'

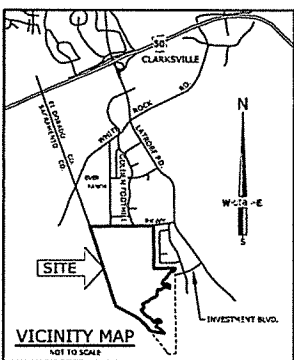


LINE	BEARING	DIST.
L1	S00°39'52"E	121.65'
L2	S50°56'32"W	84.51'
L3	S89°20'08"W	145.03'
L4	S34°03'32"W	117.16'
L5	S31°40'15"W	130.05'
L6	S49°26'32"W	76.87'
L7	S29°12'26"W	144.38'
L8	S41°21'35"W	113.73'
L9	S59°37'37"W	44.90'
L10	S27°51'38"W	106.83'
L11	S30°38'54"W	90.46'
L12	S01°17'00"W	31.67'
L13	S74°26'07"E	98.07'
L14	N83°49'52"E	89.35'
L15	N57°20'48"E	74.38'
L16	S61°41'31"E	70.05'
L17	S40°30'23"E	65.51'
L18	S00°39'52"E	200.45'
L19	N87°45'27"W	4.95'
L20	S81°29'57"W	134.48'
L21	S85°51'18"W	117.95'
L22	S40°53'56"W	137.60'
L23	N43°16'12"W	20.92'
L24	S46°43'48"W	59.95'
L25	S24°50'15"W	71.21'
L26	S08°50'05"W	202.48'
L27	S02°30'35"W	90.83'
L28	S75°18'40"W	154.16'
L29	S57°01'03"W	171.10'
L30	S70°45'25"W	135.63'
L31	S56°33'39"W	82.11'
L32	S43°12'30"W	57.14'
L33	S67°23'06"W	84.26'
L34	S52°38'35"W	84.09'
L35	S00°00'00"E	35.46'
L36	S56°49'01"E	64.86'
L37	S37°02'18"E	30.20'
L38	S44°02'25"W	205.74'
L39	S42°05'22"E	436.03'
L40	S65°28'29"E	183.81'
L41	S49°17'50"E	143.75'
L42	S40°36'29"E	344.30'
L43	N28°40'03"E	142.97'
L44	N44°40'24"E	67.33'
L45	S84°27'55"E	64.02'
L46	N24°59'59"E	0.14'
L47	S40°33'26"E	213.13'
L48	S29°30'38"W	259.22'
L49	S60°28'10"E	192.32'
L50	S54°29'49"E	167.92'
L51	S46°00'36"E	263.47'
L52	S40°33'26"E	40.16'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	100.00'	38°23'35"	S70°08'20"W	65.76'
C2	200.00'	31°45'59"	S43°44'38"W	109.47'
C3	85.00'	60°57'41"	N87°49'38"E	86.23'
C4	70.00'	42°58'25"	S61°59'36"E	51.28'
C5	270.00'	42°47'01"	N66°21'57"W	196.96'
C6	100.00'	95°47'52"	S88°49'52"W	148.39'
C7	100.00'	72°48'05"	S38°54'38"W	118.69'
C8	220.00'	42°06'05"	S49°42'22"W	158.05'
C9	100.00'	81°04'43"	S03°30'04"W	129.99'
C10	100.00'	50°51'41"	N70°06'15"E	85.88'
C11	40.00'	70°32'06"	N60°16'02"E	46.19'
C12	250.00'	53°00'47"	S72°08'03"W	223.15'

**LEGEND**

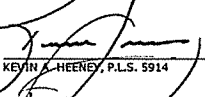
- ZONE OF BENEFIT BOUNDARY
- - - ASSESSOR'S PARCEL BOUNDARY
- o DIMENSION POINT
- A.P.N. ASSESSOR'S PARCEL NUMBER
- ▨ I.O.D. - DRAINAGE EASEMENT AREAS
- [X] BOUNDARY COURSE DESIGNATION NUMBER




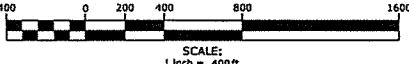
**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL WITH THAT OF THE "LARGE LOT FINAL MAP FOR CARSON CREEK", FILED IN BOOK 'J' OF MAPS, PAGE 130, OFFICIAL RECORDS OF EL DORADO COUNTY

**NOTE**  
THE PROPOSED ZONE OF BENEFIT BOUNDARY SHOWN HEREON IS IDENTICAL TO THOSE LOTS 1 THROUGH 11 AND LOT 14 OF THE LARGE LOT FINAL MAP FOR CARSON CREEK FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF MAPS, PAGE 130 AND CONTAINS A COMBINED AREA OF 412.533 ACRES.

**SURVEYOR'S STATEMENT**  
THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST, 2015 AND IS FOR ASSESSMENT PURPOSES ONLY.

  
 KEVIN A. HEANEY, P.L.S. 5914  
 Engineering & Surveying  
 10710 Star Road, Suite 200  
 El Dorado, California 95762

  
 DATE: 8/21/2015



## 6) Legal Description of Zone Boundaries (Exhibit A



EXHIBIT 'A'

Carson Crossing Drive Zone of Benefit

Boundary Description

All that real property situate in the County of El Dorado, State of California, lying within Sections 23 and 26, Township 9 North, Range 8 East, M.D.M. and being all of Lots 1 through 11 and Lot 14 as shown on the "Large Lot Final Map of Carson Creek", filed in the office of the County Recorder of El Dorado County in Book 'J' of Maps, Page 130 and being further described as follows:

Beginning at the Northwest corner of said "Large Lot Final Map of Carson Creek", from which a 2 1/4" iron pipe fence corner stamped R.C.E. 20462, 1983 and marked for the Section corner common to Sections 14, 15, 22 and 23, Township 9 North, Range 8 East, M.D.M. bears South 89°26'35" West, 36.68 feet; thence along the North and East lines of said "Large Lot Final Map of Carson Creek" the following five (5) courses:

1. North 89°26'35" East, 2601.77 feet; thence
2. North 89°17'56" East, 1319.66 feet; thence
3. South 00°34'36" East, 2636.36 feet; thence
4. North 89°19'12" East, 1321.37 feet; thence
5. South 00°39'52" East, 121.65 feet to the Northeast corner of Lot 15 of said "Large Lot Final Map of Carson Creek";

thence along the Southeasterly line of said Lot 11 the following sixty three (63) courses:

6. South 50°56'32" West, 84.51 feet; thence
7. along the arc of a curve to the right, having a radius of 100.00 feet, the chord of which bears South 70°08'20" West, 65.76 feet; thence
8. South 89°20'08" West, 145.03 feet; thence
9. South 34°03'32" West, 117.16 feet; thence
10. South 31°40'15" West, 130.05 feet; thence
11. South 49°26'32" West, 76.87 feet; thence
12. South 29°12'26" West, 144.38 feet; thence
13. South 41°21'35" West, 113.73 feet; thence
14. South 59°37'37" West, 44.90 feet; thence
15. along the arc of a curve to the left, having a radius of 200.00 feet; the chord of which bears South 43°44'38" West, 109.47 feet; thence
16. South 27°51'38" West, 106.83 feet; thence
17. South 30°38'54" West, 90.46 feet; thence
18. South 01°17'00" West, 31.67 feet; thence
19. South 74°26'07" East, 98.07 feet; thence
20. North 83°49'52" East, 89.35 feet; thence
21. North 57°20'48" East, 74.38 feet; thence
22. along the arc of a curve to the right, having a radius of 85.00 feet, the chord of which bears North 87°49'38" East, 86.23 feet; thence
23. South 61°41'31" East, 70.05 feet; thence
24. South 40°30'23" East, 65.51 feet; thence

EXHIBIT 'A'

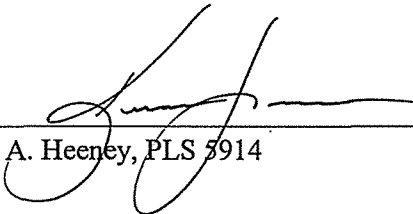
25. along the arc of a curve to the left, having a radius of 70.00 feet, the chord of which bears South 61°59'36" East, 51.28 feet to the Northwest corner of Lot 13 of said "Large Lot Final Map of Carson Creek"; thence
26. continuing along the Southeasterly line of said Lot 11, South 00°39'52" East, 200.45 feet to the Southwest corner of said Lot 13; thence
27. continuing along the Southeasterly line of said Lot 11, North 87°45'27" West, 4.95 feet; thence
28. along the arc of a curve to the right, having a radius of 270.00 feet, the chord of which bears North 66°21'57" West, 196.96 feet; thence
29. South 81°29'57" West, 134.48 feet; thence
30. South 85°45'18" West, 117.95 feet; thence
31. South 40°55'56" West, 137.60 feet; thence
32. along the arc of a curve to the right, having a radius of 100.00 feet, the chord of which bears South 88°49'52" West, 148.39 feet; thence
33. North 43°16'12" West, 20.99 feet; thence
34. South 46°43'48" West, 59.95 feet; thence
35. South 24°50'15" West, 71.21 feet; thence
36. South 08°50'05" West, 202.48 feet; thence
37. South 02°30'35" West, 90.83 feet; thence
38. along the arc of a curve to the right, having a radius of 100.00 feet; the chord of which bears South 38°54'38" West, 118.69 feet; thence
39. South 75°18'40" West, 154.16 feet; thence
40. South 57°01'03" West, 171.10 feet; thence
41. along the arc of a curve to the right, having a radius of 220.00 feet, the chord of which bears South 49°42'22" West, 158.05 feet; thence
42. South 70°45'25" West, 135.63 feet; thence
43. South 56°33'39" West, 82.11 feet; thence
44. South 43°12'30" West, 57.14 feet; thence
45. South 67°23'06" West, 84.26 feet; thence
46. South 52°38'35" West, 84.09 feet; thence
47. South 00°00'00" East, 35.46 feet; thence
48. South 56°49'01" East, 64.86 feet; thence
49. South 37°02'18" East, 30.20 feet; thence
50. along the arc of a curve to the right, having a radius of 100.00 feet, the chord of which bears South 03°30'04" West, 129.99 feet; thence
51. South 44°02'25" West, 205.74 feet; thence
52. South 42°05'22" East, 436.03 feet; thence
53. South 65°28'29" East, 183.81 feet; thence
54. South 49°17'50" East, 143.75 feet; thence
55. South 40°36'29" East, 344.30 feet; thence
56. North 28°40'03" East, 142.97 feet; thence
57. North 44°40'24" East, 67.33 feet; thence
58. along the arc of a curve to the right, having a radius of 100.00 feet, the chord of which bears North 70°06'15" East, 85.88 feet; thence
59. South 84°27'55" East, 64.02 feet; thence

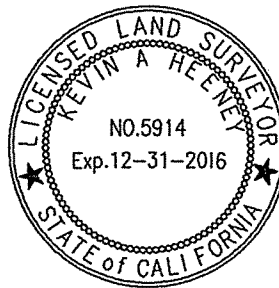
EXHIBIT 'A'

60. along the arc of a curve to the left, having a radius of 40.00 feet, the chord of which bears North 60°16'02" East, 46.19 feet; thence
61. North 24°59'59" East, 0.14 feet to the Northwest corner of Lot 12 of said "Large Lot Final Map of Carson Creek"; thence
62. continuing along the Southeasterly line of said Lot 11, South 40°33'26" East, 213.13 feet to the Southwest corner of said Lot 12; thence
63. continuing along the Southeasterly line of said Lot 11 and along the arc of curve to the right, having a radius of 250.00 feet, the chord of which bears South 72°08'03" West, 223.15 feet; thence
64. South 29°30'38" West, 259.22 feet; thence
65. South 60°28'10" East, 192.32 feet; thence
66. South 54°29'49" East, 167.92 feet; thence
67. South 46°00'36" East, 263.47 feet; thence
68. South 40°33'26" East, 40.16 feet to the Southeast corner of said Lot 11; thence
69. along the Southerly line of said Lot 11, North 81°11'46" West, 866.04 feet to a point on the Southwesterly line of said "Large Lot Final Map of Carson Creek"; thence along the Southwesterly line of said "Large Lot Final Map of Carson Creek" the following four (4) courses:
70. North 38°24'30" West, 465.46 feet; thence
71. along the arc of a curve to the left, having a radius of 1943.08 feet, the chord of which bears North 50°10'26" West, 792.43 feet; thence
72. North 61°56'23" West, 1402.66 feet; thence
73. North 18°06'38" West, 5175.09 feet to the POINT OF BEGINNING, containing 412.533 acres, more or less.

End of Description

This description has been prepared by me or under my direct supervision.

  
Kevin A. Heeney, PLS 5914



8/21/2015  
Date

## 7) Irrevocable Offers of Dedication

16. 15-0990 Community Development Agency, Development Services Division, submitting for approval Final Map (TM04-1391-F3) for Carson Creek Unit 1, Phase A creating a total of 134 residential lots, ranging in size from 4,725 to 13,781 square feet, and 32 lettered lots on property identified by Assessor's Parcel Numbers 117-570-01 through 117-570-09 located on the south side of Golden Foothill Parkway 0.41 mile west of the intersection with Latrobe Road in the El Dorado Hills Area and recommending the Board consider the following:
- 1) Approve the Final Map for Carson Creek Unit 1, Phase A Subdivision; and
  - 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Supervisory District 1). (Cont. 8/25/15, Item 14)

**FUNDING:** N/A (Developer funded subdivision improvements).

A motion was made by Supervisor Ranalli, seconded by Supervisor Mikulaco to Approve this matter to include the additional action authorizing the Chair to sign Zone of Benefit Agreement 98310.

**Yes:** 4 - Mikulaco, Veerkamp, Frentzen and Ranalli

**Absent:** 1 - Novasel

17. 15-0991 Community Development Agency, Development Services Division, submitting for approval Final Map (TM04-1391-F-4) for Carson Creek Unit 1, Phase B creating a total of 47 residential lots, ranging in size from 6,620 to 14,850 square feet, and 6 lettered lots on property identified by Assessor's Parcel Numbers 117-570-01 and 117-570-05 located on the south side of Golden Foothill Parkway 0.41 mile west of the intersection with Latrobe Road in the El Dorado Hills Area and recommending the Board consider approving the Final Map for Carson Creek Unit 1, Phase B Subdivision (Supervisory District 1). (Cont. 8/25/15, Item 15)

**FUNDING:** N/A (Developer funded subdivision improvements).

A motion was made by Supervisor Ranalli, seconded by Supervisor Mikulaco to Approve this matter to include the additional action authorizing the Chair to sign Zone of Benefit Agreement 98310.

**Yes:** 4 - Mikulaco, Veerkamp, Frentzen and Ranalli

**Absent:** 1 - Novasel

**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, 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 FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'); ACROSS LOTS "A", "C", "D" & "F", AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN LOT "B" AND THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

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

LENNAR HOMES OF CALIFORNIA INC.,  
A CALIFORNIA CORPORATION

CARSON CREEK EL DORADO, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: LENNAR HOMES OF CALIFORNIA INC.,  
A CALIFORNIA CORPORATION

BY: Larry Gualco  
LARRY GUALCO  
VICE PRESIDENT

BY: Larry Gualco  
LARRY GUALCO  
VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA )  
COUNTY OF Placer )  
ON June 22, 2015, BEFORE ME, Monique Reynolds,  
NOTARY PUBLIC,

PERSONALLY APPEARED Larry Gualco, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

Monique Reynolds  
NOTARY PUBLIC  
Comm #: 1995824  
Expiration: 11/24/16

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA INC. IN JANUARY, 2013. 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 JANUARY, 2016 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: April 13, 2015

Kevin A. Heaney  
KEVIN A. HEANEY  
LS 5914



J-136

TM# 04-1391R APPROVED FEBRUARY 14, 2008

**COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIRECTOR'S STATEMENT**

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON FEBRUARY 14, 2008 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 9-1-15

Roger Trout  
ROGER TROUT  
COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY  
COUNTY ENGINEER'S STATEMENT**

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

DATE: SEPT 14, 2015

Andrew S. Gaber  
ANDREW S. GABER, R.C.E. 45187  
COUNTY ENGINEER  
COMMUNITY DEVELOPMENT AGENCY  
TRANSPORTATION DIVISION  
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: 9-1-15

Richard L. Briner  
BY: RICHARD L. BRINER, L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA



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

**CARSON CREEK UNIT 1-PHASE B**

LOTS LL-1, LL-2 AND LL-3 OF THE  
FINAL MAP FOR CARSON CREEK UNIT 1-PHASE A, S.D. J-135  
LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.  
County of El Dorado, State of California

cta Engineering & Surveying  
APRIL, 2015 PAGE 1 OF 3 SCALE: NA

J-136

**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: 6/26/2015

C.L. Raffety  
C.L. RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

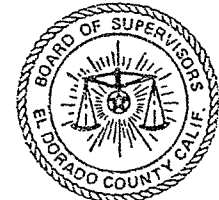
BY: Carmy Roberts  
DEPUTY

**BOARD CLERK'S STATEMENT**

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 9/1/15 ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, WHICH ARE HEREBY REJECTED.

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

DATE: 9/1/15



**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 18 DAY OF September, 2015 AT 15:40:49, IN BOOK 1  
OF MAPS, AT PAGE 136, DOCUMENT NO. 2015-0043853 AT THE REQUEST OF

LENNAR HOMES OF CALIFORNIA, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. 54301-15-1335440-02 PREPARED BY NORTH AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: M. Fisher  
DEPUTY

J-136

EXISTING ASSESSOR'S PARCEL NUMBERS: PORTIONS OF 117-010-07, 117-010-08 & 117-020-01

587-1  
**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 CARSON CROSSING DRIVE AND LOTS R-1 AND R-2 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS AND 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 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 FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'); ACROSS LOTS "G", LOT "I" THRU "L", INCLUSIVE, LOTS "P" AND "Q", LOTS "S" THRU "V", INCLUSIVE, LOT "Y", AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS "R-1", "R-2" AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN LOT "H", LOT "M", LOT "P" AND 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.
- F. EASEMENTS FOR SEWER AND APPURTENANT SEWER STRUCTURES AND PIPES WITH THE SEWER EASEMENT SHOWN HEREON.
- G. EASEMENTS FOR RECYCLED WATER AND APPURTENANT RECYCLED WATER STRUCTURES AND PIPES WITH THE WATER EASEMENT SHOWN HEREON.

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

LENNAR HOMES OF CALIFORNIA INC.,  
 A CALIFORNIA CORPORATION  
 CARSON CREEK EL DORADO, LLC  
 A CALIFORNIA LIMITED LIABILITY COMPANY  
 BY: LENNAR HOMES OF CALIFORNIA INC.,  
 A CALIFORNIA CORPORATION

BY: Larry Gualco / VP  
 LARRY GUALCO  
 VICE PRESIDENT  
 BY: Larry Gualco / VP  
 LARRY GUALCO  
 VICE PRESIDENT

**NOTARY ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA )  
 COUNTY OF Placer ) SS  
 ON April 14, 2015, BEFORE ME, Monique Reynolds, A  
 NOTARY PUBLIC.

PERSONALLY APPEARED LARRY GUALCO, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.  
Monique Reynolds  
 NOTARY PUBLIC My Commission # 1995824  
 Expiration: Nov. 24, 2016

TM# 04-139LR2 APPROVED AUG. 6, 2014  
 Cert of Correction 2015-0056992 12-8-15

**COMMUNITY DEVELOPMENT AGENCY  
 DEVELOPMENT SERVICES DIRECTOR'S STATEMENT**

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON FEBRUARY 14, 2008 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: 9-1-15  
Roger Trout  
 ROGER TROUT  
 COMMUNITY DEVELOPMENT AGENCY  
 DEVELOPMENT SERVICES DIRECTOR  
 COUNTY OF EL DORADO, CALIFORNIA  
 BY: \_\_\_\_\_  
 PRINCIPAL PLANNER  
 COUNTY OF EL DORADO, CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY  
 COUNTY ENGINEER'S STATEMENT**

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

DATE: 9/14/2015  
Andrew S. Gaber  
 ANDREW S. GABER, R.C.E. 45187  
 COUNTY ENGINEER  
 COMMUNITY DEVELOPMENT AGENCY  
 TRANSPORTATION DIVISION  
 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: 9-1-15  
Richard L. Briner  
 RICHARD L. BRINER, L.S. 5084  
 COUNTY SURVEYOR  
 COUNTY OF EL DORADO, CALIFORNIA



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

**CARSON CREEK UNIT 1-PHASE A**

LOTS 1 THROUGH 9 OF THE  
 LARGE LOT FINAL MAP FOR CARSON CREEK, S.D. J-130  
 LYING WITHIN THE N 1/2 OF SEC. 23, T. 9 N., R. 8 E., M.D.M.  
 County of El Dorado, State of California

cta Engineering & Surveying  
 APRIL, 2015 PAGE 1 OF 10 SCALE: NA

J-135

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF LENNAR HOMES OF CALIFORNIA INC. IN JANUARY, 2013. 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 APRIL, 2016 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: April 10, 2015  
Kevin A. Heeneey  
 KEVIN A. HEENEY LS 5914



**COUNTY TAX COLLECTOR'S STATEMENT**

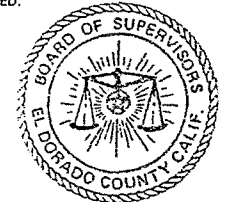
I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT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

DATE: 5/12/2015  
C.L. Raffety, CPA  
 C.L. RAFFETY  
 TAX COLLECTOR  
 COUNTY OF EL DORADO, CALIFORNIA  
 BY: Cami Roberts  
 DEPUTY

**BOARD CLERK'S STATEMENT**

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON 9/1/15 ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE SURVEYORS CONSTRUCTION STANDARDS, CARSON CROSSING DRIVE AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOTS R-1 AND R-2 WHICH ARE HEREBY REJECTED.

DATE: 9/1/15  
James S. Mitrisin  
 JAMES S. MITRISIN  
 CLERK OF THE BOARD OF SUPERVISORS  
 COUNTY OF EL DORADO, CALIFORNIA



**COUNTY RECORDER'S CERTIFICATE**

FILED THIS 17 DAY OF September, 2015 AT 14:59:17, IN BOOK J  
 OF MAPS, AT PAGE 135, DOCUMENT NO. 2015-0043543 AT THE REQUEST OF  
 LENNAR HOMES OF CALIFORNIA, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS  
 GUARANTEED BY TITLE CERTIFICATE NO. 54801-15-1335446-01 PREPARED BY  
 NORTH AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

William E. Schultz  
 WILLIAM E. SCHULTZ  
 COUNTY RECORDER, CLERK  
 COUNTY OF EL DORADO, CALIFORNIA  
 BY: M. Fisher  
 DEPUTY

J-135

EXISTING ASSESSOR'S PARCEL NUMBERS: PORTIONS OF 117-570-01 THROUGH 117-570-09

## 8) Title Report

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2240 Douglas Boulevard, Suite 120  
Roseville, California 95661  
Office Phone: (916)782-1241  
Office Fax: (916)782-1270

Escrow Officer Email: lbencivengo@nat.com

## Amendment

North American Title Company  
2240 Douglas Boulevard, Suite 120  
Roseville, CA 95661

Our Order No.: 1403067  
Property Address: Carson Creek, Carson Creek, Unit 1-  
Phase A and Carson Creek, Unit 1-Phase B, El Dorado  
Hills, CA 95762

Attention: Lucy Bencivengo

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**Preliminary Report** Dated as of December 30, 2015 at 7:30 A.M.

In response to the above referenced application for a Policy of Title Insurance,

### North American Title Insurance Company

Hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on covered risks of said Policy or Policies are set forth in Exhibit A attached. The Policy to be issued may contain an Arbitration Clause. When the amount of insurance is less than that set forth in the Arbitration Clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the Parties. Limitations on covered risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a deductible amount and a maximum dollar limit of liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The form of Policy of title insurance contemplated by this report is: Subdivision Guarantee

Please note that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) can only be issued on transactions involving individuals as purchasers and residential 1-4 properties. Any indication that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) will be issued in a transaction that does not meet these criteria is hereby revised to state that the policy contemplated is a Standard Coverage Policy.

Julie Grace, Title Officer

## SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this report is:  
    Fee simple.
2. Title to said estate or interest at the date hereof is vested in:  
    LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
3. The Land referred to in this report is situated in the unincorporated area of the County of El Dorado, State of California, described as follows:

**See attached Legal Description**

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

PARCEL 1:

PARCEL A:

LOTS 8 THROUGH 10, AND LOTS 12 THROUGH 18, INCLUSIVE OF THE PLAT OF LARGE LOT FINAL MAP OF CARSON CREEK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED AUGUST 26, 2014, IN BOOK J OF MAPS AT PAGE 130.

PARCEL B:

LOT 11 OF THE PLAT OF LARGE LOT FINAL MAP OF CARSON CREEK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED AUGUST 26, 2014, IN BOOK J OF MAPS AT PAGE 130.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE EL DORADO IRRIGATION DISTRICT, AN IRRIGATION DISTRICT BY DOCUMENT RECORDED APRIL 30, 2015 AS INSTRUMENT NO. 2015-0018564-00 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 11, BEING ALSO THE SOUTH LINE OF CARSON CROSSING DRIVE, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 11 BEARS NORTH 89° 26' 35" EAST, 819.95 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00° 33' 25" EAST, 170.00 FEET; THENCE SOUTH 89° 26' 35" WEST, 118.48 FEET; THENCE NORTH 38° 00' 54" WEST, 76.35 FEET; THENCE SOUTH 89° 26' 35" WEST, 49.73 FEET; THENCE NORTH 47° 31' 09" WEST, 117.18 FEET; THENCE NORTH 00° 33' 25" WEST, 29.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE ALONG SAID NORTH LINE, NORTH 89° 26' 35" EAST, 300.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.873 ACRES, MORE OR LESS.

APN: 117-570-08, 117-570-10 THROUGH 18 AND 117-570-20 (NEW) 117-020-01-100 (OLD PORTION)

PARCEL 2

LOTS 48 THROUGH 82, INCLUSIVE, LOTS 112 THROUGH 130, INCLUSIVE, LOTS 186 THROUGH 265, INCLUSIVE, LOTS R-1, R-2, LOTS G THROUGH K, INCLUSIVE, LOTS M, P, V AND Y, LOTS AA, BB, CC, DD AND EE, INCLUSIVE AND LOTS LL-4 THROUGH LL-12 AS SHOWN ON THE MAP OF CARSON CREEK UNIT 1-PHASE 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED SEPTEMBER 17, 2015 IN BOOK J OF MAPS AT PAGE 135, EL DORADO COUNTY RECORDS, AND AMENDED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED DECEMBER 8, 2015, INSTRUMENT NO. 2015-0056992, OFFICIAL RECORDS.

APN: 117-570-01 THROUGH 07 AND 117-570-09 (OLD)

APN: 117-580-04 THROUGH 28, 117-590-01 THROUGH 51 AND 117-600-01 THROUGH 83 (NEW)

PARCEL 3:

LOTS 1 THROUGH 47, INCLUSIVE AND LOTS A, B, C, D, E AND F AS SHOWN ON THE MAP OF CARSON CREEK UNIT 1-PHASE B, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED SEPTEMBER 18, 2015, IN BOOK J OF MAPS AT PAGE 136, EL DORADO COUNTY RECORDS.

APN: 117-570-01 (OLD); 117-580-01, 02, 03 (CURRENT) 117-610-01 THROUGH 047 AND 117-610-50 (NEW)

## SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in the policy form designated on the face page of this report would be as follows:

1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
  
2. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$5,109.39, PAID  
Second Installment: \$5,109.39, PAID  
Tax Rate Area: 076-031  
APN: 117-570-01-100  
  
(Affects Parcels 2 and 3)
  
3. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17,449.62, PAID  
Second Installment: \$17,449.62, PAID  
Tax Rate Area: 076-031  
APN: 117-570-02-100  
  
(Affects Parcel 2)
  
4. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$1,658.57, PAID  
Second Installment: \$1,658.57, PAID  
Tax Rate Area: 076-031  
APN: 117-570-03-100  
  
(Affects Parcel 2)
  
5. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$6,581.80, PAID  
Second Installment: \$6,581.80, PAID  
Tax Rate Area: 076-031  
APN: 117-570-04-100  
  
(Affects Parcel 2)
  
6. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-05-100  
  
(Affects Parcel 2)

7. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-06-100

(Affects Parcel 2)

8. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$1,367.40, PAID  
Second Installment: \$1,367.40, PAID  
Tax Rate Area: 076-031  
APN: 117-570-07-100

(Affects Parcel 2)

9. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-08-100

(Affects Parcel 1)

10. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-09-100

(Affects Parcel 2)

11. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-10-100

(Affects Parcel 1)

12. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-11-100

(Affects Parcel 1)

13. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-12-100

(Affects Parcel 1)

14. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-13-100

(Affects Parcel 1)

15. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$48,252.90, PAID  
Penalty: \$0.00  
Second Installment: \$48,252.90, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-14-100

(Affects Parcel 1)

16. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$3,453.17, PAID  
Penalty: \$0.00  
Second Installment: \$3,453.17, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-15-100

(Affects Parcel 1)

17. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$21,298.56, PAID  
Penalty: \$0.00  
Second Installment: \$21,298.56, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-16-100

(Affects Parcel 1)

18. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$5,814.20, PAID  
Penalty: \$0.00  
Second Installment: \$5,814.20, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-17-100

(Affects Parcel 1)

19. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$10,155.11, PAID  
Penalty: \$0.00  
Second Installment: \$10,155.11, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-18-100

(Affects Parcel 1)

20. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
21. The land lies within the boundaries of proposed community facilities District No. 2014-1 (Carson Creek), as disclosed by a map filed January 7, 2015 in Book 5, Page 9 of maps of assessment and community facilities districts.
22. The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for El Dorado Hills Community Facilities District No. 2015-1, as disclosed by Notice of Special Tax Lien recorded October 13, 2015 as Instrument No. 2015-0047683 of Official Records.
23. Taxes and assessments, if any, of the El Dorado District.
24. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.
25. An easement for railroad right of way and incidental purposes, recorded November 23, 1876 as Book T, Page 308 of Deeds.  
  
Affects: The exact location and extent of said easement is not disclosed of record.
26. An easement for public utilities and incidental purposes, recorded January 4, 1946 as Book 220, Page 357 of Official Records.  
In Favor of: Pacific Gas and Electric Company  
Affects: The exact location and extent of said easement is not disclosed of record.
27. An easement for public utilities and incidental purposes, recorded April 18, 1955 as Book 360, Page 176 of Official Records.  
In Favor of: Pacific Telephone and Telegraph Company  
Affects: The exact location and extent of said easement is not disclosed of record.



28. The terms and provisions contained in the document entitled "Grant of Easement" recorded November 24, 1998 as Instrument No. 1998-69959 of Official Records.
29. The terms and provisions contained in the document entitled "Carson Creek Specific Plan Development Agreement" recorded December 2, 1998 as Instrument No. 1998-71585 of Official Records.
30. The terms and provisions contained in the document entitled "Pre Annexation Agreement Carson Creek Specific Plan" recorded January 31, 2003 as Instrument No. 2003-10937 of Official Records.
31. The terms and provisions contained in the document entitled "Access Agreement" recorded April 26, 2004 as Instrument No. 2004-31637 of Official Records.
32. The terms and provisions contained in the document entitled "Certificate of Completion" recorded May 17, 2007 as Instrument No. 2007-33457 of Official Records.  
  
Said document provides for the herein described property to be annexed to the El Dorado Hills C.S.D., El Dorado Irrigation District and the El Dorado Hills County Water District.
33. The terms and provisions contained in the document entitled "Holding Agreement" recorded July 26, 2013 as Instrument No. 2013-0039189-00 of Official Records.
34. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded August 20, 2013 as Instrument No. 2013-0043866-00 of Official Records.
35. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Wastewater" recorded August 1, 2014 as Instrument No. 2014-0030391-00 of Official Records.
36. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded August 1, 2014 as Instrument No. 2014-0030392-00 of Official Records.
37. An easement for sewer and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033658-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: As described therein
38. An easement for sewer pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033659-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: As described therein
39. An easement for sewer pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033661-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: As described therein
40. An easement for sewer pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033662-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: As described therein

41. An easement shown or dedicated on the map filed or recorded August 26, 2014 as Book J, Page 130 of Maps  
For: Road, public utilities and incidental purposes.  
  
(Affects Lots 8, 12, 15 16 and 17 of Parcel 1)  
  
Any notes or other matters disclosed by the above filed or recorded map.
42. The terms and provisions contained in the document entitled "Notice of Restriction" recorded August 26, 2014 as Instrument No. 2014-0034064-00 of Official Records.
43. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded October 17, 2014 as Instrument No. 2014-0041960-00 of Official Records.
44. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Wastewater" recorded October 17, 2014 as Instrument No. 2014-0041961-00 of Official Records.
45. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Recycled" recorded October 17, 2014 as Instrument No. 2014-0041962-00 of Official Records.
46. An easement for water pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded November 3, 2014 as Instrument No. 2014-0044625-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: Parcel 2
47. An easement for water pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded November 3, 2014 as Instrument No. 2014-0044626-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: Parcel 2  
  
The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded June 19, 2015 as Instrument No. 2015-0028168-00 of Official Records.  
  
(Affects Parcel 1)
48. An easement for water pipelines and incidental purposes, recorded July 1, 2015 as Instrument No. 2015-0030217-00 of Official Records.  
In Favor of: El Dorado Irrigation District  
Affects: as described therein Parcel 1
49. The terms and provisions contained in the document entitled "Parkland Designation/Dedication Agreement" recorded July 16, 2015 as Instrument No. 2015-0032674-00 of Official Records.
50. An easement shown or dedicated on the map filed or recorded September 15, 2015 as Book J, Page 135 of Maps  
For: Public utilities, drainage and slope, drainage, storm drain, sewer, postal easement and incidental purposes.  
  
(Affects Parcel 2)  
  
Any notes or other matters disclosed by the above filed or recorded map.

51. Abutter's rights of ingress and egress to or from portions of De La Vina Drive, Sycamore Canyon Drive, Hot Springs Drive and Heritage Parkway, have been dedicated or relinquished on the filed Map.

(Affects Parcel 2)

52. The terms and provisions contained in the document entitled "Notice of Restriction" recorded September 17, 2015 as Instrument No. 2015-0043545 of Official Records.

53. An easement shown or dedicated on the map filed or recorded September 18, 2015 as Book J, Page 136 of Maps

For: Public utilities and incidental purposes.

(Affects Parcel 3)

Any notes or other matters disclosed by the above filed or recorded map.

54. Abutter's rights of ingress and egress to or from portions of La Paz Court and Mission Canyon Drive, have been dedicated or relinquished on the filed Map.

55. The terms and provisions contained in the document entitled "Declaration of Solar Energy Covenants, Conditions and Restrictions for Heritage El Dorado Hills" recorded November 5, 2015 as Instrument No. 2015-0051584 of Official Records.

Affects Lots 69-82, 186-209, 216-236, 248-254 of Parcel 2

56. The terms, provisions and conditions contained in a Notice of Builder's Election of Handling of Construction Claims pursuant to California Civil Code Section 895 et seq.

Executed by: Lennar Homes of California, Inc., a California corporation  
Recorded: November 5, 2015, as Instrument No. Instrument No. 2015-0051585 of Official Records.

Said notice provides that violation thereof will not invalidate or impair the rights of any mortgagee or beneficiary.

Reference is made to said document for full particulars.

Affects Lots 69-82, 186-209, 216-236, 248-254 of Parcel 2

57. Covenants, conditions, restrictions and easements in the document recorded November 25, 2015 as Instrument No. 2015-0055467 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Affects Lots 69-82, 186-209, 216-236, 248-254 of Parcel 2

Inquiry should be made of the Heritage El Dorado Hills Master Association.

58. An easement for public utilities together with a right of way and incidental purposes, recorded November 19, 2015 as Instrument No. 2015-0054385-00 of Official Records.  
In Favor of: Pacific Gas and Electric Company, a California corporation  
Affects: Lot 11 of Parcel 1 as described therein
59. An irrevocable offer to dedicate a portion of said land for the purposes stated herein  
  
For: Public utilities  
Recorded: November 24, 2015 as Instrument No. 2015-0055334-00 of Official Records.  
Affects: Portions of Parcel 2 as described therein
60. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
61. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
62. With respect to Lennar Homes of California, Inc., a California corporation:  
a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.  
b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.  
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

\*\*\*\*\* END OF REPORT \*\*\*\*\*

1. Notice of change in ownership recording procedure

Effective July 1, 1985 pursuant to state law as amended January 1, 2011 (Section 480.3 of the Revenue and Taxation Code), all Deeds and other Documents that reflect a change in ownership must be accompanied by a Preliminary Change of Ownership Report to be completed by the transferee.

If this special report is not presented at the time of recording, an additional recording fee of \$20.00, as required by law, will be charged.

Preliminary Change in Ownership forms, instructions on how to complete them, and a non-exclusive list of documents that are affected by this change, are available from the County Recorder's Office or the Office of the County Assessor.

2. GOOD FUNDS LAW

Under Section 12413.1 of the California Insurance Code, North American Title Company, Inc. may only make funds available for disbursement in accordance with the following rules:

Same day availability. Disbursement on the date of deposit is allowed only when funds are deposited to North American Title Company, Inc. by Cash or Electronic Transfer (Wire). Cash will be accepted only under special circumstances and upon approval by management.

Next business day availability. If funds are deposited to North American Title Company, Inc. by cashier's checks, certified checks or teller's checks, disbursement may be on the next business day following deposit. A "teller's check" is one drawn by an insured financial institution against another insured financial institution (e.g., a savings and loan funding with a check drawn against a FDIC insured bank).

Second business day availability. If the deposit is made by checks other than those described in paragraphs 1 and 2 above, disbursement may occur on the day when funds must be made available to depositors under Federal Reserve Regulation CC. In most cases, these checks will be available on the second business day following deposit. (For further details, consult California Insurance Code Section 12413, et seq. and Regulation CC).

These are the minimum periods before funds will be made available. North American Title Company, Inc. is not obligated to disburse funds at the expiration of the time periods above, and expressly reserves the right to require additional time before disbursing on deposited funds. Close of escrow and final disbursement will not be made based on deposits in the form of personal checks, corporate checks, credit union checks, money market checks, travelers checks and official checks until confirmation of final clearance of the funds.

North American Title Company will not be responsible for accruals of interest or other charges resulting from compliance with the disbursement restrictions imposed by state law.

For Your Information, Our Wire Instructions Are:

**Wire To:**

Comerica Bank  
2321 Rosecrans Ave, Ste 5000  
El Segundo, CA 90245

**Credit the Account of:**

North American Title Company, Inc.  
Bank Account No.: 1893548014 ABA No.: 121137522  
Escrow No. 54801-1403067-16

**North American Title Company, Inc., will not accept funds in the form of ACH transfer**  
ACH = Automatic Clearing House

Be sure to reference our order number 54801-1403067-16.

Should this office be required to wire funds out at close of escrow, please be informed that wiring instructions should be received as soon as possible, but no later than the following times.

Wires outside the State of California:  
11:00 A.M. ON DATE OF WIRE

Effective January 1, 1991

A service charge of \$25.00 will be assessed for all funds disbursed by this Company by wire.

3. North American Title Company, Inc.'s charges for recording the transaction documents include charges for services performed by North American Title Company, Inc., in addition to an estimate of payments to be made to governmental agencies.
4. Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.
5. The map attached, if any, may or may not be a survey of the land depicted hereon. North American Title Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**NORTH AMERICAN TITLE COMPANY**

2240 Douglas Boulevard, Suite 120, Roseville, CA 95661  
(916)782-1241

Fax: (916)782-1270 Email: nocal.rosevilleres@nat.com

**Closing Protection Letters can be ordered directly by emailing cacpl@nat.com with your title order number and property address.**

Attention:

Your Ref:

Our Order No.: 54801-1403067-16

**LENDERS SUPPLEMENTAL REPORT**

Dated as of December 30, 2015 AT 7:30 A.M.

Title Officer: Julie Grace

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy of Title Insurance:

Our ALTA Loan Policy, when issued, will contain Endorsement Nos. 100 and 116.

There is located on said land a Vacant Land  
Known as: Carson Creek, Carson Creek, Unit 1-Phase A and Carson Creek, Unit 1-Phase B  
Unincorporated Area  
County of El Dorado  
State of California.

According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

A document recorded April 30, 2015 as Instrument No. 2015-0018564-00 of Official Records.

From: Lennar Homes of California, Inc., a California corporation

To: El Dorado Irrigation District, an irrigation district

Privacy Policy

Effective: November 1, 2015

North American Title Group, Inc. Family of Companies

<b>FACTS</b>	<b>WHAT DOES NORTH AMERICAN TITLE GROUP, INC. FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?</b>	
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share and protect your personal information. Please read this notice carefully to understand what we do.	
<b>What?</b>	The types of personal information we collect and share depend on the product or service you have with us. This information can include:	
	<ul style="list-style-type: none"> <li>• Social Security number, birthdate, driver's license number and income</li> <li>• Transaction history and payment history</li> <li>• Purchase history and account balances</li> </ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>	
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons North American Title Group, Inc. Family of Companies (NATG) choose to share; and whether you can limit this sharing.	
<b>Reasons we can share your personal information</b>	<b>Does NATG share?</b>	<b>Can you limit this sharing?</b>
<b>For our everyday business purposes</b> –such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> – to offer our products and services to you	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> – information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> – information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For nonaffiliates to market to you</b>	No	We don't share
<b>Questions?</b>	Call 1 (888) 444-7766, extension 6585	
<b>Who we are</b>		
<b>Who is providing this notice?</b>	The North American Title Group, Inc. Family of Companies (identified below), which offers title insurance, settlement services, and property and casualty insurance.	



What we do	
How does NATG protect your personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does NATG collect your personal information?	<p>In general, you can visit our website on the Internet without disclosing your identity or any information about yourself. Our web servers collect statistical information, such as the number of visitors, returning visitors, country of origin, source of traffic (e.g., Google) and method of access (e.g., mobile), but not the email addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information used to improve the overall content of our website to all visitors. You may choose to provide personal information to us through our website in order to request information, products or services, or to submit a complaint or inquiry. Any information provided via our website will be used only in accordance with the policies outlined here.</p> <p>We collect your personal information, for example, from:</p> <ul style="list-style-type: none"> <li>• Applications, contracts or other forms you complete</li> <li>• Information provided about your transaction by you, by affiliates or others, whether received in writing, in person, by telephone or any other means</li> <li>• Information provided to us by other parties involved in your transaction, such as your lender, mortgage broker, attorney or real estate broker. Such items may include an appraisal, land survey, credit report and account information</li> <li>• Information we receive from a consumer reporting agency or credit bureau</li> </ul>
Why can't you limit all sharing?	<p>Federal law gives you the right to limit only:</p> <p>Sharing for affiliates' everyday business purposes – information about your creditworthiness</p> <ul style="list-style-type: none"> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul>
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, consumer reporting agencies and others.</i></li> <li>• <i>NATG does not share with nonaffiliates so they can market their goods or service to you.</i></li> </ul>
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. NATG does not jointly market.

The North American Title Group, Inc. Family of Companies consists of the following entities:

North American Title Company  
North American Title Company, Inc.  
North American Title Company of Colorado  
North American Title Insurance Company  
North American Services, LLC  
North American Title Agency, Inc.

North American Abstract Agency  
NASSA, LLC  
North American Title, LLC  
North American Advantage Insurance Services, LLC  
North American National Title Solutions, LLC

**CLTA STANDARD COVERAGE POLICY - 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

I For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

**2006 ALTA LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

[Except as provided in Schedule B - Part II, [if or T] this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

**[PART I**

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
  - (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. ]

**PART II**

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}]

**2006 ALTA OWNER'S POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.





2240 Douglas Boulevard, Suite 120  
Roseville, California 95661  
Office Phone: (916)782-1241  
Office Fax: (916)782-1270

Escrow Officer Email: lbencivengo@nat.com

North American Title Company  
2240 Douglas Boulevard, Suite 120  
Roseville, CA 95661

Our Order No.: 1403067  
Property Address: Carson Creek, Carson Creek, Unit 1-  
Phase A and Carson Creek, Unit 1-Phase B, El Dorado  
Hills, CA 95762

Attention: Lucy Bencivengo

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**Preliminary Report** Dated as of December 30, 2015 at 7:30 A.M.

In response to the above referenced application for a Policy of Title Insurance,

**North American Title Insurance Company**

Hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on covered risks of said Policy or Policies are set forth in Exhibit A attached. The Policy to be issued may contain an Arbitration Clause. When the amount of insurance is less than that set forth in the Arbitration Clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the Parties. Limitations on covered risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a deductible amount and a maximum dollar limit of liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The form of Policy of title insurance contemplated by this report is: Subdivision Guarantee

Please note that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) can only be issued on transactions involving individuals as purchasers and residential 1-4 properties. Any indication that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) will be issued in a transaction that does not meet these criteria is hereby revised to state that the policy contemplated is a Standard Coverage Policy.

Julie Grace, Title Officer

## SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this report is:  
    Fee simple.
2. Title to said estate or interest at the date hereof is vested in:  
    LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
3. The Land referred to in this report is situated in the unincorporated area of the County of El Dorado, State of California, described as follows:

**See attached Legal Description**

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

PARCEL 1:

PARCEL A:

LOTS 8 THROUGH 10, AND LOTS 12 THROUGH 18, INCLUSIVE OF THE PLAT OF LARGE LOT FINAL MAP OF CARSON CREEK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED AUGUST 26, 2014, IN BOOK J OF MAPS AT PAGE 130.

PARCEL B:

LOT 11 OF THE PLAT OF LARGE LOT FINAL MAP OF CARSON CREEK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED AUGUST 26, 2014, IN BOOK J OF MAPS AT PAGE 130.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE EL DORADO IRRIGATION DISTRICT, AN IRRIGATION DISTRICT BY DOCUMENT RECORDED APRIL 30, 2015 AS INSTRUMENT NO. 2015-0018564-00 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 11, BEING ALSO THE SOUTH LINE OF CARSON CROSSING DRIVE, FROM WHICH THE NORTHEAST CORNER OF SAID LOT 11 BEARS NORTH 89° 26' 35" EAST, 819.95 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00° 33' 25" EAST, 170.00 FEET; THENCE SOUTH 89° 26' 35" WEST, 118.48 FEET; THENCE NORTH 38° 00' 54" WEST, 76.35 FEET; THENCE SOUTH 89° 26' 35" WEST, 49.73 FEET; THENCE NORTH 47° 31' 09" WEST, 117.18 FEET; THENCE NORTH 00° 33' 25" WEST, 29.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE ALONG SAID NORTH LINE, NORTH 89° 26' 35" EAST, 300.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.873 ACRES, MORE OR LESS.

APN: 117-570-08, 117-570-10 THROUGH 18 AND 117-570-20 (NEW) 117-020-01-100 (OLD PORTION)

PARCEL 2

LOTS 48 THROUGH 82, INCLUSIVE, LOTS 112 THROUGH 130, INCLUSIVE, LOTS 186 THROUGH 265, INCLUSIVE, LOTS R-1, R-2, LOTS G THROUGH K, INCLUSIVE, LOTS M, P, V AND Y, LOTS AA, BB, CC, DD AND EE, INCLUSIVE AND LOTS LL-4 THROUGH LL-12 AS SHOWN ON THE MAP OF CARSON CREEK UNIT 1-PHASE 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED SEPTEMBER 17, 2015 IN BOOK J OF MAPS AT PAGE 135, EL DORADO COUNTY RECORDS, AND AMENDED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED DECEMBER 8, 2015, INSTRUMENT NO. 2015-0056992, OFFICIAL RECORDS.

APN: 117-570-01 THROUGH 07 AND 117-570-09 (OLD)

APN: 117-580-04 THROUGH 28, 117-590-01 THROUGH 51 AND 117-600-01 THROUGH 83 (NEW)

PARCEL 3:

LOTS 1 THROUGH 47, INCLUSIVE AND LOTS A, B, C, D, E AND F AS SHOWN ON THE MAP OF CARSON CREEK UNIT 1-PHASE B, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, FILED SEPTEMBER 18, 2015, IN BOOK J OF MAPS AT PAGE 136, EL DORADO COUNTY RECORDS.



APN: 117-570-01 (OLD); 117-580-01, 02, 03 (CURRENT) 117-610-01 THROUGH 047 AND 117-610-50 (NEW)

## SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in the policy form designated on the face page of this report would be as follows:

1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
  
2. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$5,109.39, PAID  
Second Installment: \$5,109.39, PAID  
Tax Rate Area: 076-031  
APN: 117-570-01-100  
  
(Affects Parcels 2 and 3)
  
3. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17,449.62, PAID  
Second Installment: \$17,449.62, PAID  
Tax Rate Area: 076-031  
APN: 117-570-02-100  
  
(Affects Parcel 2)
  
4. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$1,658.57, PAID  
Second Installment: \$1,658.57, PAID  
Tax Rate Area: 076-031  
APN: 117-570-03-100  
  
(Affects Parcel 2)
  
5. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$6,581.80, PAID  
Second Installment: \$6,581.80, PAID  
Tax Rate Area: 076-031  
APN: 117-570-04-100  
  
(Affects Parcel 2)
  
6. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-05-100  
  
(Affects Parcel 2)

7. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-06-100

(Affects Parcel 2)

8. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$1,367.40, PAID  
Second Installment: \$1,367.40, PAID  
Tax Rate Area: 076-031  
APN: 117-570-07-100

(Affects Parcel 2)

9. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-08-100

(Affects Parcel 1)

10. Taxes for proration purposes only for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Second Installment: \$17.50, PAID  
Tax Rate Area: 076-031  
APN: 117-570-09-100

(Affects Parcel 2)

11. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-10-100

(Affects Parcel 1)

12. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-11-100

(Affects Parcel 1)

13. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-12-100

(Affects Parcel 1)

14. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$17.50, PAID  
Penalty: \$0.00  
Second Installment: \$17.50, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-13-100

(Affects Parcel 1)

15. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$48,252.90, PAID  
Penalty: \$0.00  
Second Installment: \$48,252.90, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-14-100

(Affects Parcel 1)

16. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$3,453.17, PAID  
Penalty: \$0.00  
Second Installment: \$3,453.17, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-15-100

(Affects Parcel 1)

17. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$21,298.56, PAID  
Penalty: \$0.00  
Second Installment: \$21,298.56, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-16-100

(Affects Parcel 1)

18. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$5,814.20, PAID  
Penalty: \$0.00  
Second Installment: \$5,814.20, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-17-100

(Affects Parcel 1)

19. General and special taxes and assessments for the fiscal year 2015-2016.  
First Installment: \$10,155.11, PAID  
Penalty: \$0.00  
Second Installment: \$10,155.11, DUE  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-570-18-100

(Affects Parcel 1)

20. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
21. The land lies within the boundaries of proposed community facilities District No. 2014-1 (Carson Creek), as disclosed by a map filed January 7, 2015 in Book 5, Page 9 of maps of assessment and community facilities districts.
22. The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for El Dorado Hills Community Facilities District No. 2015-1, as disclosed by Notice of Special Tax Lien recorded October 13, 2015 as Instrument No. 2015-0047683 of Official Records.
23. Taxes and assessments, if any, of the El Dorado District.
24. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.
25. An easement for railroad right of way and incidental purposes, recorded November 23, 1876 as Book T, Page 308 of Deeds.  
  
Affects: The exact location and extent of said easement is not disclosed of record.
26. An easement for public utilities and incidental purposes, recorded January 4, 1946 as Book 220, Page 357 of Official Records.  
In Favor of: Pacific Gas and Electric Company  
Affects: The exact location and extent of said easement is not disclosed of record.
27. An easement for public utilities and incidental purposes, recorded April 18, 1955 as Book 360, Page 176 of Official Records.  
In Favor of: Pacific Telephone and Telegraph Company  
Affects: The exact location and extent of said easement is not disclosed of record.

28. The terms and provisions contained in the document entitled "Grant of Easement" recorded November 24, 1998 as Instrument No. 1998-69959 of Official Records.
29. The terms and provisions contained in the document entitled "Carson Creek Specific Plan Development Agreement" recorded December 2, 1998 as Instrument No. 1998-71585 of Official Records.
30. The terms and provisions contained in the document entitled "Pre Annexation Agreement Carson Creek Specific Plan" recorded January 31, 2003 as Instrument No. 2003-10937 of Official Records.
31. The terms and provisions contained in the document entitled "Access Agreement" recorded April 26, 2004 as Instrument No. 2004-31637 of Official Records.
32. The terms and provisions contained in the document entitled "Certificate of Completion" recorded May 17, 2007 as Instrument No. 2007-33457 of Official Records.

Said document provides for the herein described property to be annexed to the El Dorado Hills C.S.D., El Dorado Irrigation District and the El Dorado Hills County Water District.

33. A Deed of Trust to secure an original indebtedness of \$10,474,806.00 recorded July 26, 2013 as Instrument No. 2013-0039187-00 of Official Records.

Dated: July 26, 2013  
 Trustor: Carson Creek El Dorado LLC, a California limited liability company  
 Trustee: Placer Title Company  
 Beneficiary: Akt Carson Creek Investors, LLC, a California limited liability company

Affects: The land and other property.

34. The terms and provisions contained in the document entitled "Holding Agreement" recorded July 26, 2013 as Instrument No. 2013-0039189-00 of Official Records.
35. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded August 20, 2013 as Instrument No. 2013-0043866-00 of Official Records.
36. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Wastewater" recorded August 1, 2014 as Instrument No. 2014-0030391-00 of Official Records.
37. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded August 1, 2014 as Instrument No. 2014-0030392-00 of Official Records.
38. An easement for sewer and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033658-00 of Official Records.  
 In Favor of: El Dorado Irrigation District, its successors and assigns  
 Affects: As described therein
39. An easement for sewer pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033659-00 of Official Records.  
 In Favor of: El Dorado Irrigation District, its successors and assigns  
 Affects: As described therein

40. An easement for sewer pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033661-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: As described therein
41. An easement for sewer pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033662-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: As described therein
42. An easement shown or dedicated on the map filed or recorded August 26, 2014 as Book J, Page 130 of Maps  
For: Road, public utilities and incidental purposes.  
  
(Affects Lots 8, 12, 15 16 and 17 of Parcel 1)  
  
Any notes or other matters disclosed by the above filed or recorded map.
43. The terms and provisions contained in the document entitled "Notice of Restriction" recorded August 26, 2014 as Instrument No. 2014-0034064-00 of Official Records.
44. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded October 17, 2014 as Instrument No. 2014-0041960-00 of Official Records.
45. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Wastewater" recorded October 17, 2014 as Instrument No. 2014-0041961-00 of Official Records.
46. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Recycled" recorded October 17, 2014 as Instrument No. 2014-0041962-00 of Official Records.
47. An easement for water pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded November 3, 2014 as Instrument No. 2014-0044625-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: Parcel 2
48. An easement for water pipelines and all underground and surface appurtenances thereto and incidental purposes, recorded November 3, 2014 as Instrument No. 2014-0044626-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: Parcel 2  
  
The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded June 19, 2015 as Instrument No. 2015-0028168-00 of Official Records.  
  
(Affects Lot 1)
49. An easement for water pipelines and incidental purposes, recorded July 1, 2015 as Instrument No. 2015-0030217-00 of Official Records.  
In Favor of: El Dorado Irrigation District  
Affects: Parcel 1

50. The terms and provisions contained in the document entitled "Parkland Designation/Dedication Agreement" recorded July 16, 2015 as Instrument No. 2015-0032674-00 of Official Records.
51. An easement shown or dedicated on the map filed or recorded September 15, 2015 as Book J, Page 135 of Maps  
For: Public utilities, drainage and slope, drainage, storm drain, sewer, postal easement and incidental purposes.

(Affects Parcel 2)

Any notes or other matters disclosed by the above filed or recorded map.

52. Abutter's rights of ingress and egress to or from portions of De La Vina Drive, Sycamore Canyon Drive, Hot Springs Drive and Heritage Parkway, have been dedicated or relinquished on the filed Map.

(Affects Parcel 2)

53. The terms and provisions contained in the document entitled "Notice of Restriction" recorded September 17, 2015 as Instrument No. 2015-0043545 of Official Records.

54. An easement shown or dedicated on the map filed or recorded September 18, 2015 as Book J, Page 136 of Maps  
For: Public utilities and incidental purposes.

(Affects Parcel 3)

Any notes or other matters disclosed by the above filed or recorded map.

55. Abutter's rights of ingress and egress to or from portions of La Paz Court and Mission Canyon Drive, have been dedicated or relinquished on the filed Map.

56. The terms and provisions contained in the document entitled "Declaration of Solar Energy Covenants, Conditions and Restrictions for Heritage El Dorado Hills" recorded November 5, 2015 as Instrument No. 2015-0051584 of Official Records.

Affects Lots 69-82, 186-209, 216-236, 248-254 of Parcel 2

57. The terms, provisions and conditions contained in a Notice of Builder's Election of Handling of Construction Claims pursuant to California Civil Code Section 895 et seq.

Executed by: Lennar Homes of California, Inc., a California corporation  
Recorded: November 5, 2015, as Instrument No. Instrument No. 2015-0051585 of Official Records.

Said notice provides that violation thereof will not invalidate or impair the rights of any mortgagee or beneficiary.

Reference is made to said document for full particulars.

Affects Lots 69-82, 186-209, 216-236, 248-254 of Parcel 2



58. Covenants, conditions, restrictions and easements in the document recorded November 25, 2015 as Instrument No. 2015-0055467 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Affects Lots 69-82, 186-209, 216-236, 248-254 of Parcel 2

Inquiry should be made of the Heritage El Dorado Hills Master Association.

59. An easement for public utilities together with a right of way and incidental purposes, recorded November 19, 2015 as Instrument No. 2015-0054385-00 of Official Records.

In Favor of: Pacific Gas and Electric Company, a California corporation

Affects: Lot 11 of Parcel 1 as described therein

60. An irrevocable offer to dedicate a portion of said land for the purposes stated herein

For: Public utilities

Recorded: November 24, 2015 as Instrument No. 2015-0055334-00 of Official Records.

Affects: Portions of Parcel 2 as described therein

61. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

62. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

63. With respect to Lennar Homes of California, Inc., a California corporation:

a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.

b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.

c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

\*\*\*\*\* END OF REPORT \*\*\*\*\*

1. Notice of change in ownership recording procedure

Effective July 1, 1985 pursuant to state law as amended January 1, 2011 (Section 480.3 of the Revenue and Taxation Code), all Deeds and other Documents that reflect a change in ownership must be accompanied by a Preliminary Change of Ownership Report to be completed by the transferee.

If this special report is not presented at the time of recording, an additional recording fee of \$20.00, as required by law, will be charged.

Preliminary Change in Ownership forms, instructions on how to complete them, and a non-exclusive list of documents that are affected by this change, are available from the County Recorder's Office or the Office of the County Assessor.

2. GOOD FUNDS LAW

Under Section 12413.1 of the California Insurance Code, North American Title Company, Inc. may only make funds available for disbursement in accordance with the following rules:

Same day availability. Disbursement on the date of deposit is allowed only when funds are deposited to North American Title Company, Inc. by Cash or Electronic Transfer (Wire). Cash will be accepted only under special circumstances and upon approval by management.

Next business day availability. If funds are deposited to North American Title Company, Inc. by cashier's checks, certified checks or teller's checks, disbursement may be on the next business day following deposit. A "teller's check" is one drawn by an insured financial institution against another insured financial institution (e.g., a savings and loan funding with a check drawn against a FDIC insured bank).

Second business day availability. If the deposit is made by checks other than those described in paragraphs 1 and 2 above, disbursement may occur on the day when funds must be made available to depositors under Federal Reserve Regulation CC. In most cases, these checks will be available on the second business day following deposit. (For further details, consult California Insurance Code Section 12413, et seq. and Regulation CC).

These are the minimum periods before funds will be made available. North American Title Company, Inc. is not obligated to disburse funds at the expiration of the time periods above, and expressly reserves the right to require additional time before disbursing on deposited funds. Close of escrow and final disbursement will not be made based on deposits in the form of personal checks, corporate checks, credit union checks, money market checks, travelers checks and official checks until confirmation of final clearance of the funds.

North American Title Company will not be responsible for accruals of interest or other charges resulting from compliance with the disbursement restrictions imposed by state law.

For Your Information, Our Wire Instructions Are:

**Wire To:**

Comerica Bank  
2321 Rosecrans Ave, Ste 5000  
El Segundo, CA 90245

**Credit the Account of:**

North American Title Company, Inc.  
Bank Account No.: 1893548014 ABA No.: 121137522  
Escrow No. 54801-1403067-16

**North American Title Company, Inc., will not accept funds in the form of ACH transfer**  
ACH = Automatic Clearing House

Be sure to reference our order number 54801-1403067-16.

Should this office be required to wire funds out at close of escrow, please be informed that wiring instructions should be received as soon as possible, but no later than the following times.

Wires outside the State of California:  
11:00 A.M. ON DATE OF WIRE

Effective January 1, 1991

A service charge of \$25.00 will be assessed for all funds disbursed by this Company by wire.

3. North American Title Company, Inc.'s charges for recording the transaction documents include charges for services performed by North American Title Company, Inc., in addition to an estimate of payments to be made to governmental agencies.
4. Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.
5. The map attached, if any, may or may not be a survey of the land depicted hereon. North American Title Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

**NORTH AMERICAN TITLE COMPANY**  
2240 Douglas Boulevard, Suite 120, Roseville, CA 95661  
(916)782-1241  
Fax: (916)782-1270 Email: nocal.rosevilleres@nat.com

**Closing Protection Letters can be ordered directly by emailing cacpl@nat.com with your title order number and property address.**

Attention:

Your Ref:  
Our Order No.: 54801-1403067-16

**LENDERS SUPPLEMENTAL REPORT**

Dated as of December 30, 2015 AT 7:30 A.M.

Title Officer: Julie Grace

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy of Title Insurance:

Our ALTA Loan Policy, when issued, will contain Endorsement Nos. 100 and 116.

There is located on said land a Vacant Land  
Known as: Carson Creek, Carson Creek, Unit 1-Phase A and Carson Creek, Unit 1-Phase B  
Unincorporated Area  
County of El Dorado  
State of California.

According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

A document recorded April 30, 2015 as Instrument No. 2015-0018564-00 of Official Records.  
From: Lennar Homes of California, Inc., a California corporation  
To: El Dorado Irrigation District, an irrigation district

Privacy Policy

Effective: November 1, 2015

North American Title Group, Inc. Family of Companies

<b>FACTS</b>	<b>WHAT DOES NORTH AMERICAN TITLE GROUP, INC. FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?</b>	
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share and protect your personal information. Please read this notice carefully to understand what we do.	
<b>What?</b>	The types of personal information we collect and share depend on the product or service you have with us. This information can include:	
	<ul style="list-style-type: none"> <li>• Social Security number, birthdate, driver's license number and income</li> <li>• Transaction history and payment history</li> <li>• Purchase history and account balances</li> </ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>	
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons North American Title Group, Inc. Family of Companies (NATG) choose to share; and whether you can limit this sharing.	
<b>Reasons we can share your personal information</b>	<b>Does NATG share?</b>	<b>Can you limit this sharing?</b>
<b>For our everyday business purposes</b> –such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> – to offer our products and services to you	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> – information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> – information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For nonaffiliates to market to you</b>	No	We don't share
<b>Questions?</b>	Call 1 (888) 444-7766, extension 6585	
<b>Who we are</b>		
<b>Who is providing this notice?</b>	The North American Title Group, Inc. Family of Companies (identified below), which offers title insurance, settlement services, and property and casualty insurance.	

What we do	
<b>How does NATG protect your personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
<b>How does NATG collect your personal information?</b>	<p>In general, you can visit our website on the Internet without disclosing your identity or any information about yourself. Our web servers collect statistical information, such as the number of visitors, returning visitors, country of origin, source of traffic (e.g., Google) and method of access (e.g., mobile), but not the email addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information used to improve the overall content of our website to all visitors. You may choose to provide personal information to us through our website in order to request information, products or services, or to submit a complaint or inquiry. Any information provided via our website will be used only in accordance with the policies outlined here.</p> <p>We collect your personal information, for example, from:</p> <ul style="list-style-type: none"> <li>• Applications, contracts or other forms you complete</li> <li>• Information provided about your transaction by you, by affiliates or others, whether received in writing, in person, by telephone or any other means</li> <li>• Information provided to us by other parties involved in your transaction, such as your lender, mortgage broker, attorney or real estate broker. Such items may include an appraisal, land survey, credit report and account information</li> <li>• Information we receive from a consumer reporting agency or credit bureau</li> </ul>
<b>Why can't you limit all sharing?</b>	<p>Federal law gives you the right to limit only:</p> <p>Sharing for affiliates' everyday business purposes – information about your creditworthiness</p> <ul style="list-style-type: none"> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul>
Definitions	
<b>Affiliates</b>	Companies related by common ownership or control. They can be financial and nonfinancial companies.
<b>Nonaffiliates</b>	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, consumer reporting agencies and others.</i></li> <li>• <i>NATG does not share with nonaffiliates so they can market their goods or service to you.</i></li> </ul>
<b>Joint marketing</b>	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. NATG does not jointly market.

The North American Title Group, Inc. Family of Companies consists of the following entities:

North American Title Company  
North American Title Company, Inc.  
North American Title Company of Colorado  
North American Title Insurance Company  
North American Services, LLC  
North American Title Agency, Inc.

North American Abstract Agency  
NASSA, LLC  
North American Title, LLC  
North American Advantage Insurance Services, LLC  
North American National Title Solutions, LLC

**CLTA STANDARD COVERAGE POLICY - 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

1 For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)  
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [T] this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
- (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. ]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)  
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:



#### EXCEPTIONS FROM COVERAGE

[This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.





2240 Douglas Boulevard, Suite 120  
Roseville, California 95661  
Office Phone: (916)782-1241  
Office Fax: (916)782-1270

## Amendment No. 4

North American Title Company  
2240 Douglas Boulevard, Suite 120  
Roseville, CA 95661

Our Order No.: 1335446  
Property Address: 117-570-01 through 11 and 14, El  
Dorado Hills, CA

Attention: Lucy Bencivengo

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**Preliminary Report** Dated as of July 28, 2015 at 7:30 A.M.

In response to the above referenced application for a Policy of Title Insurance,

### North American Title Insurance Company

Hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on covered risks of said Policy or Policies are set forth in Exhibit A attached. The Policy to be issued may contain an Arbitration Clause. When the amount of insurance is less than that set forth in the Arbitration Clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the Parties. Limitations on covered risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a deductible amount and a maximum dollar limit of liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The form of Policy of title insurance contemplated by this report is: Prelim and Subdivision Guarantee

Please note that the America's First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) can only be issued on transactions involving individuals as purchasers and residential 1-4 properties. Any indication that the America's First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) will be issued in a transaction that does not meet these criteria is hereby revised to state that the policy contemplated is a Standard Coverage Policy.

Julie Grace, Title Officer

## **SCHEDULE A**

1. The estate or interest in the land hereinafter described or referred to covered by this report is:  

A fee
2. Title to said estate or interest at the date hereof is vested in:  

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
3. The Land referred to in this report is situated in the State of California, County of El Dorado, and is described as follows:

**See attached Legal Description**

## SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in the policy form designated on the face page of this report would be as follows:

1. General and special taxes and assessments for the fiscal year 2015-2016, a lien not yet due or payable.
  
2. General and special taxes and assessments for the fiscal year 2014-2015.  
First Installment: \$20,303.01, PAID  
Penalty: \$0.00  
Second Installment: \$20,303.01, PAID  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-020-01  
  
Affects: The land and other property.
  
3. General and special taxes and assessments for the fiscal year 2014-2015.  
First Installment: \$43,124.21, PAID  
Penalty: \$0.00  
Second Installment: \$43,124.21, PAID  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-010-07  
  
Affects: The land and other property.
  
4. General and special taxes and assessments for the fiscal year 2014-2015.  
First Installment: \$53,651.55, PAID  
Penalty: \$0.00  
Second Installment: \$53,651.55, PAID  
Penalty: \$0.00  
Tax Rate Area: 076-031  
A. P. No.: 117-010-08  
  
Affects: The land and other property.
  
5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
  
6. The land lies within the boundaries of proposed community facilities District No. 2014-1 (Carson Creek), as disclosed by a map filed January 7, 2015 in Book 5, Page 9 of maps of assessment and community facilities districts.
  
7. Taxes and assessments, if any, of the Irrigation/Reclamation District.
  
8. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.

9. An easement for railroad right of way and incidental purposes, recorded November 23, 1876 as Book T, Page 308 of Deeds.  
Affects: The exact location and extent of said easement is not disclosed of record.

No representation is made as to the current ownership of said easement.

10. An easement for public utilities and incidental purposes, recorded January 4, 1946 as Book 220, Page 357 of Official Records.  
In Favor of: Pacific Gas and Electric Company  
Affects: The exact location and extent of said easement is not disclosed of record.

No representation is made as to the current ownership of said easement.

11. An easement for public utilities and incidental purposes, recorded April 18, 1955 as Book 360, Page 176 of Official Records.  
In Favor of: Pacific Telephone and Telegraph Company  
Affects: The exact location and extent of said easement is not disclosed of record.

No representation is made as to the current ownership of said easement.

12. The terms and provisions contained in the document entitled "Grant of Easement" recorded November 24, 1998 as Instrument No. 1998-69959 of Official Records.
13. The terms and provisions contained in the document entitled "Carson Creek Specific Plan Development Agreement" recorded December 2, 1998 as Instrument No. 1998-71585 of Official Records.
14. The terms and provisions contained in the document entitled "Pre Annexation Agreement Carson Creek Specific Plan" recorded January 31, 2003 as Instrument No. 2003-10937 of Official Records.
15. The terms and provisions contained in the document entitled "Access Agreement" recorded April 26, 2004 as Instrument No. 2004-31637 of Official Records.
16. The terms and provisions contained in the document entitled "Certificate of Completion" recorded May 17, 2007 as Instrument No. 2007-33457 of Official Records.

Said document provides for the herein described property to be annexed to the El Dorado Hills C.S.D., El Dorado Irrigation District and the El Dorado Hills County Water District.

17. The terms and provisions contained in the document entitled "Holding Agreement" recorded July 26, 2013 as Instrument No. 2013-0039189-00 of Official Records.
18. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded August 20, 2013 as Instrument No. 2013-0043866-00 of Official Records.
19. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Wastewater" recorded August 1, 2014 as Instrument No. 2014-0030391-00 of Official Records.
20. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded August 1, 2014 as Instrument No. 2014-0030392-00 of Official Records.

21. An easement for sewer and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033658-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successor and assigns  
Affects: as described therein
22. An easement for sewer pipelines and all underground and surface appurtenances and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033659-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successor and assigns  
Affects: as described therein
23. An easement for sewer pipelines and all underground and surface appurtenances and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033661-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successor and assigns  
Affects: as described therein
24. An easement for sewer pipelines and all underground and surface appurtenances and incidental purposes, recorded August 22, 2014 as Instrument No. 2014-0033662-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successor and assigns  
Affects: as described therein
25. The terms and provisions contained in the document entitled "Notice of Restriction" recorded August 26, 2014 as Instrument No. 2014-0034064-00 of Official Records.
26. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded October 17, 2014 as Instrument No. 2014-0041960-00 of Official Records.
27. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Wastewater" recorded October 17, 2014 as Instrument No. 2014-0041961-00 of Official Records.
28. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Recycled" recorded October 17, 2014 as Instrument No. 2014-0041962-00 of Official Records.
29. An easement for water pipelines and all underground and surface appurtenances and incidental purposes, recorded November 3, 2014 as Instrument No. 2014-0044625-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successor and assigns  
Affects: as described therein
30. An easement for water pipelines and all underground and surface appurtenances and incidental purposes, recorded November 3, 2014 as Instrument No. 2014-0044626-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successor and assigns  
Affects: as described therein
31. The terms and provisions contained in the document entitled "Extension of Facilities Agreement - Water" recorded June 19, 2015 as Instrument No. 2015-0028168-00 of Official Records.
32. An easement for water pipelines and incidental purposes, recorded July 1, 2015 as Instrument No. 2015-0030217-00 of Official Records.  
In Favor of: El Dorado Irrigation District, its successors and assigns  
Affects: as described therein
33. The terms and provisions contained in the document entitled "Park Land Designation/Dedication Agreement" recorded July 16, 2015 as Instrument No. 2015-0032674-00 of Official Records.

\*\*\*\*\* END OF REPORT \*\*\*\*\*



## 9) Map Conditions of Approval

TM04-1391 – As approved by the Planning Commission February 14, 2008

TM04-1391-R As amended and approved by the Planning Director on January 31, 2014

## **Findings**

### **1.0 CEQA FINDING**

- 1.1 The project is a residential project and a part of an adopted Carson Creek Specific Plan, subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program. No impacts have been identified which were not discussed and mitigated in the EIR. Specific mitigation measures (noise impacts) have been incorporated which would reduce the impacts to less than significant level. Therefore, the project is deemed exempt from the requirements of CEQA pursuant to Section 15162. No further environmental analysis is necessary.

Off-site improvements associated with the project that were not specifically evaluated in the EIR include water line extension, road striping, and construction of lane tapers. These activities would take place within an existing right-of-way (Golden Foothill Parkway and Carson Crossing Drive), in accordance with the applicable requirements of the project, and corresponding agency standards. Staff has determined that these changes would not result in new environmental impacts. Therefore, these activities are deemed Categorically Exempt under Section 15303d (New Construction or Conversion of Small Structures) of CEQA.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

### **2.0 ADMINISTRATIVE FINDINGS**

#### **2.1 El Dorado County General Plan**

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within and by the County. The specific plan and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for the project area. The proposed minor amendment to the specific plan, tentative map and deviation from standards have been verified for conformance with the applicable policies of the General Plan, specific policies in the Carson Creek Specific Plan, provisions of the Settlement Agreement, and mitigation measures in Environmental Impact Report. Therefore, the project is consistent with the General Plan.

## 2.2 Carson Creek Specific Plan

The project has been verified for conformance with the specific policies and requirements of the Carson Creek Specific Plan and provisions of the Settlement Agreement including phasing, density, design, amenities, preservation of natural features and utilities. The proposed minor amendments to the Specific Plan have been determined to meet the intent of the applicable policies. Implementation of the project shall be subject to required permits prior to any activity, in conformance with all applicable original and new conditions of approval and mitigation measures imposed on the project. Therefore, the project has been found to be consistent with the Carson Creek Specific Plan.

## 2.3 Zoning

The anticipated project development shall conform to the applicable standards set forth in the Specific Plan. Specifically, the residential subdivision has been designed and verified in accordance with the development and zone standards under Single-Family Residential (SFR-6) and Single-Family High Density (SFHD) of the specific plan. Therefore, the project has been found to be consistent with the Zone Standards in the Carson Creek Specific Plan.

## 2.4 Subdivision Ordinance

- 2.4.1 That the proposed map is consistent with applicable general and specific plans;

*The proposed project has been verified for conformance with applicable General Plan and Carson Creek Specific Policies including provisions relating to density, design, development standards, and amenities. The anticipated development shall be subject further conformance with the approved Conditions of Approval and Mitigation Measures. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Carson Creek Specific Plan.*

- 2.4.2 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

*The design and improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. Subsequent improvement plans, grading plans and other permit shall be further reviewed in accordance with the applicable County standards and recommended conditions of approval/mitigation measures for this project. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Carson Creek Specific Plan design and improvements.*

- 2.4.3 That the site is physically suitable for the type of development; and

- 2.4.4 That the site is physically suitable for the proposed density of development;

*The site is physically suitable to accommodate the proposed density and improvements for Carson Creek Phase 2, Unit 1 residential subdivision. The site contains mild rolling hills with sparse tree coverage. The tributaries within the project site shall be preserved and incorporated as part of the subdivision design, in accordance with the Specific plan. Prior to any activity, the anticipated development would require various permit and plan approval, subject to review for consistency with the conditions of approval for the project.*

- 2.4.5 That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

*Development of the subdivision would be subject to the applicable provisions of the Carson Creek Specific Plan, and the required mitigation measures originally evaluated under the certified Environmental Impact Report (EIR) for the Carson Creek Specific Plan. Off-site improvements associated with the project are not anticipated to have any significant environmental impacts and shall be further verified by the affected agency. Therefore, the project would have less than significant environmental impact, subject to the conditions of approval and mitigation measures imposed on the project.*

- 2.4.6 That the design of the division or the type of improvements would not cause serious public health hazards;

*The proposed development has been designed and conditioned to ensure no serious public hazard would occur. In accordance with the Carson Creek Specific Plan, the design and improvements would involve a controlled internal road systems, public utility services, on- and off-site amenities, and emergency vehicular access. Development of the project would be subject to improvement plans and permits verifying construction of utilities for water, sewer, power, drainage and roads in accordance with the Specific Plan and the adopted EIR for the Plan.*

- 2.4.7 That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

*The development is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regarding location of hydrant, construction of non-combustible fencing material, preparation and submittal of a Wildfire Management Plan, and establishing emergency vehicle access. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;*

- 2.4.8 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

*Coupled with imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing and approval of the final map for any portions of the approved tentative map.*

## 2.5 Design Waiver

**Design Waiver 1** - Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based Standard Plan 103E without the 100' foot tapers;

- 2.5.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

*The alignment of Carson Crossing Drive at its intersection with Golden Foothill Parkway does not have adequate area to accommodate the 100' foot tapers. In addition, the project Settlement Agreement states the project will minimize impervious surfaces such as roadway pavement to the extent practicable.*

- 2.5.2 Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

*The strict application of the design standards require acquisition of adjacent land currently owned by others in order to construct the tapers resulting in an unnecessary hardship in developing the property.*

- 2.5.3 The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

*The design waiver proposes improvements consistent with the County standards and therefore would not be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public. The existing road section provides adequate area for acceleration and deceleration to accommodate turning movements.*

- 2.5.4 The waiver would not have the effect of nullifying the objectives of this article or any

other law or ordinance applicable to the subdivision.

*The proposed improvements meet existing County standards , the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or other ordinance.*

**Design Waiver 2** - To construct all proposed encroachments onto Carson Crossing Drive to Standard Plan 103D without the 100' tapers.

- 2.5.5 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

*The provision of tapers at encroachments onto Carson Crossing Drive would interfere with roadside ditches. In addition, the project Settlement Agreement states the project will minimize impervious surfaces such as roadway pavement to the extent practicable.*

- 2.5.6 Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

*The strict application of the design standard results in unnecessary impacts to roadside ditches with potential environmental impacts that would have been otherwise avoided.*

- 2.5.7 The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

*The provision of stop signs at the proposed encroachments slows traffic thereby reducing the need for tapers and therefore, the design waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public. The proposed 18' road section provides adequate area for acceleration and deceleration to accommodate turning movements.*

- 2.5.8 The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

*The proposed improvements meet existing County standards , the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or other ordinance.*

### 3.0 Findings for Substantial Conformance to Approved Tentative Map

*The Planning Director has determined that the revised tentative map for Carson Creek Phase 2, Unit 1 substantially conforms to the originally approved tentative with regards to*

*the design, density and configuration and is hereby approved subject to the original conditions of approval as edited below for the revised map. (January 31, 2014)*

### Conditions

1. ~~The Minor Amendment to the Carson Creek Specific Plan, Tentative Subdivision Map, and Design Waivers are based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits K through T and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:~~
  - A) ~~Large Lot Tentative Subdivision Map (Phase 0) of 553 acres site creating 26 lots for financing and phasing purposes, ranging from 0.5 acres to 150 acres in size;~~
  - B) ~~Small Lot Tentative Subdivision Map (Carson Creek Phase 2, Unit 1) of Large Lots 3-7 (Village 8) and Lots 1 and 2 (Village 6B) from 95.2 acre site to create a Class 1 residential subdivision encompassing a total of 302 residential lots ranging from 4,725 square feet to 14,850 square feet, 18 landscape lots, four open space lots, two private in-tract road lots, and one utility lot (pump station);~~
  - C) ~~Minor Amendment to the Carson Creek Specific Plan consisting of the following modifications:
    - 1) ~~Re-alignment of major residential collector (Carson Crossing Drive);~~
    - 2) ~~Increase of Right of Way for residential collector (Carson Crossing Drive) from 60 feet to 80 feet;~~~~
  - D) ~~A request for Design Waiver(s) of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
    - 1) ~~Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based Standard Plan 103E without the 100-foot tapers; and~~
    - 2) ~~Construction of all proposed encroachments onto Carson Crossing Drive based on Standard Plan 103D without the 100-foot tapers.~~~~

The Substantial Conformance review of the revised Carson Creek Phase 2, Unit 1 Tentative Map is based upon and limited to compliance with the project description for the revised map, Exhibit A attached in the Planning Director Approval Letter (dated January 31, 2014), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

The revised Carson Creek Phase 2 Unit 1 Tentative Map consists of:

- Reduced lot count within Village 8 portion of the subdivision from 255 to 238 residential lots:
- Re-classified the large lots as shown on Phase 0 of the Large Lot Map; and
- Reduced original tentative map approval of 302 residential lots to 285 lots

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **Planning Services**

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

3. Prior to issuance of building permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
4. Prior to approval of Final Map for any portion of the proposed tentative map, the applicant shall provide written statement justifying the project's consistency with the mitigation measures in the adopted Mitigation Monitoring Reporting Program for Carson Creek Specific Plan. The documentation shall be provided to and reviewed by the Development Services-Planning Division and, as needed, shall consult and verify with the affected agency
5. As a condition of approval of all tentative maps, a minimum 6-foot-tall wood or other solid fence shall be required to be constructed for all parcels adjacent to the boundaries of the Specific Plan. Materials may be specified through the revised acoustical analysis for the project.



6. An open space management plan shall be prepared by the developer, subject to review and approval by the El Dorado Hills CDS. The plan shall include wild fire management plans for the
  
7. A financing mechanism or mechanisms, such as a Landscaping and Lighting District (LLAD) for development and maintenance of parks, and for maintenance of open space, landscaping, lighting, fencing, trails, walkways, corridors, signage, sound walls, entry monuments, and other common or public areas shall be determined prior to approval of the final map: Improvement plans for the above referenced items will be submitted to the El Dorado Hills Community Services District (EDHCSD) for approval, and the financing mechanisms shall be in place prior to issuance of building permits (section 5.2 of the Carson Creek Specific Plan). Upon annexation of this project into the EDHGSD; the Carson Creek Specific Plan area shall be subject to the adopted park impact fee imposed for new development within the EDHCSD boundary and will be paid by the developer at the time a building permit is issued.
  
8. As a condition of approval of all tentative maps, a wood or other solid fence, at least six feet in height, will be constructed by the developer for all residential lots adjacent to the boundaries of the Specific Plan:  
  
Agricultural fencing per County Resolution No. 98A-90 shall be required along the Sacramento/El Dorado County line in any location not adjacent to a residential lot/parcel.  
  
The CC&Rs will specify the fence design approval process. Fence design will be as approved by the El Dorado Hills Community Services District and the appropriate design review committee.  
  
The developer will provide a funding mechanism, such as a homeowners association or a Landscaping and Lighting District, for the maintenance of fencing adjacent to open space.
  
9. The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels. (Costs of water meters for parks may or may not be a credit to developer pending negotiations with EDHCSD Board of Directors)
  
10. The filing of tentative map and recording of the final map shall establish the appropriate zoning.

**The following are Mitigation Measures from the EIR:**

11. Golden Foothills Parkway at Carson Creek

- a) Use native plant species as the majority of those planted in the proposed 30-foot greenbelt to maximize a compatible visual relationship with the surrounding natural terrain and vegetation.
- b) Require use of natural colored roof materials in project developments to maximize consistency with the surrounding natural environment and to minimize stark visual contrasts.
- c) Use natural components in fencing materials (e.g., wood, stone, and brick) in developments along Carson Creek to enhance visual compatibility with the natural surroundings of the site.
- d) Use natural components in pedestrian trail features (e.g., fences, trail materials) to enhance visual compatibility with the natural surroundings of the site.
- e) Retain unobstructed views of Carson Creek from locations along Golden Foothills Parkway.

12. Phase II (Facilities Phase) Construction Emissions

- a) Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.)
- b) Construction equipment engines shall be maintained in proper operating condition.
- c) Low-emission stationary construction equipment shall be used,
- d) A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.
- e) Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.
- f) The project applicant shall comply with El Dorado County APCD Rule 224.
- g) The project applicant shall comply with El Dorado County APCD Rule 215.

13. Stationary Source Emissions

- a) The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed

levels of planning. These design features may include, but are not limited to, the following:

- 1) Shade trees;
- 2) Energy-efficient and automated air conditioners;
- 3) Double-pane glass in all windows;
- 4) Energy-efficient low-sodium parking lot lights;
- 5) Adequate ventilation systems for enclosed parking facilities;
- 6) Solar or low-emission water heaters;
- 7) Energy-efficient lighting and lighting controls
- 8) Central water heating systems;

- b) The applicant, future successors in interest or future homebuilders shall install only EPA-certified woodstoves and fire places.

14. **Regional Mobile Source Emissions** - The County shall coordinate with the Folsom, El Dorado, Cordova TMA to consider including the project site within the TMA's jurisdiction.
15. **Short-Term Construction Noise** - Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: Between the hours of 7:00 a.m. and 5:00 p.m. on any weekday; Between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays; Prohibited on Sundays and holidays

At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.

**16. Increased Traffic Noise**

Where the development of a project could result in the exposure of noise-sensitive land uses to existing or projected future traffic noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that the project would contribute to traffic noise levels in excess of applicable County noise standards at proposed on-site or planned future off-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setback, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.

Notwithstanding the above condition, the following are additional recommended mitigation measures applicable to the specific noise impacts evaluated for this project.

Prior to Final Map approval, the applicant shall provide a copy of the following documents to Development Services- Planning Division:

- a) An updated Traffic Study evaluating and determining the accurate Average Daily Trips (ADT) vehicular volume along Carson Crossing Drive.
- b) Based on item a), the applicant shall provide an updated Acoustical Analysis affirming the applicable recommended noise measures identified in the analysis conducted by Bollard Acoustical Consultants, Inc dated September 17, 2007. Specifically, the analysis shall address the type, appropriate height, and location of the noise barrier along Carson Crossing Drive. The study shall analyze the required standard construction material rating necessary to substantially reduce the interior noise effects borne by the anticipated traffic on Carson Crossing Drive.

Planning Services staff shall review the acoustical study and determine if the appropriate changes have been made to the project to fully mitigate the noise impacts.

17. **Stationary Source Noise** - Where the development of a project could result in the exposure of on-site noise-sensitive land uses to projected on-site or off-site stationary source noise levels in excess of the applicable County noise standards the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed on-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform with the applicable County standards.

Notwithstanding the above condition, the following are additional recommended mitigation measure applicable to the specific impact identified for this project.

Prior to Final Map approval, the applicant shall provide a copy of the following documents to Development Services- Planning Division:

- a) An updated Acoustical Analysis affirming the applicable recommended noise measures identified in the analysis conducted by Bollard Acoustical Consultants, Inc dated September 17, 2007. Specifically, the study shall also analyze the appropriate noise barrier along the northern portion of the common property line adjacent to Aerometals Inc. necessary to substantially minimize the facility noise to less than significant level. Details of the barrier shall be reflected on the Improvement Plans for the proposed development. Planning Services staff shall review the acoustical study and determine if the appropriate changes have been made to the project to fully mitigate the noise impacts.

- b) A draft copy of the disclosure statement detailing the potential operation impacts of the Aerometals Inc. facility to the future residents of the residential subdivision. The document shall be provided for review and approval by the Development Services-Planning Division. A proof of the final disclosure statement shall be provided prior to issuance of any residential building permit for any portion of the subdivision.

18. Loss of Wetlands

- a) Prior to issuance of a grading permit, a Stream Bed Alteration Agreement shall be obtained from CDFG, pursuant to §1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.
- b) Grading activities shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control situation, and the potential discharge of pollutants into drainages.

19. Liquefaction

- a) The El Dorado County Department of Transportation (DOT) shall consult with the El Dorado County Planning Department during the grading permit approval process to ensure that earth resources impacts related to development in the Carson Creek Specific Plan area are sufficiently addressed.
- b) Prior to the approval of a grading permit for development in the Carson Creek drainage, the applicant shall submit to, and receive approval from, the El Dorado County Department of Transportation (DOT) a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.

20. Ground Staking

Prior to the issuance of building permits all structures shall be designed in accordance with the Uniform Building Code (UBC), Chapter 23. Although wood frame buildings of no t more, than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum; Final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites.

Prior to the approval of subdivision maps in the vicinity of the Mormon Island Fault Zone, a ground acceleration analysis shall be conducted for the Mormon Island Fault Zone. All structures shall be designed in accordance with the ground acceleration analysis for the Mormon Island Fault Zone and the on-site ground accelerations anticipated from the Bear Mountains Fault Zone.

21. Topographic Alteration (Ground Stability & Erosion) Prior to the issuance of grading permits, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include:

- a) Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water run off immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2:1 (horizontal to vertical) unless authorized by the Geotechnical Engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone.
- b) Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities.
- c) During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations.
- d) Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction ~to conform With National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

- e) Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and convey the runoff off-site. Conduits intended to convey drainage water off-site shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material.
  
- f) Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from these structures, to collect water concentrated by these surfaces and to convey water away from the Site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

22. Increased Surface Runoff

- a) Prior to the approval of the first tentative subdivision or parcel map, a condition of approval shall be placed on the tentative map that states prior to the issuance of a grading plan, the project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995. The project applicant shall form a drainage zone of benefit (Z0B) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary., to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to El Dorado County Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective, by the Department of Transportation, will be implemented as necessary and appropriate:

- *Soil Stabilization Practices*

- Straw Mulching
- Hydromulching

Jute Netting  
Revegetation  
Preservation of Existing Vegetation

- *Sediment Barriers*

Straw Bale Sediment Barriers  
Filter Fences  
Straw Bale Drop Inlet Sediment Barriers

- *Site Construction Practices*

Winterization  
Traffic Control  
Dust Control

- *Runoff Control in Slopes/Streets*

Diversion Dikes  
Diversion Swales  
Sediment Traps

- b) Specific measures shall be identified in the final drainage plans to reduce storm water discharge at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall include detention basins of adequate size to reduce post-development discharge to pre-development levels. Maintenance of the detention basin and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.

23. 100-Year Flood Event

Prior to the approval of the final map, the applicant shall submit a final drainage plan that clearly identifies the 100-year flood zone following project development to the El Dorado County Department of Transportation for approval. Project development shall not occur in areas within the 100-year flood zone shown in the final drainage plan. The final drainage plan shall be prepared by a registered civil engineer and contain a hydrologic study that outlines the 100-year flood zones associated with the project and proposed flood control measures such as detention basins. Alternatively, 100-year flood protection improvements, approved by the El Dorado County Department of Transportation, can be implemented to allow development in these areas. All storm drainage facilities and embankments shall be designed in compliance with the County Drainage Manual.

24. Short-Term Construction-Related Water Quality Impacts



- a) Prior to issuance of a grading permit, the developer shall obtain from the CVRB a General Construction Activity Storm water Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities.
- b) Prior to issuance of a grading permit, the project applicant shall submit to the El Dorado County Department of Transportation and the Resource Conservation District for review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measure 4.10-1, and as follows: sediment basins sediment traps, silt fences, hay bale dikes, gravel construction entrances .maintenance programs, and hydroseeding.

25. Long-Term Water Quality Impacts

- a) On-site detention basins shall be constructed and maintained through the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. Periodic maintenance of detention basins, Such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness.
- b) Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface Water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil. gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation that ensures the long-term implementation of the program.

26. Archaeological Sites CC-1, CC-2, CC-3, CC-4, CC-5, CC-6 and Archaeological Linear Features CC-LF-1, CC-LF-2, and CC-LF-3

- a) Prior to grading and construction activities, significant cultural resources found on the project site shall be recorded or described in a professional report and submitted to the North Central Information Canter at California State University at Sacramento.
- b) During grading and construction activities, the name and telephone number of an El Dorado County-approved, licensed archaeologist shall be available at the

project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall ensure that all activities will cease in the vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance. If a find is authenticated, the archaeologist shall determine proper methods of handling the resource(s) for transport and placement in an appropriate repository. Grading and construction activities may resume, after the resource is either, retrieved or found to be not of consequence.

27. School Fees

- a) The project applicant shall pay the commercial school fee of \$0.31 per square foot for the age-restricted residential development.
- b) The project applicant shall reimburse the Latrobe School District for out-of-pocket expenses incurred in planning for school sites within the Carson Creek Specific Plan area before it was age restricted.
- c) The project applicant also shall meet with the Latrobe School District and the El Dorado Union High School. District to renegotiate school fees in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.

28. Law Enforcement

The project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area, as demonstrated by one of the following mechanisms:

- a) Prior to the issuance of each building permit, the project applicant will be required to obtain a service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy,
- b) Prior to the issuance of the building permit, the project applicant shall create an assessment district or other mechanism to provide funding to the El Dorado County Sheriff's Department for adequate law enforcement staff and equipment upon occupancy and in the future.

29. Water Consumption

Project impacts cannot be reduced to a less than significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at build out in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation, measures would reduce

potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits.

- a) In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project, The FPR Shall address the expansion of the water and sewer facilities and the specific fire flow requirements for the phases of the project.
- b) Low-volume and low-flow fixtures shall be installed to reduce water consumption.
- c) Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.

30. Historic Mining

Prior to the issuance of a grading permit, shallow groundwater and on-site drainage area shall be sampled to determine the potential presence of on-site contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

31. Underground Storage Tanks (USTs)

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential on-site contamination resulting from the operation of off-site USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

32. The project applicant shall undertake the following activities to encourage construction of the 30-acre regional park as soon as feasible:

- a) The applicant shall rough grade the regional park site and shall construct a chip-and-seal road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch (Phase 1).

- b) The County intends to form a county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit to pay for ongoing regional park maintenance and any improvements, including those noted in subsection d) below. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections c) through h) below,
  - c) The Carson Creek Specific Plan Area shall join in the agreed-upon financing mechanism.
  - d) The applicant shall seek to annex the Carson Creek Specific Plan Area into EID in order to obtain the necessary water resources for the regional park; reclaimed water shall be used to the extent feasible to water the ball fields but potable water is necessary for drinking fountains.
  - e) The applicant shall advance funds, or conducting a nexus study for the regional park assessment district or other agreed-upon, formed financing mechanism within 120 days.
  - f) The applicant shall advance funds, within 180 days after the County approves the first tentative map for Phase 2 of the Carson Creek Specific Plan Area, to pay for completing the following:
    - 1) Grading 20 acres for ball fields per County specifications;
    - 2) Installing chip-and-seal parking area at the regional park;
    - 3) Installing potable and reclaimed water lines to the regional park;
    - 4) Obtaining EDUs for EID water and/or installing a well- water system;
    - 5) Installing shielded sports lighting on 15 acres of ball fields;
    - 6) Installing restrooms, bleachers, and concession stands;
    - 7) Installing drainage system, irrigation system, and turf on 15 acres of ball fields.
  - g) The applicant's contributions noted above in subsections a), e), and f) shall be considered a loan, which shall be paid back by the assessment district or Other approved financing mechanism, upon the sale of the bonds necessary to construct the facility.
33. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.
34. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open: unlined and vegetated channels to facilitate

removal of pollutants and sediment and to preserve a more natural rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.

- a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and road crossings shall be bridged.
- b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary means of accommodating stormwater runoff and existing surface water bodies, in residential areas, where the homes front the streets, site design shall emphasize drainage to open, vegetated channels away from streets and towards the back and side lots. In instances where such drainage is not engineering practicable, drainage towards streets shall utilize gutters, A.C. dikes, rolled curbs, and/or vertical curbs will be utilized. These drainage facilities shall be kept to a minimum and will convey drainage to open channel ditches (1) along collectors and other streets where homes do not front the streets and (2) between lots. Piped drainage facilities shall be kept to a minimum. Open channel ditches shall convey the drainage to natural drainage channels in the open space areas but not before ensuring that water quality standards are maintained through the implementation of best management practices.

- 35. Roadways in the Carson Creek Specific Plan Area shall be curvilinear and separated from pedestrian pathways that run around, over, under, and between structures. Where feasible cul-de-sacs will be incorporated into circulation system designs. The majority of roads (asphalt portion only) shall be 26 feet or less in width.**

Furthermore, the Carson Creek Specific Plan Phase 2 street development standards (asphalt portion only), shall be modified to incorporate the following maximum widths:

- a) One-way streets shall be no more than 18 feet wide:
- b) Two-way streets shall be no more than 24 feet wide:
- c) Minor collectors with less than 350 average daily trips ("ADT") shall be no more than 24 feet wide:
- d) Minor collectors with more than 350 average daily trips ("ADT") shall be no more than 26 feet wide:

- e) Major collectors with homes fronting the street, shall be no more than 30 feet wide;
- f) Major collectors, without homes fronting the street and with less than 350 ADT, shall be no more than 24 feet wide;
- g) Major collectors, without homes fronting the street and with more than 350 ADT, shall be no more than 26 feet wide. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Parking bays may be required for emergency parking along collectors and in residential areas where these standards prohibit parking along the streets. The parking bays shall be kept to a minimum and located where topography permits. Street standards are subject to the review of the El Dorado Hills Fire Departments; for public safety reasons, the fire department may require wider roads in some places or turn-arounds, hammerheads, or other measures to facilitate the movement of emergency vehicles.

For the Carson Creek Specific Plan, Phase 1, these road standards will be adopted only if the County finds that the final maps, containing these standards, are consistent with the tentative maps, as required by law.

- 36. The final Grading/Improvement Plan shall reflect an ultimate pad elevation of 497 feet for Lots 7 and 8 of Village 6B of the Carson Creek Phase 2, Unit 1, subdivision.

## **Department of Transportation**

### *Project Specific Conditions*

- 37. The applicant shall be subject to all applicable Conditions as specified for the Carson Creek Specific Plan as well as any required Mitigation Measures described in the Mitigation Monitoring Checklist for the Carson Creek Specific Plan.
- 38. The applicant shall provide a striped turn pocket along Golden Foothill Parkway onto Carson Crossing Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
- 39. The applicant shall provide left turn pockets for the first and fourth residential street intersections and Carson Crossing Drive. The improvements shall be substantially

completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

40. The applicant shall provide a minimum 20-foot break in the landscaped median at the intersection with the second and third residential street intersections and Carson Crossing Drive for fire access. These streets shall be emergency exists with right out exits only. No left turn signage shall be provided at said intersections. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

All roads shall be constructed in conformance with the Carson Creek Specific Plan and the Design and Improvements Standard Manual as noted in the table below. The applicant shall provide a non-exclusive road and public utility easement (R&PUE) for onsite roadways as listed in the table and 60ft wide radius R&PUE for any cul-de-sac. Sidewalk widths for cross sections provided in the table can be found on the exhibit dated October 18, 2007 provided by CTA. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Road Name	Section	Right of Way Width	Pavement Width	Design Speed Limits	Exceptions/Notes
Residential Street I	A-A, B-B, & C-C	40' R/W plus utility easements	24ft travel way	25 MPH	Type 1 rolled curb & gutter on both sides, plus either none, one, or two 4ft sidewalks
Residential Street II	D-D & E-E	64' R/W (44' R/W-section E-E) plus utility easements	24ft travel way	25 MPH	Type 1 rolled curb & gutter on both sides, open swale drainage on both sides, plus one or two 6ft sidewalks
Residential Collector	F-F	64' R/W plus utility easements	26ft travel way	25 MPH	Type 2 vertical curb & gutter on one side and type 1 rolled curb & gutter on the other (sidewalk) side, open swale drainage on both sides, plus one 6ft detached sidewalk
Residential Collector Entry Road (Village 8)	G-G	100' TO 80' R/W plus utility easements	36ft (2-18ft lanes) travel way, landscaped median (width varies), open swale drainage	25 MPH	Type 2 vertical curb & gutter on both sides, open swale drainage on both sides, plus one 6ft detached sidewalk
Residential Collector Secondary Entry Road (Village 8)	H-H & I-I	80' R/W plus utility easements	36ft (2-18ft lanes) travel way, landscaped median (width varies), open swale drainage	25 MPH	Type 2 vertical curb & gutter on both sides, open swale drainage on both sides, plus one 6ft detached sidewalk
Residential Collector Entry Road (Village 6B)	J-J & K-K	100' TO 50' R/W plus utility easements	Transition 36ft (2-18ft lanes) to 24ft (2-12ft lanes) travel way, landscaped median (width varies), open swale	25 MPH	Type 2 vertical curb & gutter on both sides, open swale drainage on both sides, plus two 6ft detached sidewalks



			drainage		
Residential Collector Secondary Entry Road (Village 6B)	L-L	56' R/W plus utility easements	36ft (2-12ft lanes) travel way, landscaped median (width varies), open swale drainage	25 MPH	Type 1 rolled curb & gutter on both sides, open swale drainage on both sides, plus one 4ft detached sidewalk
Existing Carson Crossing Drive (Transition Section)	M-M Sta. 28+00 to Sta. 30+60 (+/- 50 feet)	Existing 72' R/W	Existing 64ft pavement width plus utility/ slope easements - Transition from four lane to two lane travel ways, stripe median (width varies)	40 MPH	Existing Type 2 vertical curb & gutter w/ 6ft attached sidewalk one side only and bike lane on both sides. Transition length to be determined by traffic engineer.
Carson Crossing Drive (Channelization Section)	N-N Sta. 30+60 (+/-50 feet) to Sta.33+10 (+/- 50 feet)	80' R/W plus 10-foot landscape and public service easements (in Lot G)	Transition 46ft (2-23ft lanes) to 36ft (2-18ft lanes) travel way (4ft bike lanes on both sides), control line/ roadway channelization 7.5ft to the centerline of the 80' R/W, landscaped median (width varies)	40 MPH	Transition from Type 2 vertical curb & gutter to roadside ditch w/ 6ft attached sidewalk on one side. Channelization length to be determined by traffic engineer.

Carson Crossing Drive	O-O & P-P	80' R/W plus 10-foot landscape and public service easements (in Lot G)	36ft (2-18ft lanes) travel way with 2-2' benches on either side of travel way (4ft bike lanes on both sides), landscaped median (width varies), roadside drainage ditch on both sides	40 MPH	Roadside ditch w/ 6ft detached sidewalk on one side
Carson Crossing Drive	Q-Q	80' R/W plus utility/slope easements	36ft (2-18ft lanes) travel way with 2-2' benches on either side of travel way (4ft bike lanes on both sides), landscaped median (width varies), roadside drainage ditch on both sides, 14ft pedestrian path/ access road	40 MPH	Roadside ditch w/ 6ft detached sidewalk on one side and 14ft access/ pedestrian path (8ft asphalt paved w/ 2-3ft AB shoulders)

**Notes:**  
 Road widths in the preceding table are measured from curb face to curb face.  
 Curb face for rolled curb and gutter is considered as 6" from the back of the curb.

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41. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
  42. The County shall accept the offer of Carson Crossing drive and it is in the County maintenance program. Therefore, remove requirement for maintenance by a CSAZOB or appropriate entity with the filing of the final map.
  43. The applicant shall irrevocably offer to dedicate the ROW as shown on the tentative map dated November 2007 (January 2008) with the filing of the final map. This offer will be rejected by the County.
  44. Prior to filing of final map, the applicant shall join or form a drainage zone of benefit or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.

*Standard Conditions*

45. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
46. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
47. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
48. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.
49. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

50. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval/satisfaction of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
51. Cross lot drainage shall be avoided. When cross lot drainage does occur, 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. 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.
52. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
53. 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.
54. All outside agency permit numbers shall be placed on the improvement plan set prior to approval of improvement plans.
55. 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 El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
56. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
57. If the project disturbs more than one acre of land area (43,560 square feet), the Developer 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 notice of Intent form, the appropriate fee, and a location map are required for this filing. A copy of the Application shall be submitted to the County with two (2) copies of the Storm Water Pollution Prevention

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Plan (SWPPP), prior to building permit issuance, and by state law must be done prior to commencing construction

58. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
59. Turnarounds shall be constructed at any proposed entry gates within this subdivision and the design are subject to the review and approval by the Department of Transportation at the improvement plan stage.
60. 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).
61. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
62. The applicant shall pay the traffic impact fees in effect at the time a building application is deemed complete.

#### **EL DORADO HILLS FIRE DEPARTMENT**

63. The potable water system for the purpose of the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for 2-hour duration. This equipment is based on a single-family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow shall be in excess of the maximum daily consumption rate of 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.
64. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications 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.

65. To enhance nighttime visibility, each hydrant shall be painted with safety white and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
66. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
67. Prior to Final Map approval, the applicant shall submit a Wildland Fire Safe Plan, subject to review and approval by the Fire Department. Specifically, the Plan shall include provisions for type, dimension, and location of gates and fencing for lots along Wildland Open Space.
68. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.
69. The final design and configuration for the all primary and secondary emergency access gate entries located along Carson Crossing Drive shall be submitted to the department for review and approval at the time of Improvement Plans and Final Map process.

#### **EL DORADO HILLS COMMUNITY SERVICES DISTRICT (EDH CSD)**

70. Parkland Dedication requirements are triggered for subdivision projects with 50 or more residential units. Based on 3.3 persons per household and in accordance with Quimby Act, the District require 5.0 acre of parkland to be dedicated (302 residential units x 3.3 persons/household (residential unit) x 5 acres/ 1,000 persons). Carson Creek Phase 2, Unit 1 subdivision includes "Lot X", measuring 4.9 acres, identified to be a private recreation facility. The District would provide up to 50 percent park credit for private facilities, totaling 2.5 acre credit against the 5.0 required parkland acres. The balance of 2.5 acres will be made up in in-lieu Quimby fees, or request of park land, which are calculated using the equivalent value of finished in-project acres. This is determined through a formal appraisal process or through mutual agreement with the District and Developer. In-lieu fees shall be due and payable in full upon recording of final map.
71. The proposed multi-use trails shall be maintained by a new Homeowners Association (HOA) or through a Landscape Lighting Assessment District (LLAD) in coordination with the CSD. Evidence of a dedicated funding mechanism for trail maintenance is required prior to filing the first final map.
72. The applicant shall coordinate with CSD on the trail design and approval. The open space trails shall remain open to public and not gated. The trails will connect to the existing trail system to the North (Euer Ranch-Four Seasons) and will continue through to the future southern portions of the Carson Creek Specific Plan.

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73. The project shall grant an Irrevocable Offer of Dedication through the open space area for trails to the El Dorado Hills Community Services District upon recording of the final map.
  74. Prior to recordation of the first final map, the applicant shall coordinate with the District in forming a shell Landscaping and Lighting Assessment District (LLAD). The LLAD shall function as back-up funding mechanism to the Carson Creek Homeowner's Association for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities and other common or public areas.
  75. Payment of applicable Park Impact Fees shall be remitted to the District at the time of building permit issuance.
  76. Street lights shall be installed at the primary and secondary access gate intersections. All streetlights shall comply with dark sky standards.
  77. Bicycle lanes along Carson Crossing Road shall be Class II, striped and signed appropriately. All other bicycle lanes within the project shall be Class I.

#### **COUNTY SURVEYOR**

78. All survey monuments must be set prior to the representation of the final map to the Board of Supervisors for approval, or the developer shall a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyor's Office.
79. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the final map.

**Findings**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

**FINDINGS FOR APPROVAL**

**1.0 CEQA FINDINGS**

- 1.1 The project is a residential project and a part of an adopted Carson Creek Specific Plan, subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program (State Clearinghouse SCH No. 94072021). An addendum to the EIR has been prepared evaluating the construction of a road crossing connecting to Investment Blvd, which was not previously contemplated in the CCSP, in accordance with CEQA Section 15164(a) (Exhibit U). The addendum concludes that no impacts are anticipated with construction of the road crossing. The original CCSP EIR mitigation measures shall be applied as conditions of approval for this project. All other applicable mitigation measures in the CCSP EIR shall remain in effect.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

**2.0 ADMINISTRATIVE FINDINGS**

**2.1 General Plan**

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been adopted within and by the County. The specific plans and the respective land use maps were accepted and incorporated by reference and were adopted as the General Plan Land Use map for such areas. Since the CCSP has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), therefore, the proposed administrative modifications to the specific plan, rezone, tentative map are considered to be consistent with the General Plan, subject to consistency with the applicable policies in the CCSP, Settlement Agreement, and Environmental Impact Report. (*Land Use Element Policy 2.2.1.2, 2.2.5.3*)

Traffic impact analyses were conducted for the project concluding that current level of service of the existing roads would not be worsened from its current level of service designation. The analysis included an evaluation of any potential traffic effects related to the secondary access connection to Investment Boulevard, concluding that no significant



effects from the project, 'subject to the Department of Transportation recommended conditions of approval.

The project must pay the required Traffic Impact Mitigation (TIM) fees at the time of building permit issuance. Carson Crossing Drive would include a Class II bicycle lane. As designed, the project would include interconnecting trails serving its residents and accessible by the general public. (*Transportation Element Policies TC-Xa, TC-Xd, TC-Xg, TC-Xh, TC-4e*)

The project site is within the Community Region of El Dorado Hills, where El Dorado Irrigation District (EID) is the primary purveyor of public water, sewer and recycled water. The project site has been annexed into EID service area for potable water, recycled water and sewer services. The project would be required to construct new and/or upgrade on- and off- site facilities necessary to adequately receive these services. Prior to Final Map approval, a submittal of an EID meter award letter as proof of service would be required. (*Public Services and Utilities Element Policies 5.1.2.1, 5.2.1.9, 5.2.1.11, 5.3.1.7*)

Potential noise effects from transportation and existing stationary sources (sewer lift station, manufacturing uses) have been identified. Based on the environmental noise assessment conducted for the project, these noise effects would be minimized to a less than significant level in conformance with the standards set forth in the policies and conditions of approval. Some of these measures would include mitigation by design, utilizing standard construction materials, and construction of soundwalls. (*Public Health, Safety, and Noise Element Policies 6.5.1.1, 6.5.1.8, 6.5.1.7*)

The site is traversed by two perennial streams, an unnamed tributary to the west and Carson Creek to the east. These features have been incorporated as Open Space in the project design for in accordance with the CCSP. Portions of these features would be affected and enhanced as part of overall site preparation and construction of trails meandering along the wetland features. In total, the Carson Creek Specific Plan would include approximately 200 acres of passive Open Space that would encompass the wetland features. (*Conservation and Open Space Elements Policies (7.3.3.1, 7.3.3.5, 7.3.4.1, 7.3.4.2, 7.3.5.3, 7.6.1.1)*)

As contemplated in the CCSP, the project would include a future on-site recreation facility serving its residents. A subsequent phase of the CCSP includes the development of a 30-acre regional park at the southernmost portion of Large Lot 26 of the Phase 0 the Large-Lot Tentative Map proposed with this tentative map. Trails within the project site have been designed along the riparian corridor, which connects to the existing trails within Euer Ranch-Four Season subdivision, and a Class II Bicycle Lane along Carson Crossing Drive, which would eventually connect to the existing and future bicycle lanes along White Rock and Latrobe Roads. (*Parks and Recreation Element Policies 9.1.1.3, 9.1.1.4, 9.1.2.9, 9.1.3.1, 9.2.2.1*)

## 2.2 Carson Creek Specific Plan

The Unit 2 Tentative Map has been verified for conformance with the specific policies and requirements of the Carson Creek Specific Plan and provisions of the Settlement Agreement including phasing, density, design, amenities, preservation of natural features and utilities. The proposed administrative modifications to the Specific Plan have been determined to meet the objectives of the specific plan with regards to providing sufficient and safe pedestrian circulation.

## 2.3 Zoning

The anticipated project development conforms to the applicable standards set forth in the Specific Plan. Specifically, the residential subdivision has been designed and verified for conformance with the development and zone standards under Single-Family High Density (SFHD) of the specific plan. Subsequent development of the site shall be required to obtain permit approvals, subject to review by the affected agencies. Therefore, the project has been found to be consistent with the Zone Standards in the Carson Creek Specific Plan.

## 2.4 Subdivision Ordinance

### 2.4.1 That the proposed map is consistent with applicable general and specific plans;

*The proposed project has been verified for conformance with applicable General Plan and Carson Creek Specific Policies including provisions relating to density, design, development standards, and utilities. The anticipated development shall be subject further conformance with the approved Conditions of Approval and Mitigation Measures. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Carson Creek Specific Plan.*

### 2.4.2 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

*The design and improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. Subsequent improvement plans, grading plans, and other permit shall be further reviewed in accordance with the applicable County standards and recommended conditions of approval/mitigation measures for this project. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Carson Creek Specific Plan design and improvements.*

### 2.4.3 That the site is physically suitable for the type of development; and

### 2.4.4 That the site is physically suitable for the proposed density of development;

*The site is physically suitable to accommodate the proposed density and improvements for Carson Creek Phase 2, Unit 1 residential subdivision. The site contains mild rolling hills with sparse tree coverage. The tributaries within the project site shall be preserved and incorporated as part of the subdivision design, in accordance with the Specific Plan. Prior to any activity, the anticipated development would require various permit and plan approval, subject to review for consistency with the conditions of approval for the project.*

- 2.4.5 That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

*Development of the subdivision would be subject to the applicable provisions of the Carson Creek Specific Plan, and the required mitigation measures originally evaluated under the certified Environmental Impact Report (EIR) for the Carson Creek Specific Plan. Therefore, the project would have less than significant environmental impact, subject to the conditions of approval and mitigation measures imposed on the project.*

- 2.4.6 That the design of the division or the type of improvements would not cause serious public health hazards;

*The proposed development has been designed and conditioned to ensure no serious public hazard would occur. In accordance with the Carson Creek Specific Plan, the design and improvements would involve a controlled internal road systems, public utility services, and emergency vehicular access. Development of the project would be subject to improvement plans and permits verifying construction of utilities for water, sewer, power, drainage and roads in accordance with the provisions of Specific Plan, applicable County Design and Improvement Standards, and mitigation measure of the adopted CCSP EIR.*

- 2.4.7 That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

*The development is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. The subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regarding location of hydrant, construction of non-combustible fencing material, and implementation of a Wildfire Management Plan. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;*

- 2.4.8 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

*Coupled with imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing and approval of the final map for any portions of the approved tentative map.*

## 2.5 Design Waivers

The Design Waivers requested are subject to specific findings under Section 16.08.020 of the El Dorado County Zoning Ordinance described below.

- A. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- B. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- C. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.*

The following discussion details the specific design waivers with supporting responses corresponding to the required findings above. The Department of Transportation and Planning Services has reviewed and recommend approval of the design waivers.

**Design Waiver 1** - Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based on Standard Plan 103E without the 100-foot tapers;

- A. *The alignment of Carson Crossing Drive at its intersection with Golden Foothill Parkway does not have adequate area to accommodate the 100' foot tapers. In addition, the project Settlement Agreement states the project will minimize impervious surfaces such as roadway pavement to the extent practicable.*
- B. *The strict application of the design standards require acquisition of adjacent land currently owned by others in order to construct the tapers resulting in an unnecessary hardship in developing the property.*
- C. *The design waiver proposes improvements consistent with the County standards and therefore would not be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public. The existing road section provides adequate area for acceleration and deceleration to accommodate turning movements.*
- D. *The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004*

*General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or other ordinance.*

**Design Waiver 2** - To construct all proposed encroachments onto Carson Crossing Drive to Standard Plan 103D without the 100-foot tapers.

- A. *The provision of tapers at encroachments onto Carson Crossing Drive would interfere with roadside ditches. In addition, the project Settlement Agreement states the project will minimize impervious surfaces such as roadway pavement to the extent practicable.*
- B. *The strict application of the design standard results in unnecessary impacts to roadside ditches with potential environmental impacts that would have been otherwise avoided.*
- C. *The provision of stop signs at the proposed encroachments slows traffic thereby reducing the need for tapers and therefore, the design waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public. The proposed 18' road section provides adequate area for acceleration and deceleration to accommodate turning movements.*
- D. *The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or other ordinance.*

**Design Waiver 3** - Construction of dead-end cul-de-sac in excess of 500 feet south of the project;

- A. *The property is site is constrained by two drainages (an unnamed tributary and Wetland Creek) which limits being able to provide two points of access at this location.*
- B. *Strict application of the design standard would preclude the opportunity to subdivide the property to the densities outlined anticipated in the CCSP.*
- C. *The waiver proposes improvements consistent with the Specific plan. In as much as the project proposes that an EVA be installed in accordance with the Fire Department comments that will allow access to multi-use trail surrounding the property and the dead-end length is a relatively minor 760 feet as opposed to 500 feet, the waiver request would not be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public.*
- D. *The proposed improvements meet the existing County standards, requirements of the CCSP, and are consistent with policies of the General Plan and therefore,*

*would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code.*

**Design Waiver 4** - Reduction of cul-de-sacs and knuckle rights-of-ways from 60 feet to 50 feet and curb face radius from 50 feet to 44.5 feet;

- A. *The reduction in right-of-way and pavement will sufficient conforms to the proposed street widths and lot sizes. The residential subdivision would be mass pad graded and would not require a larger diameter of right-of-way.*
- B. *Strict application of a larger diameter for a cul-de-sac would not be necessary to serve the proposed subdivision.*
- C. *Similar reduced right-of-way and road pavement have been approved by the County determining that the modified improvements would not be injurious to the public.*
- D. *The proposed improvements meet the existing County standards, objectives of the CCSP, and are consistent with policies of the General Plan and therefore, would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code.*

**Design Waiver 5** - Reduction of minimum gutter slope to 0.45%;

- A. *The reduced gutter slopes result from geometry related to a 0.5% centerline grade when coupled with an outside radius.*
- B. *Strict application of steeper slopes greater than 0.5% would result in significant grading over such a large area as to be excessively costly.*
- C. *The reduced gutter slopes would not limit adequate conveyance of on-site drainage and not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *The proposed improvements meet the existing County standards, objectives of the CCSP, and are consistent with policies of the General Plan and therefore, would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code.*

**Design Waiver 6** - Reduction of sidewalk widths from 6-foot to 4-foot for residential streets;

- A. *The reduced sidewalk, which would be constructed on both sides of the residential streets, would result in lesser construction impacts and maintain sufficient pedestrian circulation within the subdivision.*

- B. *Strict application of standards would result in reduced landscape area along the streets and increase impervious area.*
- C. *The reduced sidewalk width would not be injurious to adjacent properties or detrimental to health and safety to the residents and public in general. The proposed 4-foot sidewalk on both sides of the street would adequately accommodate safe pedestrian circulation within the subdivision.*
- D. *The proposed improvements meet the existing County standards, objectives of the CCSP, and are consistent with policies of the General Plan and therefore, would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code.*

**Design Waiver 7** - Reduction of residential street right-of-way from 50 feet to 40 feet.

- A. *The reduced right of way width is more than adequate to cover the proposed roadways and anticipated vehicular traffic within the subdivision.*
- B. *Strict application of the standard would result in greater width right of way which would decrease residential lot area that could be better utilized by each individual home owner rather than unnecessarily placed within the road way lot.*
- C. *The reduction in right of way width for the residential streets would adequately meet the circulation needs within the subdivision and would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *The proposed improvements meet the existing County standards, objectives of the CCSP, and are consistent with policies of the General Plan and therefore, would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code.*

**Conditions of Approval**

1. The Tentative Subdivision Map, Minor Modifications to the CCSP, and Design Waivers are based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits M and N, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

- A. Tentative Subdivision Map creating a residential subdivision creating 634 residential lots ranging from 4,000 square feet to 16,390 square feet, two large lettered lots for future multifamily residential development, five private recreational lots, 13 landscape lots, one open space lot, two landscape/access lots, one park lot, two private road lots, one utility lot (pump station), a Remainder parcel, and a phasing plan;
- B. Administrative modifications to the Carson Creek Specific Plan including:
  1. Amendment to the Circulation Plan as follows:
    - A. Construction of a secondary point of road access connection to Investment Blvd;
    - B. Construction of 6-foot wide sidewalk on one side of the internal residential collector (promenade); and
    - C. Removal of sidewalks within residential courts; and
  2. Amendment to the Land Use Plan deleting the identified Sheriffs and Fire Station sites; and
- C. Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
  1. Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based on Standard Plan 103E without the 100-foot tapers;
  2. Construction of all proposed encroachments onto Carson Crossing Drive based on Standard Plan 103D without the 100-foot tapers;
  3. Construction of dead-end cul-de-sac in excess of 500 feet located at the southern of the project;
  4. Reduction of cul-de-sacs and knuckle rights-of-ways from 60 feet to 50 feet and curb face radius from 50 feet to 44.5 feet;
  5. Reduction of minimum gutter slope to 0.45%;
  6. Reduction of sidewalk widths from 6-foot to 4-foot for residential streets; and
  7. Reduction of residential street right-of-way from 50 feet to 40 feet.

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.

*The following are the original Conditions of Approval and Mitigation Measures as depicted in Section 7 (Conditions of Approval) of the Carson Creek Specific Plan that are applicable to Unit 2 Tentative Map. Conditions with underline texts reflect the necessary additions applicable to this project.*

2. As a condition of approval of all tentative maps, a minimum 6-foot-tall wood or other solid fence shall be required to be constructed for all parcels adjacent to the boundaries of



the Specific Plan. Materials shall be those specified in the revised acoustical analysis for the project.

3. An updated open space management plan shall be prepared by the developer, subject to review and approval by the El Dorado Hills CSD. The plan shall include wild fire management plans for the open space.
4. If parkland is dedicated to the EDHSCD, prior to County approval of any final map, the developer shall show evidence of a recorded agreement with the EDHSCD for the location, size, park improvements (including water meters and sewer hook ups), maintenance, and timing of dedication and acceptance of parks throughout the Specific Plan area.

The developer will be required to provide a Phase I environmental assessment of land to be dedicated to a public agency.

5. A financing mechanism or mechanisms, such as a Landscaping and Lighting District (LLAD) for development and maintenance of parks, and for maintenance of open space, landscaping, lighting, fencing, trails, walkways, corridors, signage, sound walls, entry monuments, and other common or public areas shall be determined prior to approval of the final map: Improvement plans for the above referenced items will be submitted to the El Dorado Hills Community Services District (EDHSCD) for approval, and the financing mechanisms shall be in place prior to issuance of building permits (section 5.2 of the Carson Creek Specific Plan). Upon annexation of this project into the EDHSCD; the Carson Creek Specific Plan area shall be subject to the adopted park impact fee imposed for new development within the EDHSCD boundary and will be paid by the developer at the time a building permit is issued.
6. As a condition of approval of all tentative maps, a wood or other solid fence, at least six feet in height, will be constructed by the developer for all residential lots adjacent to the boundaries of the Specific Plan:

Agricultural fencing per County Resolution No. 98A-90 shall be required along the Sacramento/El Dorado County line in any location not adjacent to a residential lot/parcel.

The CC&Rs will specify the fence design approval process. Fence design will be as approved by the El Dorado Hills Community Services District and the appropriate design review committee.

The developer will provide a funding mechanism, such as a homeowners association or a Landscaping and Lighting District, for the maintenance of fencing adjacent to open space.

7. The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels. (Costs of water meters for parks may or may not be a credit to developer pending negotiations with EDHCS Board of Directors.
8. The filing of tentative map and recording of the final map shall establish the appropriate zoning.

The following are Mitigation Measures from the CCSP EIR:

9. Golden Foothills Parkway at Carson Creek
  - a) Use native plant species as the majority of those planted in the proposed 30-foot greenbelt to maximize a compatible visual relationship with the surrounding natural terrain and vegetation.
  - b) Require use of natural colored roof materials in project developments to maximize consistency with the surrounding natural environment and to minimize stark visual contrasts.
  - c) Use natural components in fencing materials (e.g., wood, stone, and brick) in developments along Carson Creek to enhance visual compatibility with the natural surroundings of the site.
  - d) Use natural components in pedestrian trail features (e.g., fences, trail materials) to enhance visual compatibility with the natural surroundings of the site.
  - e) Retain unobstructed views of Carson Creek from locations along Golden Foothills Parkway.
10. Phase 1 (Grading Phase) Construction Emissions
  - a) The project applicant shall comply with El Dorado County APCD Rule 223 as required by the Air Pollution Control Officer. The project applicant shall prepare a fugitive dust control plan to be submitted to, and approved by, the APCD prior to the commencement of construction. Control measures to be outlined in the plan may include, but are not limited to, the following:
    - Application of water or suitable chemicals Or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading);
    - Installation and use of hoods, fans and filters to enclose, collect, and clean the emissions of dusty materials;

- Covering or wetting at all times when in motion of open-bodied trucks, trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access;
- Application of asphalt, oil, water or suitable chemicals on dirt roads;
- Paving of public or commercial parking surfaces;
- Removal from paved streets and parking surfaces of earth or other material which has a tendency to become airborne;
- Limiting traffic speeds on all unpaved road surfaces to 15 mph;
- Suspending all grading operations when wind speeds exceed 20 miles per hour(including instantaneous gusts);
- Alternate means of control as approved by the Air Pollution Control Officer.

b) Construction equipment engines shall be maintained in proper operating condition.

11. Phase II (Facilities Phase) Construction Emissions

- a) Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.)
- b) Construction equipment engines shall be maintained in proper operating condition.
- c) Low-emission stationary construction equipment shall be used,
- d) A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.
- e) Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.
- f) The project applicant shall comply with El Dorado County APCD Rule 224.
- g) The project applicant shall comply with El Dorado County APCD Rule 215.

12. Stationary Source Emissions

- a) The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed levels of planning. These design features may include, but are not limited to, the following:

- 1) Shade trees;
  - 2) Energy-efficient and automated air conditioners;
  - 3) Double-pane glass in all windows;
  - 4) Energy-efficient low-sodium parking lot lights;
  - 5) Adequate ventilation systems for enclosed parking facilities;
  - 6) Solar or low-emission water heaters;
  - 7) Energy-efficient lighting and lighting controls;
  - 8) Central water heating systems;
- b) The applicant, future successors in interest or future homebuilders shall install only EPA-certified woodstoves and fire places.
13. Regional Mobile Source Emissions - The County shall coordinate with the Folsom, El Dorado, Cordova TMA to consider including the project site within the TMA's jurisdiction.
14. Short-Term Construction Noise - Construction activities not associated with road infrastructure improvements shall be conducted in accordance with the County noise regulation or limited to the following hours and days: Between the hours of 7:00 a.m. and 5:00 p.m. on any weekday; Between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays; Prohibited on Sundays and holidays

At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.

15. Increased Traffic Noise

Where the development of a project could result in the exposure of noise-sensitive land uses to existing or projected future traffic noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that the project would contribute to traffic noise levels in excess of applicable County noise standards at proposed on-site or planned future off-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setback, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.

In accordance with the recommendations of the Environmental Noise Assessment prepared by Bollard Acoustical Consultants (dated January 21, 2009), the following provisions shall be implemented:

- a) An 8-foot tall solid noise barrier shall be constructed at the locations shown in Figure 1 of the noise assessment to reduce noise levels in future backyard areas of the affected residential lots to 60 dB Ldn or less. Conformance with this condition shall be verified by Planning Services Division.
  - b) To ensure compliance with the County's 45 dB Ldn interior noise level standard, all second-floor bedroom windows of the residences constructed adjacent to Carson Crossing Drive from which that roadway would be visible have a minimum STC rating of 30. A Notice of Restriction shall be recorded with the Final Map for the affected lots requiring that the above requirement shall be implemented with the residential building permits for the affected lots. The language of the notice shall be reviewed and approved by Planning Services Division prior to recordation.
16. Stationary Source Noise - Where the development of a project could result in the exposure of on-site noise-sensitive land uses to projected on-site or off-site stationary source noise levels in excess of the applicable County noise standards the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed on-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform to the applicable County standards.

In accordance with the recommendations of the Environmental Noise Assessment prepared by Bollard Acoustical Consultants (dated January 21, 2009) for Unit 2 Tentative Map, the following provisions shall be implemented:

- a) A copy of the disclosure statement detailing the potential operational impacts from adjacent uses shall be provided to the future residents of the residential subdivision. Prior to recordation of the first residential final map, the applicant shall be provide a copy of the disclosure statement for review and approval by the Development Services-Planning Division.
- b) Air conditioning shall be included in all residences allow occupants to close doors and windows as desired to achieve additional acoustic isolation from the commercial noise source in the project vicinity and maintain a 45 dB interior noise level. A Notice of Restriction shall be recorded with the Final Map for the affected lots requiring that the above requirement shall be implemented with the residential building permits. The language of the notice shall be reviewed and approved by Planning Services Division prior to recordation.
- c) The applicant shall coordinate with El Dorado Irrigation District (EID) to ensure that acoustic retrofits and upgrades to the emergency generator building are constructed or an 8-foot tall solid barrier shall be constructed along the southern

and western property lines of the generator site. Upgrades to the generator building would require the use of acoustically absorptive materials at the interior of the generator building, silencers at both cooling air inlet and exhaust ports, and upgraded doors. If the lift station is abandoned, then a 6-foot tall barrier shall be required at the nearest residences to provide shielding from the boat storage facility. Conformance with this condition shall be verified by Planning Services Division.

- d) Prior to recordation of first residential lot final map that includes lots subject to DST noise impacts greater 45 dB, the applicant shall: 1) coordinate with DST to develop industrial noise control measures which could be implemented at the source of the noise (i.e. acoustical silencers, partial enclosures of the noise generating equipment, procurement of quieter equipment, etc.) to reduce the size of the 45 dB Leq contour to the area where no residences are proposed. The applicant shall coordinate in writing with Planning Services Division on the status of the applicant's coordination with DST; 2) provide for review by Planning Services Division an updated acoustical study detailing the necessary standards to minimize the noise impact. Until noise control measures described in b) above or any other mitigation measures can be implemented and verified as being effective, only residential final map in areas beyond the 45 dB Leq contour (as shown in Figure 4 of the assessment) shall be recorded and allowed to be developed.

17. Loss of Wetlands

- a) Prior to issuance of a grading permit, a Stream Bed Alteration Agreement shall be obtained from CDFG, pursuant to §1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.
- b) Grading activities shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control situation, and the potential discharge of pollutants into drainages.

18. Liquefaction

- a) The El Dorado County Department of Transportation (DOT) shall consult with the El Dorado County Planning Department during the grading permit approval process to ensure that earth resources impacts related to development in the Carson Creek Specific Plan area are sufficiently addressed.

- b) Prior to the approval of a grading permit for development in the Carson Creek drainage, the applicant shall submit to, and receive approval from, the El Dorado County Department of Transportation (DOT) a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.

19. Ground Staking

Prior to the issuance of building permits all structures shall be designed in accordance with the Uniform Building Code (UBC), Chapter 23. Although wood frame buildings of not more, than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum; Final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites.

Prior to the approval of subdivision maps in the vicinity of the Mormon Island Fault Zone, a ground acceleration analysis shall be conducted for the Mormon Island Fault Zone. All structures shall be designed in accordance with the ground acceleration analysis for the Mormon Island Fault Zone and the on-site ground accelerations anticipated from the Bear Mountains Fault Zone.

20. Topographic Alteration (Ground Stability & Erosion) Prior to the issuance of grading permits, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include:

- a) Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water run off immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2:1 (horizontal to vertical) unless authorized by the Geotechnical Engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone.
- b) Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities.

- c) During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations.
- d) Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction ~to conform With National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.
- e) Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and convey the runoff off-site. Conduits intended to convey drainage water off-site shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material.
- f) Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from these structures, to collect water concentrated by these surfaces and to convey water away from the Site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

21. Increased Surface Runoff

- a) Prior to the approval of the first tentative subdivision or parcel map, a condition of approval shall be placed on the tentative map that states prior to the issuance of a grading plan, the project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995. The project applicant shall forma drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary., to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to El Dorado County



Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective, by the Department of Transportation, will be implemented as necessary and appropriate:

- *Soil Stabilization Practices*

- Straw Mulching
- Hydromulching
- Jute Netting
- Revegetation
- Preservation of Existing Vegetation

- *Sediment Barriers*

- Straw Bale Sediment Barriers
- Filter Fences
- Straw Bale Drop Inlet Sediment Barriers

- *Site Construction Practices*

- Winterization
- Traffic Control
- Dust Control

- *Runoff Control in Slopes/Streets*

- Diversion Dikes
- Diversion Swales
- Sediment Traps

- b) Specific measures shall be identified in the final drainage plans to reduce storm water discharge at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall include detention basins of adequate size to reduce post-development discharge to pre-development levels. Maintenance of the detention basin and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.

## 22. 100-Year Flood Event

Prior to the approval of the final map, the applicant shall submit a final drainage plan that clearly identifies the 100-year flood zone following project development to the El Dorado County Department of Transportation for approval. Project development shall not occur in areas within the 100-year flood zone shown in the final drainage plan. The final drainage plan shall be prepared by a registered civil engineer and contain a hydrologic

study that Outlines the 100-year flood zones associated with the project and proposed flood control measures such as detention basins. Alternatively, 100-year flood protection improvements, approved by the El Dorado County Department of Transportation, can be implemented to allow development in these areas. All storm drainage facilities and embankments shall be designed in compliance with the County Drainage Manual.

23. Short-Term Construction-Related Water Quality Impacts

- a) Prior to issuance of a grading permit, the developer shall obtain from the CVRB a General Construction Activity Storm water Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities.
- b) Prior to issuance of a grading permit, the project applicant shall submit to the El Dorado County Department of Transportation and the Resource Conservation District for review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measure 4.10-1, and as follows: sediment basins sediment traps, silt fences, hay bale dikes, gravel construction entrances .maintenance programs, and hydroseeding.

24. Long-Term Water Quality Impacts

- a) On-site detention basins shall be constructed and maintained through the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. Periodic maintenance of detention basins, Such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness.
- b) Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface Water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil. gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation that ensures the long-term implementation of the program.

25. Archaeological Sites CC-1, CC-2, CC-3, CC-4, CC-5, CC-6 and Archaeological Linear Features CC-LF-1, CC-LF-2, and CC-LF-3

- a) Prior to grading and construction activities, significant cultural resources found on the project site shall be recorded or described in a professional report and submitted to the North Central Information Center at California State University at Sacramento.
- b) During grading and construction activities, the name and telephone number of an El Dorado County-approved, licensed archaeologist shall be available at the project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall ensure that all activities will cease in the vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance. If a find is authenticated, the archaeologist shall determine proper methods of handling the resource(s) for transport and placement in an appropriate repository. Grading and construction activities may resume, after the resource is either, retrieved or found to be not of consequence.

26. School Fees

- a) The project applicant shall pay the commercial school fee of \$0.31 per square foot for the age-restricted residential development.
- b) The project applicant shall reimburse the Latrobe School District for out-of-pocket expenses incurred in planning for school sites within the Carson Creek Specific Plan area before it was age restricted.
- c) The project applicant also shall meet with the Latrobe School District and the El Dorado Union High School. District to renegotiate school fees in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.

27. Law Enforcement

The project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area, as demonstrated by one of the following mechanisms:

- a) Prior to the issuance of each building permit, the project applicant will be required to obtain a service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy,
- b) Prior to the issuance of the building permit, the project applicant shall create an assessment district or other mechanism to provide funding to the El Dorado County Sheriff's Department for adequate law enforcement staff and equipment upon occupancy and in the future.

28. Water Consumption

Project impacts cannot be reduced to a less than significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at build out in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits.

- a) In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for the phases of the project.
- b) Low-volume and low-flow fixtures shall be installed to reduce water consumption.
- c) Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.

29. Historic Mining

Prior to the issuance of a grading permit, shallow groundwater and on-site drainage area shall be sampled to determine the potential presence of on-site contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

30. Underground Storage Tank (UST)

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential on-site contamination resulting from the operation of off-site USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

31. The project applicant shall undertake the following activities to encourage construction of the 30-acre regional park as soon as feasible:

- a) The applicant shall rough grade the regional park site and shall construct a chip-and-seal road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch (Phase 1).
  - b) The County intends to form a county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit to pay for ongoing regional park maintenance and any improvements, including those noted in subsection d) below. The formation of this funding mechanism is a precondition to the applicant's obligations under subsections c) through h) below,
  - c) The Carson Creek Specific Plan Area shall join in the agreed-upon financing mechanism.
  - d) The applicant shall seek to annex the Carson Creek Specific Plan Area into EID in order to obtain the necessary water resources for the regional park; reclaimed water shall be used to the extent feasible to water the ballfields but potable water is necessary for drinking fountains.
  - e) The applicant shall advance funds, or conducting a nexus study for the regional park assessment district or other agreed-upon, formed financing mechanism within 120 days.
  - f) The applicant shall advance funds, within 180 days after the County approves the first tentative map for Phase 2 of the Carson Creek Specific Plan Area, to pay for completing the following:
    - 1) grading 20 acres for ball fields per County specifications;
    - 2) installing chip-and-seal parking area at the regional park;
    - 3) installing potable and reclaimed water lines to the regional park;
    - 4) obtaining EDUs for EID water and/or installing a well- water system;
    - 5) installing shielded sports lighting on 15 acres of ball fields;
    - 6) installing restrooms, bleachers, and concession stands; and
    - 7) installing drainage system, irrigation system, and turf on 15 acres of ballfields.
  - g) The applicant's contributions noted above in subsections a), e), and f) shall be considered a loan, which shall be paid back by the assessment district or other approved financing mechanism, upon the sale of the bonds necessary to construct the facility.
32. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.

33. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open: unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.
- a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and road crossings shall be bridged.
  - b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary means of accommodating stormwater runoff and existing surface water bodies, in residential areas, where the homes front the streets, site design shall emphasize drainage to open, vegetated channels away from streets and towards the back and side lots. In instances where such drainage is not engineering practicable, drainage towards streets shall utilize gutters, A.C. dikes, rolled curbs, and/or vertical curbs will be utilized. These drainage facilities shall be kept to a minimum and will convey drainage to open channel ditches (1) along collectors and other streets where homes do not front the streets and (2) between lots. Piped drainage facilities shall be kept to a minimum. Open channel ditches shall convey the drainage to natural drainage channels in the open space areas but not before ensuring that water quality standards are maintained through the implementation of best management practices.
34. Roadways in the Carson Creek Specific Plan Area shall be curvilinear and separated from pedestrian pathways that run around, over, under, and between structures. Where feasible, cul-de-sacs will be incorporated into circulation system designs. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Furthermore, the Carson Creek Specific Plan Phase 2 street development standards (asphalt portion only), shall be modified to incorporate the following maximum widths:

- a) One-way streets shall be no more than 18 feet wide;
- b) Two-way streets shall be no more than 24 feet wide;
- c) Minor collectors with less than 350 average daily trips ("ADT") shall be no more than 24 feet wide;
- d) Minor collectors with more than 350 average daily trips ("ADT") shall be no more than 26 feet wide;

- e) Major collectors with homes fronting the street, shall be no more than 30 feet wide;
- f) Major collectors, without homes fronting the street and with less than 350 ADT, shall be no more than 24 feet wide;
- g) Major collectors, without homes fronting the street and with more than 350 ADT, shall be no more than 26 feet wide. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Parking bays may be required for emergency parking along collectors and in residential areas where these standards prohibit parking along the streets. The parking bays shall be kept to a minimum and located where topography permits. Street standards are subject to the review of the El Dorado Hills Fire Departments; for public safety reasons, the fire department may require wider roads in some places or turn-arounds, hammerheads, or other measures to facilitate the movement of emergency vehicles.

For the Carson Creek Specific Plan, Phase 1, these road standards will be adopted only if the County finds that the final maps, containing these standards, are consistent with the tentative maps, as required by law.

*The following are new conditions of approval recommended for the Carson Creek Unit 2 Tentative Map by the following agencies:*

### **Planning Services**

- 35. 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.

- 36. Prior to submittal of first final map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.
- 37. Prior to recordation of the residential Final Map, the applicant shall provide written statement justifying the project's consistency with the mitigation measures in the adopted Mitigation Monitoring Reporting Program for Carson Creek Specific Plan. The

documentation shall be provided to and reviewed by the Development Services-Planning Division.

38. Prior to recordation of the residential Final Map, the applicant shall submit an executed EID meter award letter.

## **DEPARTMENT OF TRANSPORTATION**

### *PROJECT SPECIFIC CONDITIONS*

39. **Specific Plan and Mitigation Measures:** The applicant shall be subject to all applicable conditions as specified for the Carson Creek Specific Plan as well as any required Mitigation Measures described in the Mitigation Monitoring Checklist for the Carson Creek Specific Plan.
40. **Carson Crossing Drive:** The applicant shall construct Carson Crossing Drive with an 80-foot right of way from the northwest corner of Lot A as shown on the Tentative Map, to the intersection with Golden Foothill Parkway. The applicant shall provide the appropriate lane spacing and site distance along Carson Crossing Drive for any future signal at the Carson Crossing Drive and A drive intersection.

The applicant shall place conduits across Carson Creek Drive and A Drive to be utilized for a future signal at the Carson Crossing Drive and A drive intersection.

The applicant shall construct an opening in the median at the B Drive intersection. The applicant shall install a mountable curb system across the opening to deter regular vehicular use of the opening, but will still allow emergency vehicles to cross the median and enter the emergency gate at B Drive.

The above improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

41. **Investment Blvd:** The applicant shall construct a full width extension of Investment Blvd to the west to the intersection with ZZ Drive. The extension shall have a 67 foot right of way with slope and utility easements as needed to extend to the southwestern curb return of ZZ Drive. The improvements shall include curb, gutter and 6 foot sidewalk on both sides of Investment Blvd. All wet and dry utilities shall be extended to the western end of the Investment Blvd extension. The applicant shall also provide a temporary turnaround at the western end of the extension. The turnaround shall be constructed to the provisions of County Standard Plan 114 or approved equivalent by the local fire district. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.



42. Encroachment: The applicant shall obtain an encroachment permit from DOT and shall construct Carson Crossing Drive encroachment onto Golden Foothill Parkway per DISM Standard Plan 103E without the 100-foot tapers. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
43. Encroachment: The applicant shall construct the encroachments of A Drive and B Drive onto Carson Crossing Drive per DISM Standard Plan 103E and 103D respectively without the 100-foot tapers. B drive shall be gated with emergency access and right out only egress. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
44. Encroachment: The applicant shall construct the encroachment of ZZ Drive onto Investment Blvd per DISM Standard Plan 103D without the 100-foot tapers. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
45. Turn Pocket: The applicant shall provide a left turn pocket on west bound Carson Crossing Drive onto A Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
46. Turn Pocket: The applicant shall provide a striped left turn pocket on west bound Golden Foothill Parkway onto Carson Crossing Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
47. Road Design Standards: All roads shall be constructed in conformance with the Carson Creek Specific Plan and the Design and Improvements Standard Manual Standard Plan 101B and as noted in table 1 below. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

**Table 1. Carson Creek Unit 2 Tentative Map Roadways**

Road Name	Section	Right of Way Width	Pavement Width	Design Speed Limits	Exceptions/Notes
E Drive, F Drive, G Drive, H Drive, I Drive, J Drive, K Drive, L Drive, M Drive, N Drive, O Drive, P Drive, Q Drive, R Drive, S Drive, T Drive, U Drive, V Drive, W Drive, X Drive, Y Drive, Z Drive, AA Drive, BB Drive	A-A	40 feet	24ft travel way	25 MPH	Type 1 rolled curb & gutter on both sides, 4ft sidewalks on both sides
A Court, E Court, U Court, V Court	B-B	40 feet	24ft travel way	25 MPH	Type 1 rolled curb & gutter on both sides, no sidewalk
A Drive (from C Drive to D Drive), B Drive, C Drive, D Drive	C-C	64 feet	26ft travel way	25 MPH	Curbs adjacent to the fronts of lots shall be Type 1 rolled curb & gutter. All curbs adjacent to the sides of lots shall be Type 2 vertical curb & gutter on both sides, open swale drainage on both sides, 6-ft separated sidewalk on one side
A Drive (from Carson Crossing Drive to C Drive)	D-D	80-feet to 150-feet	36ft travel way (2-18ft lanes), landscaped median (width varies 6ft to	25 MPH	Type 2 vertical curb & gutter on both sides, 6ft sidewalks on both sides, open swale drainage on both sides between back of curb and sidewalk

			76		
A Drive (at C Drive)	H-H & I-I	64-feet	26ft travel way (2-13ft lanes)swale drainage	25 MPH	Type 2 vertical curb & gutter on both sides, 6ft sidewalks on both sides, open swale drainage on both sides between back of curb and sidewalk
Carson Crossing Drive	E-E	80-feet plus utility/slope easements	36ft travel way (2-12ft lanes w/ 6ft bike lanes, 18ft total), landscaped median (width varies)	40 MPH	2' benches on outer side of travel way next to roadside drainage ditch on both sides, 6ft sidewalk outside of ROW on south and east side. (Lots A, L, O and Y)
Alley A, Alley B, Alley C, Alley D, Alley E, Alley F, Alley G	F-F	22 feet	22ft (2-11ft lanes) travel way, 4' Concrete Valley gutter	25 MPH	No sidewalk, curb & gutter
Investment Blvd extension	H-H	67-feet plus utility/slope easements	48ft travel way	40 MPH	Type 2 vertical curb and gutter with 6' sidewalk and 1' bench behind sidewalk on both sides
ZZ Drive	G-G	40 feet	26ft (2-13' lanes) travel way	25 MPH	Type 2 vertical curb and gutter and 4' sidewalk w/ 0.5' (1/2 foot) bench behind sidewalk on both sides. Excepting where home fronts the street, then type 1 rolled curb and gutter.

**Notes:**

Road widths in the preceding table are measured from curb face to curb face.

Curb face for rolled curb and gutter is considered as 6" from the back of the curb.

48. Easements: The applicant shall irrevocably offer to dedicate a non-exclusive road and public utility easement (R&PUE) for onsite roadways as listed in the Table 1 and 50ft wide radius R&PUE for any cul-de-sac on the final map. Slope easements shall be included as necessary. This offer will be accepted by the County.
49. Irrevocable Offer of Dedication: The applicant shall irrevocably offer to dedicate the right of way for all roads as described in Table 1, with the exception of Carson Creek Drive and Investment Boulevard with the filing of the final map. This offer will be acknowledged and rejected by the County.
50. Irrevocable Offer of Dedication: The applicant shall irrevocably offer to dedicate, in fee, the right-of-way for Carson Crossing Drive and Investment Boulevard as described in Table 1 with the filing of the final map. This offer will be accepted by the County.
51. Public Service Easement: The applicant shall provide an additional Public Service Easement (PSE) where the sidewalks are outside of the proposed right-of-way with the filing of the final map.
52. 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.
53. Gates, Turnarounds: All gates shall be designed and constructed with turnarounds acceptable to the Department of Transportation and the Fire Department. The improvements shall be completed to the satisfaction of the Department of Transportation and Building Services or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
54. Turnaround: The applicant shall provide a turnaround at the end of the dead end roadways to the provisions of County Standard Plan 114 or approved equivalent by local fire district. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
55. Vehicular Access Restriction: The applicant shall record a vehicular access restriction along the entire frontage of the lots adjacent to the following roads:
  - Carson Crossing Drive except Lot M & Lot N
  - A Drive from Carson Crossing Drive to C Drive, except Lot A
  - B Drive
56. Easements: All applicable existing and proposed easements shall be shown on the project plans.

57. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Department of Transportation 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 (MUTCD).
58. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
59. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
60. **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. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map.
61. **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).
62. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
63. **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.
64. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the map.

65. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.
66. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.
67. **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.
68. **Grading Permit / Plan:** The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the DOT for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", 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 DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
69. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation 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.
70. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The

Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

71. 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 El Dorado County Department of Transportation. 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.
72. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent 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 Department of Transportation. 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 Department of Transportation, prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

73. 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.

74. **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.
75. 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.
76. **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 DOT. 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 "Attachment 4" 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. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
77. **Off-site Improvements (Security):** Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
78. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the



applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management, and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
  - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
  - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements. In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.
79. 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 DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
80. TIM Fees: The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

#### **EL DORADO HILLS FIRE DEPARTMENT**

81. This development shall annex to the El Dorado Hills County Water District and pay all fees associated with that annexation. Conformance with this condition shall be verified prior to recordation of first residential final map.
82. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements.
83. 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. Conformance with this condition shall be verified prior to prior to recordation of the final map.

84. Mueller Dry Barrel fire hydrants shall be installed conforming to El Dorado Irrigation District specifications. 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. Hydrant locations shall be shown the Improvement Plan.
85. 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. This condition shall be incorporated and verified as a note on the Improvement Plans.
86. 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. This condition shall be incorporated as a note and verified prior to approval of Improvement Plan.
87. A Wildland Fire Safe Plan shall be prepared in accordance with the State Fire Safe Regulations. The plan shall include provisions for implementation and maintenance. A copy of the final Wildland Fire Safe Plan approved by the department shall be provided prior to recordation of the first residential final map.
88. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be incorporated as a note on the Improvement Plan and verified prior to approval of Improvement Plan.
89. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate details shall be noted on the Improvement Plan.
90. There shall be no less than 4 access points for emergency equipment to make access on to the walking path surrounding the proposed subdivision. These access points are indicated on the tentative map as OSA. Gates or removable bollards shall be installed and locked with a low priority KNOX lock. The design and locations shall be approved by the El Dorado Hills Fire Department prior to installation. Access shall be wide enough for emergency equipment to access the trail (minimum of 12 feet). Access details shall be noted on the Improvement Plan.
91. All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. On streets where parking is restricted, the roadway shall be signed or marked every 25 feet "no parking fire lane" this shall be white letters on a red background.

- A. For Street AA – there shall be parking on one side of the street only.
- B. For Street BB – there shall be parking on one side of the street only.
- C. For Street CC – there shall be parking on one side of the street only.
- D. For Street DD – there shall be no parking on either side of the street.
- E. For Street EE – there shall be no parking on either side of the street.
- F. For Street FF – there shall be no parking on either side of the street.
- G. For Street GG – there shall be parking on one side of the street only.
- H. For Street HH – parking is allowed on either side of the street.

The above restrictions shall be shown as notes on the Improvement Plan.

92. A secondary means of egress shall be provided prior to any construction or the project can be phased. Dead end roads may not exceed 800' or 24 parcels; whichever comes first. For purposes of this development, the following provisions shall apply to the phasing:
- A. Phase 1 can be developed with the installation of Roadway A;
  - B. Phase 2 can be developed with the installation of Roadway B;
  - C. Any future phases of this development require the secondary access point from Investment Boulevard to be installed.

The above restrictions shall be shown as notes on the Improvement Plan.

93. Lots G and H shall be reserved for future potential residential access and circulation to future development to the southeast. A notice of restriction shall be recorded with the final map for the phase in which these lots are located providing constructive notice of this development limitation. The language of the restriction shall be prepared by the applicant and reviewed by Planning Services prior to recording of the notice. The restriction may be rescinded if, after review of future development to the southeast, it is determined by the County and the El Dorado Hills Fire Department that one or both lots are not needed for circulation purposes.
94. Lots that back up to wildland open space shall be required to use non-combustible type fencing. This condition shall be incorporated as a note on the Improvement Plan and verified prior to approval of Improvement Plan.

#### **COUNTY SURVEYOR**

95. All survey monuments must be set prior to the representation of the final map to the Board of Supervisors for approval, or the developer shall a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyor's Office.
96. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the Final Map.

**EL DORADO HILLS COMMUNITY SERVICES DISTRICT (EDH CSD)**

97. Prior to recordation of the first small-lot final map, a total of 10.1 acres of parkland shall be dedicated to the district via grant deed. The 3.3 acres of public park will be given 100% park credit and 50% credit will be given for the 6.6 acres of private park provided that the park site meets the CSD development standards. The remaining 3.5 acres of park shall be met either through payment of in-lieu fees or by applying credit towards the future Regional Park indicated in the CCSP and Unit 1 large lot map.

An agreement between the applicant and CSD shall be executed describing the method in which the remaining parkland dedication requirements will be satisfied prior to filing of the first small-lot final map

98. Prior to recordation of first small-lot final map, the applicant shall coordinate with the CSD in forming a Landscape and Lighting District (LLAD), which shall function as the funding mechanism for the maintenance and operation of the 3.3 acre public park site. The formation costs shall be borne by the applicant.
99. Prior to recordation of first small-lot final map, the applicant shall coordinate with the CSD in forming a shell Landscape and Lighting District (LLAD). The shell LLAD shall function as a back-up funding mechanism to the Carson Creek Homeowner's Association for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls and other common or public areas. The formation costs shall be borne by the applicant.
100. The multi-purpose trails shall be maintained by the future Homeowners Association (HOA) or through the LLAD in coordination with CSD. Evidence of dedicated funding mechanism for trail maintenance is required prior to recordation of first small-lot final map. CSD shall review and approve trail layout and design.
101. The project shall grant an Irrevocable Offer of Dedication through the open space area for trails to the El Dorado Hills Community Services District upon recording of the final map.



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

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

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[blgdept@edcgov.us](mailto:blgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

LENNAR SACRAMENTO  
AUG 03 2015  
RECEIVED

August 4, 2015

Lennar Homes of California, LLC  
1420 Rocky Ridge Drive, #320  
Roseville, CA 95661

Re: Planning Commission Approval of Tentative Map TM14-1519/Carson Creek Unit 3

Dear Sir or Madam:

On July 9, 2015, the Planning Commission considered your project at a publicly noticed hearing and the 10-day appeal period has since ended. By a vote of 3-1 (Stewart), the project was approved with the attached Findings and Conditions of Approval. This document is also available on-line at <https://eldorado.legistar.com/Calendar.aspx> under the appropriate hearing date.

Prior to approval, the following changes were made to the Conditions of Approval:

- *Modify Condition 1.b.3 as identified in the motion;*
- *Delete Condition 29; and*
- *Modify Condition 36, Table 1 as identified in the motion.*

If you have any questions, please contact Joe Prutch in Planning Services at (530) 621-5994.

Sincerely,

Char Tim  
Clerk of the Planning Commission

Enclosures: Final Findings/Conditions of Approval

cc: CTA Engineering & Surveying

Findings

**1.0 CEQA FINDINGS**

- 1.1 The project is exempt from the requirements of CEQA pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of the CEQA Guidelines. This section specifies that, where a public agency has prepared an EIR on a specific plan after January 1, 1980, no additional EIR or negative declaration need be prepared for a residential project, including, but not limited to land subdivisions, zoning changes, and residential planned unit developments, provided that the project is undertaken pursuant to and in conformity to that specific plan and that none of the events described in Section 15162 of the CEQA Guidelines have occurred.

Events described in Section 15162 include:

- 1) Section 15162(a)(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Section 15162(a)(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) Section 15162(a)(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following: (1) one or more significant effects not discussed in the previous EIR; (2) significant effects previously examined that are substantially more severe than shown in the previous EIR; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (4) mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Carson Creek Unit 3 subdivision is a residential project within the Carson Creek Specific Plan (CCSP) for which an EIR and Mitigation Monitoring Reporting Program (MMRP) were certified in March 1997. The project was reviewed against the environmental analysis and mitigation measures presented in the CCSP EIR and MMRP to verify consistency with subsection 15182(c) (Limitation) and Section 15162. During the review

it was determined that some of the mitigation measures identified in the MMRP and listed in the CCSP had been previously satisfied with the implementation of Phase 1 (Euer Ranch) of the CCSP, including Mitigation 16 (White Rock Road at Manchester Lane), Mitigation 18, 19, and 20 (Peak Hour Traffic Volumes, U.S. Highway 50 Interchange, and Latrobe and White Rock Roads intersections), and Mitigation 33 (Special Status Plants), and these measures would not apply to Carson Creek Unit 3.

Site-specific information provided for this project, including a Facility Improvement Letter from EID and updated technical studies for traffic (Exhibit K) and storm water (Exhibit M) were reviewed by the County and analyzed for potential environmental impacts either created by this project, as currently proposed, or resulting from changed circumstances. It was determined that the project does not involve any substantial changes in circumstances that result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed in the CCSP EIR. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the CCSP EIR. Further, there is no new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the CCSP EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measures or alternatives. Therefore, there is no basis for the preparation of a Supplemental or Subsequent EIR pursuant to Section 15162, and an exemption pursuant to Section 15182 is appropriate for the proposed project.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

## 2.0 ADMINISTRATIVE FINDINGS

### 2.1 General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been adopted within and by the County. The specific plans and the respective land use maps were accepted and incorporated by reference and were adopted as the General Plan Land Use map for such areas. Since the CCSP has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed administrative modifications to the specific plan, rezone, and tentative map are considered to be consistent with the General Plan, subject to consistency with the

applicable policies in the CCSP and Environmental Impact Report (*Land Use Element Policy 2.2.1.2, 2.2.5.3*).

Traffic impact analyses were conducted for the project concluding that current level of service of the existing roads and trip generation levels would not be worsened from its current levels. The analysis included an evaluation of any potential traffic effects related to the reduction of 304 attached senior housing units and addition of 140 detached senior housing units, concluding that no significant effects from the project would occur.

The project must pay the required Traffic Impact Mitigation (TIM) fees at the time of building permit issuance. Carson Crossing Drive would include a Class II bicycle lane. As designed, the project would include interconnecting trails serving its residents and accessible by the general public (*Transportation Element Policies TC-Xa, TC-Xd, TC-Xg, TC-Xh, TC-4e*).

The project site is within the Community Region of El Dorado Hills, where El Dorado Irrigation District (EID) is the primary purveyor of public water, sewer and recycled water. The project site has been annexed into EID service area for potable water, recycled water and sewer services. The project would be required to construct new and/or upgrade on- and off- site facilities necessary to adequately receive these services. Prior to Final Map approval, a submittal of an EID meter award letter as proof of service would be required (*Public Services and Utilities Element Policies 5.1.2.1, 5.2.1.9, 5.2.1.11, 5.3.1.7*).

Potential noise effects from transportation and existing stationary sources have been identified. Based on the environmental noise assessment conducted for the project, these noise effects would be minimized to a less than significant level in conformance with the standards set forth in the policies and conditions of approval. Some of these measures would include mitigation by design, utilizing standard construction materials, and construction of soundwalls (*Public Health, Safety, and Noise Element Policies 6.5.1.1, 6.5.1.8, 6.5.1.7*).

A subsequent phase of the CCSP includes the development of a 30-acre regional park at the southernmost portion of Large Lot 26 of the Large-Lot Tentative Map approved with the Carson Creek Unit 2 tentative map. Trails within the CCSP area have been designed along the riparian corridor, which connects to the existing trails within Euer Ranch-Four Season subdivision, and a Class II Bicycle Lane along Carson Crossing Drive, which would eventually connect to the existing and future bicycle lanes along White Rock and Latrobe Roads (*Parks and Recreation Element Policies 9.1.1.3, 9.1.1.4, 9.1.2.9, 9.1.3.1, 9.2.2.1*).

## 2.2 Carson Creek Specific Plan

The Carson Creek Unit 3 Tentative Map has been verified for conformance with the specific policies and requirements of the Carson Creek Specific Plan and provisions of



the Settlement Agreement including phasing, density, design, amenities, preservation of natural features and utilities. The proposed administrative modifications to the Specific Plan have been determined to meet the objectives of the specific plan with regards to providing sufficient and safe pedestrian circulation.

### 2.3 Zoning

The anticipated project development conforms to the applicable standards set forth in the Specific Plan. Specifically, the residential subdivision has been designed and verified for conformance with the development and zone standards under Single-Family High Density (SFHD) of the specific plan. The applicant has requested minor revisions to the site development standards for minimum setbacks that have been reviewed and approved by Planning Services and the Planning Commission. Subsequent development of the site shall be required to obtain permit approvals, subject to review by the affected agencies. Therefore, the project has been found to be consistent with the Zone Standards in the Carson Creek Specific Plan.

### 2.4 Subdivision Ordinance

#### 2.4.1 That the proposed map is consistent with applicable general and specific plans;

The proposed project has been verified for conformance with applicable General Plan and Carson Creek Specific Policies including provisions relating to density, design, development standards, and utilities. The anticipated development shall be subject to further conformance with the approved Conditions of Approval and Mitigation Measures. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Carson Creek Specific Plan.

#### 2.4.2 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

The design and improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. Subsequent improvement plans, grading plans, and other permits shall be further reviewed in accordance with the applicable County standards and recommended conditions of approval/mitigation measures for this project. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Carson Creek Specific Plan design and improvements.

- 2.4.3 That the site is physically suitable for the type of development; and**  
**2.4.4 That the site is physically suitable for the proposed density of development;**

The site is physically suitable to accommodate the proposed density and improvements for the Carson Creek Unit 3 residential subdivision. The site is relatively flat with no tree coverage. The tributaries within the project site shall be preserved and incorporated as part of the subdivision design, in accordance with the Specific plan. Prior to any activity, the anticipated development would require various permits and plan approval, subject to review for consistency with the conditions of approval for the project.

- 2.4.5 That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;**

Development of the subdivision would be subject to the applicable provisions of the Carson Creek Specific Plan, and the required mitigation measures originally evaluated under the certified Environmental Impact Report (EIR) for the Carson Creek Specific Plan. Therefore, the project would have a less than significant environmental impact, subject to the conditions of approval and mitigation measures imposed on the project.

- 2.4.6 That the design of the division or the type of improvements would not cause serious public health hazards;**

The proposed development has been designed and conditioned to ensure no serious public hazard would occur. In accordance with the Carson Creek Specific Plan, the design and improvements would involve a controlled internal road system, public utility services, and emergency vehicular access. Development of the project would be subject to improvement plans and permits verifying construction of utilities for water, sewer, power, drainage, and roads in accordance with the provisions of the Specific Plan, applicable County Design and Improvement Standards, and mitigation measure of the adopted CCSP EIR.

- 2.4.7 That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;**

The development is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. The subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regarding location of hydrant, construction of non-combustible fencing material, and implementation of a Wildfire Management Plan. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code.

- 2.4.8 **That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Coupled with imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing and approval of the final map for any portions of the approved tentative map.

**2.5 Design Waivers of DISM Road Standards**

The Design Waivers requested are subject to specific findings under Section 120.08.020 of the El Dorado County Zoning Ordinance described below.

- A. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.
- B. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.
- C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.

The following discussion details the specific design waivers with supporting responses corresponding to the required findings above. The Transportation Division and Planning Services have reviewed and recommend approval of the design waivers.

**Design Waiver 1** - Construct the Lot R encroachment onto Golden Foothill Parkway to Standard Plan 103D without the 100 foot tapers.

- A. The project is gated and the taper is not necessary.
- B. The strict application of the design standard unnecessarily interferes with the gate geometry.
- C. The design waiver proposes improvements consistent with the County standards and therefore would not be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public. The existing road section provides adequate area for acceleration and deceleration to accommodate turning movements.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

**Design Waiver 2** - Construct road encroachment (exit only) onto Carson Crossing Drive to Standard Plan 103D without the 100 foot tapers.

- A. The provision of tapers at encroachments onto Carson Crossing Drive would unnecessarily interfere with roadside ditches. In addition, the project Settlement Agreement states that the project will minimize impervious surfaces such as roadway pavement to the maximum extent practicable
- B. The strict application of the design standard (for an exit only) results in unnecessary impacts to roadside ditches.
- C. The 18 foot roadway section provides adequate area for acceleration (exit only).
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

**Design Waiver 3** - Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side).

- A. The reduced sidewalk width is adequate to serve the pedestrians using it.
- B. The increased sidewalk width would unnecessarily increase impervious area.
- C. The reduced sidewalk width would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

**Design Waiver 4** - Reduce the residential street right of way widths (Lot R) from 50 feet to 40 feet.

- A. The reduced right of way width (Lot R) is adequate to accommodate the proposed roadway.
- B. Additional right of way width would unnecessarily decrease the amount of available land for the small age restricted lots.
- C. The reduction in right of way width for the residential streets would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

**Design Waiver 5** - Install local access stub streets  $\leq 150$  feet in length (Lot R width 24 feet; 21 feet curb face to curb face).

- A. The access stubs coupled with the small lots allow better utilization of the property.
- B. The proposed stub allows for use of the land that is irregularly shaped by the creek bend.
- C. The proposed stub streets are more characteristic of driveways and would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

**Design Waiver 6** - Intersection off-set of K Street and J Street  $< 150$  feet.

- A. The access stub coupled with the small lots and the age restricted neighborhood is more characteristically a driveway than a road.
- B. The proposed stub and its location make use of the land that is irregularly shaped by the creek bend.
- C. The proposed stub street is more characteristic of a driveway and would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

## 2.6 Design Waivers of CCSP Development Standards

The Design Waivers requested are subject to specific findings under Section 120.08.020 of the El Dorado County Zoning Ordinance described below.

- A. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.
- B. Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.
- C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.

The following discussion details the specific design waivers with supporting responses corresponding to the required findings above. The Planning Services Division has reviewed and recommends approval of the design waivers.

**Design Waiver 1** – Allow for a minimum front yard setback of 12.5 feet.

- A. The applicant is proposing to develop a single family housing product designed for the age-restricted buyer who is typically older, single, and not wanting a larger yard to maintain. The proposed homes are smaller than the typical Carson Creek homes, as such, the minimum front yard setback of 12.5 is being requested.
- B. Strict adherence to the development standards would allow the applicant to develop the smaller home with small yards to accommodate the age-restricted buyer who is typically older, single, and not wanting a large yard to maintain.
- C. A reduction in yard setbacks would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

**Design Waiver 2** – Allow for a minimum side yard setback of 3 feet and 6 feet street side.

- A. The applicant is proposing to develop a single family housing product designed for the age-restricted buyer who is typically older, single, and not wanting a larger yard to maintain. The proposed homes are smaller than the typical Carson Creek homes, as such, the minimum side yard setback of 3 feet and 6 feet street side is being requested.
- B. Strict adherence to the development standards would allow the applicant to develop the smaller home with small yards to accommodate the age-restricted buyer who is typically older, single, and not wanting a large yard to maintain.
- C. A reduction in yard setbacks would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

**Design Waiver 3** – Allow for a minimum building to building setback of: side to side 6 feet; side to rear 10 feet; rear to rear 10 feet.

- A. The applicant is proposing to develop a single family housing product designed for the age-restricted buyer who is typically older, single, and not wanting a larger yard to maintain. The proposed homes are smaller than the typical Carson Creek homes, as such, a minimum building to building setback of: side to side 6 feet; side to rear 10 feet; rear to rear 10 feet is being requested.

- B. Strict adherence to the development standards would allow the applicant to develop the smaller home with small yards to accommodate the age-restricted buyer who is typically older, single, and not wanting a large yard to maintain.
- C. A reduction in yard setbacks would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.
- D. The proposed improvements meet existing County standards, the requirements of the Carson Creek Specific Plan, and are consistent with the policies of the 2004 General Plan, and therefore would not have the effect of nullifying the objectives of Article II of Chapter 120 of the County Code or other ordinance.

### Conditions of Approval

#### **PROJECT DESCRIPTION**

1. The Tentative Subdivision Map and Design Waivers are based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:
  - A. Tentative Subdivision Map creating a residential subdivision creating 140 residential lots ranging from 3,250 square feet to 9,438 square feet, four lettered lots for landscaping, drainage and utilities, and one roadway lot, and establishing Single Family High Density (SFHD) as the zoning
  - B. Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
    - 1) Construct the Lot R encroachment onto Golden Foothill Parkway to Standard Plan 103D without the 100 foot tapers;
    - 2) Construct road encroachment (exit only) onto Carson Crossing Drive to Standard Plan 103D without the 100 foot tapers;
    - 3) Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side) except for Streets A and G which shall have 4 foot wide sidewalks on both sides;
    - 4) Reduce the residential street right of way widths (Lot R) from 50 feet to 40 feet;
    - 5) Install local access stub streets  $\leq$ 150 feet in length (Lot R width 24 feet; 21 feet curb face to curb face); and
    - 6) Intersection off-set of K Street and J Street  $<$ 150 feet.
  - C. Design Waivers of the following Carson Creek Specific Plan Development Standards: Setbacks shall be those listed in the Carson Creek Specific Plan under Chapter 4, Development Standards, and Subsection 4.6 Single Family High Density (3,000 sq. ft. min.) with the following modifications:

- 1) Minimum Front Yard Setback: 12.5 feet
- 2) Minimum Side Yard Setback: 3 feet; 6 feet street side
- 3) Minimum Setbacks Building to Building: Side to side 6 feet; Side to rear 10 feet; Rear to rear 10 feet

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.

2. An updated open space management plan shall be prepared by the developer, subject to review and approval by the El Dorado Hills CSD. The plan shall include wild fire management plans for the open space.
3. If parkland is dedicated to the EDHCSD, prior to County approval of any final map, the developer shall show evidence of a recorded agreement with the EDHCSD for the location, size, park improvements (including water meters and sewer hook ups), maintenance, and timing of dedication and acceptance of parks throughout the Specific Plan area.

The developer will be required to provide a Phase I environmental assessment of land to be dedicated to a public agency.

4. A financing mechanism or mechanisms, such as a Landscaping and Lighting District (LLAD) for development and maintenance of parks, and for maintenance of open space, landscaping, lighting, fencing, trails, walkways, corridors, signage, sound walls, entry monuments, and other common or public areas shall be determined prior to approval of the final map. Improvement plans for the above referenced items will be submitted to the El Dorado Hills Community Services District (EDHCSD) for approval, and the financing mechanisms shall be in place prior to issuance of building permits (section 5.2 of the Carson Creek Specific Plan). Upon annexation of this project into the EDHCSD; the Carson Creek Specific Plan area shall be subject to the adopted park impact fee imposed for new development within the EDHCSD boundary and will be paid by the developer at the time a building permit is issued.
5. As a condition of approval of all tentative maps, a wood or other solid fence, at least six feet in height, will be constructed by the developer for all residential lots adjacent to the boundaries of the Specific Plan:
  - a) Agricultural fencing per County Resolution No. 98A-90 shall be required along the Sacramento/El Dorado County line in any location not adjacent to a residential lot/parcel.



- b) The CC&Rs will specify the fence design approval process. Fence design will be as approved by the El Dorado Hills Community Services District and the appropriate design review committee.
  - c) The developer will provide a funding mechanism, such as a homeowners association or a Landscaping and Lighting District, for the maintenance of fencing adjacent to open space.
6. The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels. Costs of water meters for parks may or may not be a credit to developer pending negotiations with EDHCS Board of Directors.

The following are Mitigation Measures from the CCSP EIR:

7. Golden Foothills Parkway at Carson Creek

- a) Use native plant species as the majority of those planted in the proposed 30-foot greenbelt to maximize a compatible visual relationship with the surrounding natural terrain and vegetation.
- b) Require use of natural colored roof materials in project developments to maximize consistency with the surrounding natural environment and to minimize stark visual contrasts.
- c) Use natural components in fencing materials (e.g., wood, stone, and brick) in developments along Carson Creek to enhance visual compatibility with the natural surroundings of the site.
- d) Use natural components in pedestrian trail features (e.g., fences, trail materials) to enhance visual compatibility with the natural surroundings of the site.
- e) Retain unobstructed views of Carson Creek from locations along Golden Foothill Parkway.

8. Phase 1 (Grading Phase) Construction Emissions

- a) The project applicant shall comply with El Dorado County APCD Rule 223 as required by the Air Pollution Control Officer. The project applicant shall prepare a fugitive dust control plan to be submitted to, and approved by, the APCD prior to the commencement of construction. Control measures to be outlined in the plan may include, but are not limited to, the following:
  - Application of water or suitable chemicals or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading);
  - Installation and use of hoods, fans and filters to enclose, collect, and clean the emissions of dusty materials;
  - Covering or wetting at all times when in motion of open-bodied trucks,

trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access;

- Application of asphalt, oil, water or suitable chemicals on dirt roads;
  - Paving of public or commercial parking surfaces;
  - Removal from paved streets and parking surfaces of earth or other material which has a tendency to become airborne;
  - Limiting traffic speeds on all unpaved road surfaces to 15 mph;
  - Suspending all grading operations when wind speeds exceed 20 miles per hour (including instantaneous gusts);
  - Alternate means of control as approved by the Air Pollution Control Officer.
- b) Construction equipment engines shall be maintained in proper operating condition.

9. Phase II (Facilities Phase) Construction Emissions

- a) Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.)
- b) Construction equipment engines shall be maintained in proper operating condition.
- c) Low-emission stationary construction equipment shall be used.
- d) A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.
- e) Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.
- f) The project applicant shall comply with El Dorado County APCD Rule 224.
- g) The project applicant shall comply with El Dorado County APCD Rule 215.

10. Stationary Source Emissions

- a) The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed levels of planning. These design features may include, but are not limited to, the following:
  - 1) Shade trees;
  - 2) Energy-efficient and automated air conditioners;
  - 3) Double-pane glass in all windows;
  - 4) Energy-efficient low-sodium parking lot lights;
  - 5) Adequate ventilation systems for enclosed parking facilities;
  - 6) Solar or low-emission water heaters;
  - 7) Energy-efficient lighting and lighting controls;

8) Central water hearing systems;

11. Regional Mobile Source Emissions - The County shall coordinate with the Folsom, El Dorado, Cordova TMA to consider including the project site within the TMA's jurisdiction.
12. Short-Term Construction Noise - Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: Between the hours of 7:00 a.m. and 5:00 p.m. on any weekday; between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.

At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.

13. Increased Traffic Noise

Where the development of a project could result in the exposure of noise-sensitive land uses to existing or projected future traffic noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that the project would contribute to traffic noise levels in excess of applicable County noise standards at proposed on-site or planned future off-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setback, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.

In accordance with the recommendations of the Environmental Noise Assessment prepared by Bollard Acoustical Consultants (dated January 21, 2009), the following provisions shall be implemented:

- a) Air conditioning shall be included in all residences to allow occupants to close doors and windows as desired to achieve additional acoustic isolation from the commercial noise sources in the project vicinity.
- b) An 8-foot tall solid noise barrier shall be constructed along the rear property lines of the residential lots adjacent to Carson Crossing Road and along the side property line of Lot 29 to reduce noise levels in future backyard areas to 60 dB  $L_{dn}$  or less. Conformance with this condition shall be verified by Planning Services Division.
- c) To ensure compliance with the County's 45 dB  $L_{dn}$  interior noise level standard, all second-floor bedroom windows of the residences constructed adjacent to Carson Crossing Drive from which that roadway would be visible have a minimum STC rating of 30. A Notice of Restriction shall be recorded with the Final Map for the affected lots requiring that the above requirement shall be

implemented with the residential building permits for the affected lots. The language of the notice shall be reviewed and approved by Planning Services Division prior to recordation.

14. **Stationary Source Noise** - Where the development of a project could result in the exposure of on-site noise-sensitive land uses to projected on-site or off-site stationary source noise levels in excess of the applicable County noise standards the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed on-site noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform to the applicable County standards.

In accordance with the recommendations of the Environmental Noise Assessment prepared by Bollard Acoustical Consultants (dated January 21, 2009) for Unit 2 Tentative Map, the following provisions shall be implemented:

- a) Disclosure statements shall be provided to all future residents of the development notifying them of the presence of the nearby business park and the potential for periodic elevated noise levels associated with its operations. Prior to recordation of the first residential final map, the applicant shall provide a copy of the disclosure statement for review and approval by the Development Services-Planning Division.

15. **Loss of Wetlands**

- a) Prior to issuance of a grading permit, a Stream Bed Alteration Agreement shall be obtained from CDFG, pursuant to §1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.
- b) Grading activities shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control the situation, and the potential discharge of pollutants into drainages.

16. **Liquefaction**

- a) The El Dorado County Transportation Division shall consult with El Dorado County Planning Services during the grading permit approval process to ensure that earth resources impacts related to development in the Carson Creek Specific Plan area are sufficiently addressed.

- b) Prior to the approval of a grading permit for development in the Carson Creek drainage, the applicant shall submit to, and receive approval from, the El Dorado County Transportation Division a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.

17. Ground Staking

Prior to the issuance of building permits all structures shall be designed in accordance with the Uniform Building Code (UBC), Chapter 23. Although wood frame buildings of not more, than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, at a minimum; final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites.

Prior to the approval of subdivision maps in the vicinity of the Mormon Island Fault Zone, a ground acceleration analysis shall be conducted for the Mormon Island Fault Zone. All structures shall be designed in accordance with the ground acceleration analysis for the Mormon Island Fault Zone and the on-site ground accelerations anticipated from the Bear Mountains Fault Zone.

18. Topographic Alteration (Ground Stability & Erosion) Prior to the issuance of grading permits, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include:

- a) Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water run off immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2:1 (horizontal to vertical) unless authorized by the Geotechnical Engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone.
- b) Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities.
- c) During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the

- Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations.
- d) Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction to conform With National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.
  - e) Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and convey the runoff off-site. Conduits intended to convey drainage water off-site shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material.
  - f) Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from these structures, to collect water concentrated by these surfaces and to convey water away from the Site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

19. Increased Surface Runoff

- a) Prior to the approval of the first tentative subdivision or parcel map, a condition of approval shall be placed on the tentative map that states prior to the issuance of a grading plan, the project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Transportation Department. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All on-site drainage facilities shall be constructed to El Dorado County Transportation Division satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective by the Transportation Division, will be implemented as necessary and appropriate:

- *Soil Stabilization Practices*

Straw Mulching  
Hydromulching  
Jute Netting  
Revegetation  
Preservation of Existing Vegetation

- *Sediment Barriers*  
Straw Bale Sediment Barriers  
Filter Fences  
Straw Bale Drop Inlet Sediment Barriers
- *Site Construction Practices*  
Winterization  
Traffic Control  
Dust Control
- *Runoff Control in Slopes/Streets*  
Diversion Dikes  
Diversion Swales  
Sediment Traps

20. 100-Year Flood Event

Prior to the approval of the final map, the applicant shall submit a final drainage plan that clearly identifies the 100-year flood zone following project development to the El Dorado County Transportation Division for approval. Project development shall not occur in areas within the 100-year flood zone shown in the final drainage plan. The final drainage plan shall be prepared by a registered civil engineer and contain a hydrologic study that outlines the 100-year flood zones associated with the project and proposed flood control measures such as detention basins. Alternatively, 100-year flood protection improvements, approved by the El Dorado County Transportation Division, can be implemented to allow development in these areas. All storm drainage facilities and embankments shall be designed in compliance with the County Drainage Manual.

21. Short-Term Construction-Related Water Quality Impacts

- a) Prior to issuance of a grading permit, the developer shall obtain from the CVRB a General Construction Activity Storm water Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities.
- b) Prior to issuance of a grading permit, the project applicant shall submit to the El Dorado County Transportation Division and the Resource Conservation District for review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per

NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measure 4.10-1, and as follows: sediment basins sediment traps, silt fences, hay bale dikes, gravel construction entrances, maintenance programs, and hydroseeding.

22. Long-Term Water Quality Impacts

- a) On-site detention basins shall be constructed and maintained through the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. Periodic maintenance of detention basins, such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness.
- b) Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface Water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Transportation Division that ensures the long-term implementation of the program.

23. Archaeological Sites CC-1, CC-2, CC-3, CC-4, CC-5, CC-6 and Archaeological Linear Features CC-LF-1, CC-LF-2, and CC-LF-3

- a) Prior to grading and construction activities, significant cultural resources found on the project site shall be recorded or described in a professional report and submitted to the North Central Information Center at California State University at Sacramento.
- b) During grading and construction activities, the name and telephone number of an El Dorado County-approved, licensed archaeologist shall be available at the project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall ensure that all activities will cease in the vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance. If a find is authenticated, the archaeologist shall determine proper methods of handling the resource(s) for transport and placement in an appropriate repository. Grading and construction activities may resume, after the resource is either, retrieved or found to be not of consequence.

24. School Fees

- a) The project applicant shall pay the commercial school fee of \$0.31 per square foot for the age-restricted residential development.



- b) The project applicant shall reimburse the Latrobe School District for out-of-pocket expenses incurred in planning for school sites within the Carson Creek Specific Plan area before it was age restricted.
- c) The project applicant also shall meet with the Latrobe School District and the El Dorado Union High School District to renegotiate school fees in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.

25. Law Enforcement

The project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area, as demonstrated by one of the following mechanisms:

- a) Prior to the issuance of each building permit, the project applicant will be required to obtain a service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy, or
- b) Prior to the issuance of the building permit, the project applicant shall create an assessment district or other mechanism to provide funding to the El Dorado County Sheriff's Department for adequate law enforcement staff and equipment upon occupancy and in the future.

26. Water Consumption

Project impacts cannot be reduced to a less than significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at build out in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits.

- a) In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for the phases of the project.
- b) Low-volume and low-flow fixtures shall be installed to reduce water consumption.
- c) Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.

27. Historic Mining

Prior to the issuance of a grading permit, shallow groundwater and on-site drainage areas shall be sampled to determine the potential presence of on-site contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

28. Underground Storage Tank (UST)

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential on-site contamination resulting from the operation of off-site USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.

29. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.

30. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open, unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.

- a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and road crossings shall be bridged.
- b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary means of accommodating stormwater runoff. Existing surface water bodies, in residential areas, where the homes front the streets, site design shall emphasize drainage to open, vegetated channels away from streets and towards the back and side lots. In instances where such drainage is not engineering practicable, drainage towards streets shall utilize gutters, A.C. dikes, rolled curbs, and/or vertical curbs. These drainage facilities shall be kept to a minimum and will convey drainage to open channel ditches (1) along collectors

and other streets where homes do not front the streets and (2) between lots. Piped drainage facilities shall be kept to a minimum. Open channel ditches shall convey the drainage to natural drainage channels in the open space areas but not before ensuring that water quality standards are maintained through the implementation of best management practices.

31. Roadways in the Carson Creek Specific Plan Area shall be curvilinear and separated from pedestrian pathways that run around, over, under, and between structures. Where feasible, cul-de-sacs will be incorporated into circulation system designs. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Furthermore, the Carson Creek Specific Plan Phase 2 street development standards (asphalt portion only), shall be modified to incorporate the following maximum widths:

- a) One-way streets shall be no more than 18 feet wide;
- b) Two-way streets shall be no more than 24 feet wide;
- c) Minor collectors with less than 350 average daily trips ("ADT") shall be no more than 24 feet wide;
- d) Minor collectors with more than 350 average daily trips ("ADT") shall be no more than 26 feet wide;
- e) Major collectors with homes fronting the street, shall be no more than 30 feet wide;
- f) Major collectors, without homes fronting the street and with less than 350 ADT, shall be no more than 24 feet wide;
- g) Major collectors, without homes fronting the street and with more than 350 ADT, shall be no more than 26 feet wide. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Parking bays may be required for emergency parking along collectors and in residential areas where these standards prohibit parking along the streets. The parking bays shall be kept to a minimum and located where topography permits. Street standards are subject to the review of the El Dorado Hills Fire Departments; for public safety reasons, the fire department may require wider roads in some places or turn-arounds, hammerheads, or other measures to facilitate the movement of emergency vehicles.

### Planning Services

32. 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.

33. Prior to recordation of the residential Final Map, the applicant shall provide written statement justifying the project's consistency with the mitigation measures in the adopted Mitigation Monitoring Reporting Program for Carson Creek Specific Plan. The documentation shall be provided to and reviewed by the Development Services Division – Planning Services.
34. Prior to recordation of the residential Final Map, the applicant shall submit an executed EID meter award letter.

**Transportation Division**

**Project Specific Conditions**

35. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM) and the Carson Creek Specific Plan, modified as shown on the Tentative Map and as presented in Table 1. The improvements shall be completed to the satisfaction of the County 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)

<b>Table 1</b>				
<b>ROAD NAME</b>	<b>DESIGN STANDARD PLAN</b>	<b>ROAD WIDTH*</b>	<b>RIGHT OF WAY</b>	<b>EXCEPTIONS/ NOTES</b>
Streets A, D through H, J and L	Std Plan 101B (Modified)	30 ft	40 ft	As shown on the tentative map. Sidewalks on one side except Streets A and G shall have sidewalks on both sides.
Streets B, C, and K	Std Plan 101B (Modified)	21 ft	24 ft	As shown on the tentative map. No Sidewalks
Streets D, E, L (at dead end extensions only)	Std Plan 101B (Modified)	21 ft	24 ft	As shown on the tentative map. No Sidewalks

\* 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.

36. **Offer of Dedication, Interior Roads:** Interior Roads are private and are to be maintained by the Homeowner's Association. The County will reject any offer of dedication.
37. **Off-Site Improvements:** Developer shall construct a 6 foot wide sidewalk along on the south side of Golden Foothill Parkway from the pedestrian trail constructed as a part of Carson Creek Unit 1 (TM04-1391) easterly across the open space lot and the project frontage, connecting to the sidewalk required to be constructed as a part of the Westmont Living development (S14-0010). An encroachment permit or Road Improvement Agreement is required for this work.
38. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit from County and shall construct the roadway encroachment access onto Golden Foothill Parkway to the provisions of County Design Standard Plan 103D.
39. **Access:** The applicant is required to coordinate with and provide access to the adjacent parcel, APN 117-570-07, along the east side of Lot R (A Street). These access rights shall be shown on the final map. This condition may be modified by the Transportation Division if the adjacent parcel is allowed a separate access onto Golden Foothill Parkway.
40. **Vehicular Access Restriction:** Prior to filing of the map, the applicant shall record a vehicular access restriction along the entire frontage Carson Crossing Drive, excluding the locations of the approved access encroachments.

Standard Conditions

41. **TIM Fees:** Prior to issuance of building permits for the lots created by the project, the building permit applicant shall pay the traffic impact mitigation fees in effect at the time the building permit application is deemed complete.
42. **Signing and Striping:** The project improvement plans shall include all necessary signing and striping as required by the Transportation Division. Signing and striping shall conform to the latest version of the California Manual on Uniform Traffic Control Devices (MUTCD).
43. **Curb Returns:** All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the requirements current accessibility standards may be used, subject to review and approval by County.
44. **Secondary Access:** A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied.

45. **Entrance Gates:** 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. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. All Gates shall be designed and constructed with turnarounds acceptable to the County and Fire Department.
46. **Road Turnarounds:** The applicant shall provide a turnaround to the provisions of County Design Standard 114 as modified by any Design Waivers approved with the project, or as otherwise required by local fire district.
47. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
48. **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).
49. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees prior to filing of the final map.

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

50. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway, grading, drainage and other support infrastructure as required by the County Subdivision Division Ordinance, prior to filing of the final map.

For improvements not completed at the time of recordation of the final map, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and material surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms.

The developer's Engineer of Record shall prepare a "Certificate of Partial Completion" as an attachment to the SIA, which sets forth the total cost of the project, percent complete, and the estimated remaining cost of the work to complete the project. Verification of the Certificate of Partial Completion shall be determined by the County.

51. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and on the final map.
52. **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.
53. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the County Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. 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.
54. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
55. **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 El Dorado County Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
56. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

57. **Drainage Study / NPDES Compliance:** The project proposes to render more than 5000 square feet of area impervious to surface runoff. This qualifies the project as a "Regulated Project" under section E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project shall incorporate Site Design Measures, Source Control Measures, Low Impact Development (LID) Design Standards, and Hydromodification Management practices consistent with the Order into the project design, and construct such measures with the project. If the Order is amended or replaced by action of the SWRCB, the applicant shall comply with the Order in place at the time of issuance of construction permits.

The applicant shall provide a drainage report with the project grading plans and project improvement plans, consistent with the Drainage Manual and the Order. The Drainage Report shall address storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

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;
- Adequate hydromodification management measures are implemented with the project in accordance with the Order.

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 Transportation Division prior to occupancy.

58. **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.



59. **NPDES Construction Permit:** The project proposes to disturb more than 1 acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ (CGP), including any and all amendments or revised orders issued by the SWRCB.

The applicant shall demonstrate compliance with the CGP (or equivalent permit issued by the SWRCB) prior to issuance of construction permits by County.

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

**El Dorado Hills Fire Department**

61. 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.
62. 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.
- a. The current hydrant spacing shown on the Tentative Map is not adequate and more hydrants need to be added to meet the 500 foot spacing requirement.
63. 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.
64. 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.
65. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department.

66. Lots that back up to wildland open space shall be required to use non-combustible type fencing.
67. Pedestrian access (Knox Padlock if gated) is required at the end of the following streets to allow for emergency personnel to access Carson Creek:
  - a. B Street
  - b. C Street
  - c. K Street
  - d. L Street
68. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
69. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
70. Parking will be allowed as follows:
  - a. On one side of the street only for roads indicated on the Tentative Map as A-A. 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.
  - b. No parking is allowed on either side of the street for roads indicated on the Tentative Map as B-B. All curbs will be painted red or signed every 25 feet "no parking fire lane." This shall be white letters on a red background.
  - c. No parking is allowed in either gated entry area.
71. This project may be phased so long as dead end roads do not exceed 800 feet or 24 parcels; whichever comes first.
  - a. An EVA shall be added to L Street due to dead end road limitations on the south end of the development.

**County Surveyor**

72. All survey monuments must be set prior to the filing of 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, shall be coordinated with the County Surveyor's Office prior to the filing of the final map.
73. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office shall also be provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

**Air Quality Management District**

74. 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 leaner 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.
75. Electric Vehicle Charging: All private garages or parking stalls reserved for residents shall be pre-wired for a Level 1 (120V 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.
76. Solar / Photovoltaic Equipment: All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.
77. 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
78. 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).
79. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
80. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
81. 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).
82. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) 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 CARB'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](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.

83. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the 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.

## 10) Engineer's Report



**COUNTY OF EL DORADO**

**CARSON CROSSING DRIVE DRAINAGE ZONE OF BENEFIT 98310  
WITHIN COUNTY SERVICE AREA No. 9**

**ENGINEER'S REPORT**

JANUARY 2016

PREPARED FOR:

**BOARD OF SUPERVISORS  
COUNTY OF EL DORADO**

PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982 AND  
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

PREPARED BY:

**SCIConsultingGroup**

4745 MANGELS BOULEVARD  
FAIRFIELD, CALIFORNIA 94534  
PH: 707.430.4300  
FAX: 707.430.4319  
[www.sci-cg.com](http://www.sci-cg.com)

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## INTRODUCTION

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### OVERVIEW

The County of El Dorado ("County") is proposing formation of the Carson Crossing Drive Drainage Zone of Benefit in order to provide funding for the maintenance and replacement of drainage improvements for the Carson Creek subdivision (also known as Heritage El Dorado Hills), within the County. The funding mechanism will be a County Service Area Zone of Benefit ("Zone of Benefit", or "Zone"), which is being required as a condition of development approval by the County.

The proposed Zone of Benefit contains all parcels in the planned development known as Carson Creek, or Heritage El Dorado Hills, to be located south of Golden Foothill Parkway and west of Latrobe Road. The assessments for this Zone of Benefit will be used to maintain and improve certain drainage facilities and would be levied annually.

### LEGAL ANALYSIS

#### PROPOSITION 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now codified as Articles XIII C and XIII D of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.

Proposition 218 describes a number of important requirements, including property-owner balloting, for the imposition, increase and extension of assessments, and these requirements are satisfied by the process used to establish this assessment.

#### SILICON VALLEY TAXPAYERS ASSOCIATION, INC. v SANTA CLARA COUNTY OPEN SPACE AUTHORITY

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA vs. SCCOSA"). This ruling is the most significant legal document in further legally clarifying Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the district or zone

This Engineer's Report is consistent with the SVTA vs. SCCOSA decision and with the requirements of Article XIII C and XIII D of the California Constitution because the improvements to be funded are clearly defined; the benefiting property in the Zone of Benefit



enjoys close and unique proximity and access to the Improvements; and such special benefits provide a direct advantage to property in the Zone of Benefit that is not enjoyed by the public at large or other property.

#### **DAHMS V. DOWNTOWN POMONA PROPERTY**

On June 8, 2009, the 4<sup>th</sup> Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. On this date, Dahms became good law and binding precedent for assessments. In Dahms the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the district. The Court also upheld discounts and exemptions from the assessment for certain properties.

#### **BONANDER V. TOWN OF TIBURON**

In the December 31, 2009, the 1<sup>st</sup> District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based, in part, on relative costs within sub-areas of the assessment district instead of proportional special benefits.

#### **BEUTZ V. COUNTY OF RIVERSIDE**

On May 26, 2010 the 4th District Court of Appeals issued a decision on the Steven Beutz v. County of Riverside ("Beutz") appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services was not explicitly calculated, quantified and separated from the special benefits.

#### **GOLDEN HILL NEIGHBORHOOD ASSOCIATION V. CITY OF SAN DIEGO**

On September 22, 2011, the San Diego Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

#### **COMPLIANCE WITH CURRENT LAW**

This Engineer's Report is consistent with the requirements of Article XIIC and XIID of the California Constitution and with the *SVTA* decision because the improvements to be funded are clearly defined; the improvements are directly available to and will directly benefit property in the Zone of Benefit; and the improvements provide a direct advantage to property in the Zone of Benefit that would not be received in absence of the assessments.

This Engineer's Report is consistent with *Buetz, Dahms* and *Greater Golden Hill* because, the improvements will directly benefit property in the Zone of Benefit and the general benefits have been explicitly calculated and quantified and excluded from the assessments. The Engineer's Report is consistent with *Bonander* because the assessments have been apportioned based on the overall cost of the improvements and proportional special benefit to each property.

## DESCRIPTION OF THE ZONE OF BENEFIT

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### IMPROVEMENTS AND SERVICES WITHIN THE ZONE OF BENEFIT:

The work and improvements (the "Improvements") to be maintained with the funding from the Carson Crossing Drive Drainage Zone of Benefit and the cost thereof, including any debt service on bonds or other indebtedness issued for the work and improvements, paid from the levy of the annual assessment provide special benefit to Assessor Parcels within the Zone of Benefit as defined in the Method of Assessment herein. The work and improvements are generally described as follows:

The Improvements for the Carson Crossing Drive Zone of Benefit are limited to the segment of Carson Crossing Drive beginning at the northwest boundary of the Zone, continuing in a counter-clockwise direction to the intersection of Golden Foothill Parkway. The improvements consist of three large Con-Span structures across Carson Creek and two tributaries, as well as other drainage improvements as listed in Table 1 below.

**Table 1 – Description of Improvements**

Item	Quantity	Unit
12" SD HDPE	987	LF
18" SD HDPE	2,420	LF
36" SD HDPE	1,382	LF
Type "B" Drop Inlet	14	EA
Grated Inlet	27	EA
Eccentric SD Manhole w/Grate Top	1	EA
48" SDMH	5	EA
72" SDMH	1	EA
Rock Outfall Protection	7	EA
Crossing A (Con-Span B Series 36' Span x 8' Rise)	5,281	SF
Crossing B (O Series 55' Span x 8'-11 1/8 Rise)	14,121	SF
Crossing C (Bebo 2-48' Span x 13' Rise 1-60' Span x 17' Rise)	25,356	SF

The improvements to be maintained include all necessary service, operations, administration, and maintenance required to keep the above-mentioned improvements in a safe, clean and reliable condition.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance and operation of any improvement, including repair, removal or replacement of all or any part of any improvement; the removal of vegetation, sediment, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Incidental expenses" may include any of the following: (a) The costs of preparation of the Engineer's Report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable for collection of assessments; (d) compensation of any engineer or

attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance of the Improvements; (f) any expenses incidental to the issuance of bonds or; and (g) costs associated with any elections held for the approval of a new or increased assessment.

The assessment proceeds will be exclusively used for Improvements within the Zone of Benefit plus incidental expenses. Reference is made to the Summary of County's Improvement Plans section in the following section of this Report which specifically identifies the drainage improvements to be funded by the assessment proceeds and to the plans and specifications, including specific expenditure and improvement plans, which are on file with the County. Any further plans and specifications for the Zone of Benefit will be filed with the Community Development Agency of the County and are incorporated herein by reference.

## ESTIMATE OF COST

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### INTRODUCTION

Following are the Improvements for the Zone of Benefit. Improvements funded by the assessments will be used to maintain and improve the Carson Crossing Drive drainage facilities. The formula below describes the relationship between the final level of improvements, the existing baseline level of service, and the level of improvements for the drainage facilities funded by the assessments.

<b>Final Level of Improvements</b>	<b>=</b>	<b>Baseline Level of Improvements</b>	<b>+</b>	<b>Enhanced Level of Improvements</b>
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### SUMMARY OF ZONE'S IMPROVEMENT PLANS

Improvements to be installed at Carson Crossing Drive have been identified. The Zone of Benefit boundaries have been narrowly drawn to include properties, within the Carson Creek development, that have good proximity and access to the Improvements.

### ESTIMATE OF COSTS

Table 2, below, displays the estimate of the cost of the Improvements that would be funded by the proposed Zone of Benefit. The expenditures would be governed by the policies, criteria and requirements established within this Report, the Article and by the Act.

Table 2 – Estimate of Cost

**Annual Maintenance Costs**

Description	Quantity	Unit	Unit Price	Total Amount
Annual: Clean existing drainage structures	48	EA	\$200.00	\$9,600.00
Annual: Inspect and clean drain lines for siltation	4789	LF	3.00	14,367.00
Every 5 Years Con-Span A: Inspect and clean facility for trash, debris, and siltation	0.2	Events	2,500.00	500.00
Every 5 Years Con-Span B: Inspect and clean facility for trash, debris, and siltation	0.2	Events	5,000.00	1,000.00
Every 5 Years Con-Span C: Inspect and clean facility for trash, debris, and siltation	0.2	Events	15,000.00	3,000.00
<b>Total Annual Maintenance Costs</b>				<b>\$28,467.00</b>

**Annualized Capital Replacement Costs**

Description	Total		Annual
	Installation Amount	Unit Life	Replacement Cost
12" SD HDPE	\$50,139.60	50	\$1,002.79
18" SD HDPE	135,278.00	50	2,705.56
36" SD HDPE	102,889.90	50	2,057.80
Type "B" Drop Inlet	14,224.00	50	284.48
Grated Inlet	97,200.00	50	1,944.00
Eccentric SD Manhole w/Grate Top	3,300.00	50	66.00
48" SDMH	15,240.00	50	304.80
72" SDMH	7,500.00	50	150.00
Rock Outfall Protection	5,600.00	50	112.00
Crossing A (Con-Span B Series 36' Span x 8' Rise)	633,720.00	75	8,449.60
Crossing B (O Series 55' Span x 8'-11 1/8 Rise)	1,694,520.00	75	22,593.60
Crossing C (Bebo 2-48' Span x 13' Rise 1-60' Span x 17' Rise)	3,042,720.00	75	40,569.60
<b>Total Annualized Replacement Costs</b>			<b>\$80,240.23</b>

**Sub-Total Annual Maintenance Cost and Capital Replacements** \$108,707.23

**Annual Administrative Costs**

Administration (2%)	\$2,174.14
Insurance (3%)	3,261.22
<b>Total Annual Administrative Costs</b>	<b>\$5,435.36</b>

**Total Annual Costs** \$114,142.59

**Assessment Calculation**

<b>Total Annual Costs</b>	<b>\$114,142.59</b>
<b>Less Contribution for General Benefit (82.0%)<sup>1</sup></b>	<b>(\$93,615.78)</b>
<b>Balance to Levy</b>	<b>\$20,526.81</b>
<b>Total Benefit Units<sup>2</sup></b>	<b>486.55</b>
<b>Levy per Benefit Unit<sup>3</sup></b>	<b>\$42.19</b>
<b>Total Assessment Levy<sup>4</sup></b>	<b>\$20,526.81</b>

#### Notes to Estimate of Cost:

1. As determined in the following section, at least 82.0% of the cost of Improvements must be funded from sources other than the assessments to cover any general benefits from the Improvements. Therefore, out of the total cost of Improvements of \$114,142.59 the County must contribute at least \$93,615.78 from sources other than the assessments. The County will contribute this amount, which covers any general benefits from the Improvements.
2. Total Benefit Units are based on full build-out of the assessed area. For actual assessment amounts prior to full build-out, unimproved parcels will be assessed at the unimproved rate (25% of normal rate), and total assessment proceeds will be reduced accordingly.
3. The Levy per Benefit Unit (SFE) is \$42.19. However, the only single family homes planned for this Zone are Age Restricted Units (ARUs). The levy per ARU is  $(\$42.19 \times .45 =)$  \$18.98.
4. The Act requires that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Zone of Benefit. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the fiscal year, June 30, must be carried over to the next fiscal year. The Zone of Benefit may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' assessments.

## METHOD OF APPORTIONMENT

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### METHOD OF APPORTIONMENT

This section of the Engineer's Report includes an explanation of the special and general benefits derived from the proposed Improvements to Carson Crossing Drive, and the methodology used to apportion the total assessment to properties within the Zone of Benefit.

The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the Zone of Benefit or to the public at large. Special benefit is calculated for each parcel in the Zone of Benefit using the following process:

1. Identification of all benefit factors derived from the Improvements
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit within different areas within the Zone of Benefit
4. Determination of the relative special benefit per property type
5. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

### DISCUSSION OF BENEFIT

Assessments can only be levied based on the special benefit to property. This special benefit is received by property over and above any general benefits. Any and all general benefit must be funded from another source. With reference to the requirements for assessments, Section 54711(a)(1) of the Benefit Assessment Act of 1982 states:

*"The amount of the assessment to be imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service."*

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIII A of the California Constitution.

The SVTA v. SCCOSA decision clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits.



Finally, Proposition 218 twice uses the phrase “over and above” general benefits in describing special benefit. (Art. XIII D, sections 2(i) & 4(f).) The SVTA v. SCCOSA decision further clarifies that special benefits must provide a direct advantage to benefiting property and that proximity to a park is an example of a special benefit.

**BENEFIT FROM DRAINAGE IMPROVEMENTS TO CARSON CROSSING DRIVE**

Carson Crossing Drive was constructed to be a regional connector road between the El Dorado Hills Business Park and White Rock Road. The developer of the nearby Heritage El Dorado Hills development project was required, among other things, to form a zone of benefit for drainage improvements on Carson Crossing Drive. While this Report focuses primarily on the drainage improvements described above, those Improvements are a critical component of this roadway, which provides benefits to various properties in the vicinity.

The drainage Improvements are a critical part of the Carson Crossing Drive roadway system in that they were designed to capture and convey rain water from the roadway and surrounding drainage area in order to protect the structural integrity of the roadway, its embankments and pavements, and to provide for a safe and reliable transportation facility. As the roadway provides numerous and significant benefits to the assessed parcels and other surrounding properties, so do the drainage Improvements.

**BENEFIT TO ASSESSED PROPERTIES**

In summary, real property located within the boundaries of the Zone of Benefit distinctly and directly benefits from the drainage facilities funded by the Assessments. Carson Crossing Drive provides primary access to the properties within Zone of Benefit and significantly increases the usefulness of these properties. The Improvements are specifically designed to preserve and protect Carson Crossing Drive and, thus, serve local properties in the Zone of Benefit. (The engineering analysis concedes that other properties and the public at large also benefit from the Improvements, as described in the following section.)

**GENERAL VERSUS SPECIAL BENEFIT**

Article XIII C of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section.

In other words:

<b>Total Benefit</b>	<b>=</b>	<b>General Benefit</b>	<b>+</b>	<b>Special Benefit</b>
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There is no widely-accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. SVTA vs. SCCOSA provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

The starting point for evaluating general and special benefits is the current, baseline level of service. The assessments fund Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

Special benefit, on the other hand, is defined in the state constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The SVTA v. SCCOSA decision indicates that a special benefit is conferred to a property if it “receives a direct advantage from the improvement (e.g., proximity to a park).” In this Assessment, as noted, properties in the Zone of Benefit have close proximity and uniquely improved desirability from the Improvements as do other properties and the public at large.

**CALCULATING GENERAL BENEFIT**

In this section, the general benefit is liberally estimated and described, and then budgeted so that it is funded by sources other than the assessment, as required.

The following formula has been developed based upon the Silicon Valley and judicial decisions, and has widespread use by this Engineer to estimate the general benefit for complex, multi-benefit assessments:

<b>General Benefit</b>	=	<b>Benefit to Real Property Outside the Zone of Benefit</b>	+	<b>Benefit to Real Property Inside the Zone of Benefit that is Indirect and Derivative</b>	+	<b>Benefit to the Public at Large</b>
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Carson Crossing Drive benefits the assessed parcels (as special benefits) as well as other properties outside the Zone of Benefit and the public at large (as general benefits). Any indirect and derivative benefits to those parcels within the Zone of Benefit would also be conferred to those parcels outside the Zone of Benefit in the same proportion. Because of the single-purpose benefit of the Improvements, the sum total general benefit of all three general benefit components in the above formula can be calculated through a careful analysis of relative traffic use volumes of the assessed properties versus other properties and the public.

The 6,000'± roadway that traverses the Phase 2 Carson Creek Specific Plan (CCSP) is predicted to experience a traffic volume of 22,400 Average Daily Trips (ADT) at the year 2025<sup>1</sup>.

<sup>1</sup> Appendix B, Fehr & Peers Traffic Study, June 2012

The assessed parcels within Phase 2 of the CCSP are comprised of 1,059 age restricted units (ARU) and the 139-unit assisted living memory care facility.

1. The ADT for an ARU is 37% of a typical single family dwelling unit, or 3.7 trips per day. For the 1,059 ARU, the total ADT would be  $(1,059 \times 3.7 =) 3,918$  ADT.
2. The memory care facility, the ADT is estimated to be 110 (based on a similar project.)
3. Therefore, the total ADT for the Phase 2 project is estimated to be  $(3,918 + 110 =) 4,028$  ADT<sup>2</sup>.
4. Conversely, the non-Phase 2 traffic would be  $(22,400 - 4,028 =) 18,372$  ADT.

Therefore the General Benefit of the Improvements would be  $(18,372 \div 22,400 =) 82.0\%$ .

Hence, this analysis finds that 82.0% of the Improvements' benefit may provide general benefits. The Assessment Engineer establishes a requirement for a minimum contribution from sources other than the assessments of 82.0%.

The Zone of Benefit's total budget for maintenance and improvement of drainage facilities is \$114,143. Of this total budget amount, the County will contribute at least \$93,616 from sources other than the drainage assessments. This contribution by the County equates to approximately 82.0% of the total budget for maintenance and improvements and constitutes the amount attributable to the general benefits from the Improvements.

## METHOD OF ASSESSMENT

As previously discussed, the assessments provide comprehensive Improvements that will clearly confer special benefits to properties in the Zone of Benefit. The allocation of special benefits to property is partially based on the type of property and the size of property. These benefits can also partially be measured by the occupants on a property in the Zone of Benefit because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based the type of parcel, the size of parcels and the population density of parcels.

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalent benefit units (SFE or "Benefit Units"). This benefit unit methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For

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<sup>2</sup> CTA Engineering and Surveying

the purposes of this Engineer's Report, all properties are designated a SFE value, which is each property's relative benefit in relation to a single family home on one parcel. In this case, the "benchmark" property is a single family home. Such properties are assigned one benefit unit, which is one Single Family Equivalent (1 SFE).

In the process of determining the appropriate method of assessment, the Engineer considered various alternatives. For example, an assessment for only improved residential property was considered but was determined to be inappropriate because commercial properties also receive direct benefits from the Improvements.

Moreover, a fixed or flat assessment for all properties of similar type was deemed to be inappropriate because larger properties receive a higher degree of benefit than other similarly used properties that are significantly smaller. (For two properties used for commercial purposes, there is clearly a higher benefit provided to the larger property in comparison to a smaller commercial property because the larger property generally supports a larger building and has higher numbers of employees, customers and guests that would benefit from well maintained and improved drainage facilities. So the potential population of employees or residents is a measure of the special benefits received by the property.) Larger parcels, therefore, receive an increased benefit from the assessments.

Finally, the special benefits to be derived from the proposed assessments will be conferred on property and are not based on a specific property owner's use of the improvements, or a specific property owner's occupancy of property or the property owner's demographic status such as age or number of dependents. However, it is ultimately people who value the special benefits described above and use and enjoy the Zone of Benefit's facilities. In other words, the benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could use a property, not how the property is currently used by the present owner. Therefore, the number of people who could or potentially live on, work at or otherwise use a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type and use of property, the relative size of the property and its relative population. This method is further described below.

## RESIDENTIAL PROPERTIES

Certain residential properties in the Zone of Benefit that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE or 1.0 benefit unit. Traditional houses, zero-lot line houses and town homes are included in this category of single family residential property. If there is more than one single family detached dwelling on a parcel, it will be charged one SFE per single family detached dwelling.

Most of the assessed parcels are being developed as age restricted units ("ARUs"). These units benefit from the Improvements in proportion to the average number of occupants and relative size for the typical ARU, both of which tend to be lower than for a SFE.

Properties with more than one residential unit (other than parcels with more than one detached single family dwelling as described above) are designated as multi-family residential properties. These properties benefit from the Improvements in proportion to the number of dwelling units that occupy each property, the average number of people who reside in multi-family residential units versus the average number of people who reside in a single family home and the relative size of each type of residential dwelling unit. The population density factors for the area in El Dorado County encompassing the Zone of Benefit, as depicted in the following table, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the area of the Zone of Benefit from the 2010 Census and dividing it by the total number of such households, finds that approximately 3.06 persons occupy each single family residence, whereas an average of 1.8 persons occupy each ARU<sup>3</sup>. The ratio of 3.06 people on average for a single family residence and 1.8 people per dwelling unit in an ARU results in a population density equivalent of 0.59 for ARUs. Next, the relative building areas are factored into the analysis because special benefits are related to the average size of a property, in addition to average population densities. For a ARUs, this calculation results in an SFE factor of 0.45 per dwelling unit. A similar calculation is used for the SFE Rates for other residential property types.

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<sup>3</sup> Census data for age restricted unit occupancy rates is not available. This figure is based on the El Dorado Hills Community Service District Park Impact Fee Nexus Study (2007).

TABLE 3 - RESIDENTIAL POPULATION FACTORS

Type of Residential Property	Pop. Density Equivalent	SqFt Factor	SFE Factor
Single Family Residential	1.00	1.00	1.00
Age Restricted Unit	0.59	0.76	0.45
Condominium	0.94	0.42	0.39
Duplex, Triplex, Fourplex	0.59	0.35	0.21
Multi-Family Residential (5+ Units)	0.74	0.32	0.23

Sources: 2010 Census, El Dorado Hills CPD

The single family equivalency factor of 0.23 per dwelling unit for multifamily residential properties applies to such properties with 20 or fewer units. Properties in excess of 20 units typically contain on-site drainage facilities that tend to offset some of the benefits provided by the improvements. Therefore the benefit for properties in excess of 20 units is determined to be 0.23 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

#### COMMERCIAL PROPERTIES

SFE values for commercial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and the average commercial property. The SFE values for various commercial land uses are further defined by using average employee densities because the special benefit factors described previously can be measured by the average number of people who work at commercial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the "SANDAG Study") are used because these findings were approved by the State Legislature as being a good representation of the average number of employees per acre of land area for commercial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial property is 24.

In comparison, the average number of people residing in a single family home in the area is 3.06. Since the average lot size for a single family home in the Zone of Benefit is approximately 0.20 acres, the average number of residents per acre of residential property is 15.30.

The employee density per acre is nearly 2 times the population density of single family residential property per acre (24 employees per acre / 15.30 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial property since a commercial property with 2 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 2 employees is the basis for allocating commercial benefit. Table 4 below shows the average employees per acre of land area or portion thereof for commercial

properties and lists the relative SFE factors per quarter acre for properties in each land use category.

Commercial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial property land area in excess of 5 acres is determined to be the SFE rate per fifth acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres.

The planned assisted living facility is considered to be a commercial use. Institutional properties that are used for residential or commercial purposes are also assessed at the appropriate residential or commercial rate.

**TABLE 4 – COMMERCIAL DENSITY AND ASSESSMENT FACTORS**

<i>Type of Commercial/Industrial Land Use</i>	<i>Average Employees Per Acre <sup>1</sup></i>	<i>SFE Units per 1/5 Acre <sup>2</sup></i>	<i>SFE Units per Acre After 5</i>
Commercial	24	0.500	0.500

#### **UNIMPROVED/UNDEVELOPED PROPERTIES**

The benefits to be received from the Improvements by unimproved, undeveloped properties are passive benefits, which are generally not related to active use of the property. The benefit to undeveloped properties is determined to be proportional to the corresponding benefits for similar type developed properties, but at a lower rate due to the lack of active benefits conferred to undeveloped properties. Since traffic volumes are the underlying measure of benefit, the percentage of traffic for unimproved parcels, or parcels under construction, is much less than occupied parcels. While construction traffic may be less in volume, it necessarily includes significantly heavier vehicles that move more slowly. Therefore, from the stance of congestion as well as that of structural road wear, it is reasonable to assume that unimproved land benefits at approximately 25% of the level of occupied land. Using this ratio, the SFE factor for unimproved or undeveloped parcels is 0.25 per parcel.

The value of properties increases as properties are approved for parcel division and development. Likewise, the special benefits received by unimproved property increases as the property is approved for parcel division and development. When property is approved for parcel division and development with a final map, the property has passed the final significant hurdle to development and can shortly undergo construction. Since the property is nearing the point of development, its special benefits increase. In addition, these properties are generally sold soon after completion of improvements, so the properties receive the additional benefit of desirability from prospective buyers due to the special benefits provided by drainage facilities in the Zone of Benefit. It is therefore determined that

property with final map approval be assessed at the Unimproved rate on a per-mapped parcel basis.

#### **OTHER PROPERTIES**

Article XIID stipulates that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential or commercial uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers or guests and have limited economic value. These miscellaneous parcels receive minimal benefit from the Improvements and are assessed an SFE benefit factor of zero.

#### **DURATION OF ASSESSMENT**

It is recommended that the Assessment be levied for fiscal year 2017-18 and continued every year thereafter, so long as the Carson Crossing Drive Drainage Zone of Benefit needs to be improved and maintained and the County requires funding from the Assessments for its Improvements in the Zone of Benefit.

#### **ANNUAL COST INDEXING**

The assessment is subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 3%.



## CERTIFICATE

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I do hereby apportion said net amount of the cost and expenses of said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Zone of Benefit, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is made upon the parcels or lots of land within the Zone of Benefit in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of El Dorado. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for each parcel or lot of land within the said Zone of Benefit.

Dated: January 14, 2016

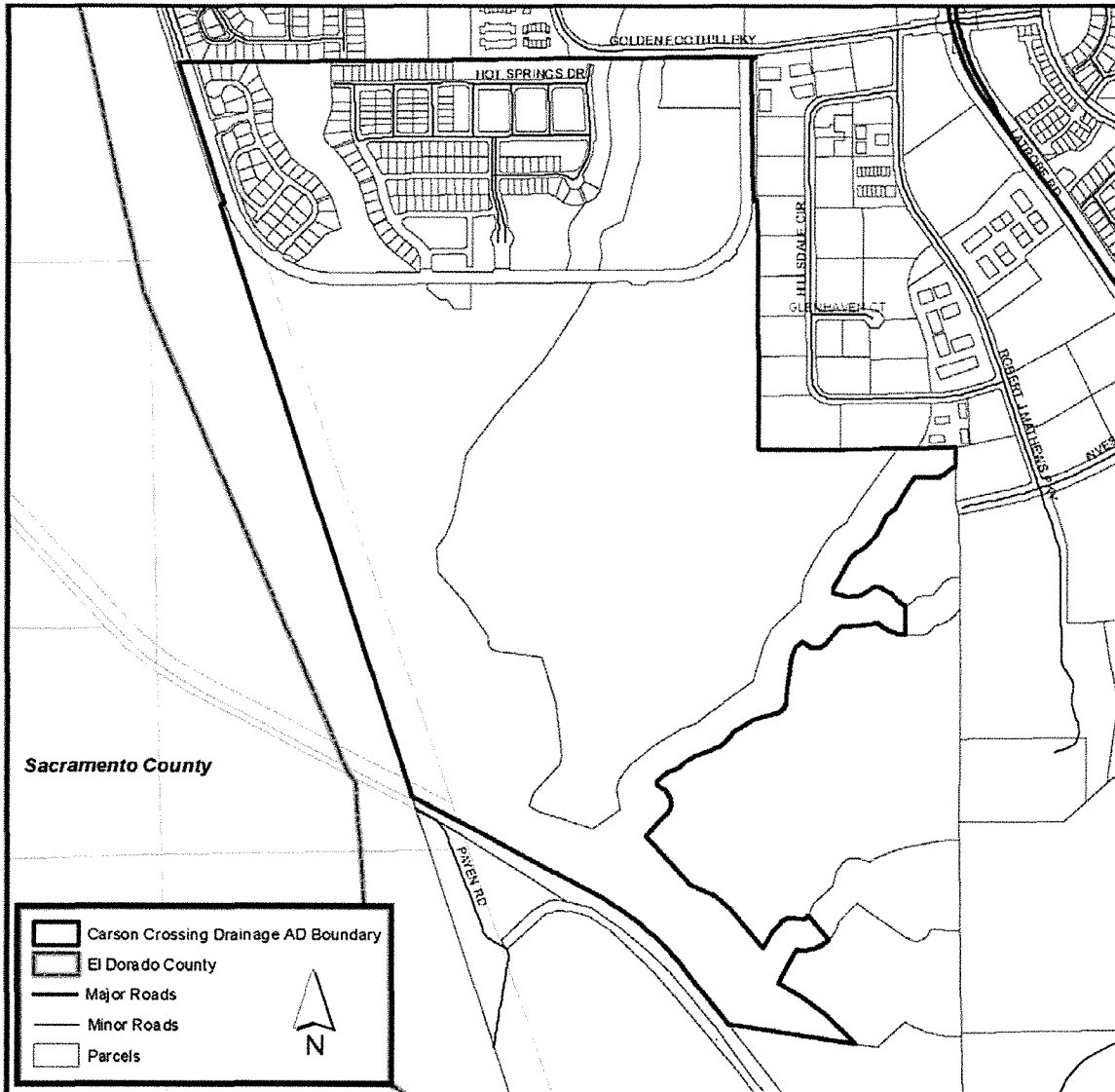
Engineer of Work



By

  
 Jerry Bradshaw  
 Engineer of Work, License No. C48845

**ASSESSMENT DIAGRAM**



FILED AND RECORDED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO, COUNTY OF EL DORADO, CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK OF THE BOARD

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF EL DORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. REFERENCE IS MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

CLERK OF THE BOARD

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT THE HOUR OF \_\_\_\_\_ M. IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA AT THE REQUEST OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO.

COUNTY AUDITOR, FOR THE COUNTY OF EL DORADO,  
STATE OF CALIFORNIA

SCI Consulting Group  
4745 Mangos Blvd., Fairfield, CA 94534

NOTE: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF EL DORADO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN THEREIN. THOSE MAPS SHALL GOVERN OVER ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

**County of El Dorado  
Carson Crossing Drainage  
Zone of Benefit 98310  
Assessment Diagram**

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## APPENDIX A - ASSESSMENT ROLL

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Assessments shown below reflect the number of lots shown on Final Maps filed for Carson Creek Unit 1-Phase A and Carson Creek Unit 1-Phase B (for parent APNs 117-570-01 and -02) and single lots for other unmapped parcels. All lots are assessed at the current configuration and unimproved rate. Future levies will be based on the status (configuration and level of improvement) of each parcel at the time they are set.

Each assessor parcel number (APN) listed on the Assessment Roll is shown and illustrated on the latest County Assessor's records, or as amended per recorded final maps. These records are, by reference made part of this report, and govern for all details concerning the description of the lots or parcels.

Non-assessable lots or parcels include government owned land and public utility owned property.

APN	Asmt	Owner Name
117-570-14	\$ 4.74	LENNAR HOMES OF CA A CA CORP
117-580-04	4.74	LENNAR HOMES OF CA A CA CORP
117-580-05	4.74	LENNAR HOMES OF CA A CA CORP
117-580-06	4.74	LENNAR HOMES OF CA A CA CORP
117-580-07	4.74	LENNAR HOMES OF CA A CA CORP
117-580-08	4.74	LENNAR HOMES OF CA A CA CORP
117-580-09	4.74	LENNAR HOMES OF CA A CA CORP
117-580-10	4.74	LENNAR HOMES OF CA A CA CORP
117-580-11	4.74	LENNAR HOMES OF CA A CA CORP
117-580-12	4.74	LENNAR HOMES OF CA A CA CORP
117-580-17	105.48	LENNAR HOMES OF CA A CA CORP
117-590-01	4.74	LENNAR HOMES OF CA A CA CORP
117-590-02	4.74	LENNAR HOMES OF CA A CA CORP
117-590-03	4.74	LENNAR HOMES OF CA A CA CORP
117-590-04	4.74	LENNAR HOMES OF CA A CA CORP
117-590-05	4.74	LENNAR HOMES OF CA A CA CORP
117-590-06	4.74	LENNAR HOMES OF CA A CA CORP
117-590-07	4.74	LENNAR HOMES OF CA A CA CORP
117-590-08	4.74	LENNAR HOMES OF CA A CA CORP
117-590-09	4.74	LENNAR HOMES OF CA A CA CORP
117-590-10	4.74	LENNAR HOMES OF CA A CA CORP
117-590-11	4.74	LENNAR HOMES OF CA A CA CORP
117-590-12	4.74	LENNAR HOMES OF CA A CA CORP

APN	Asmt	Owner Name
117-590-13	\$ 4.74	LENNAR HOMES OF CA A CA CORP
117-590-14	4.74	LENNAR HOMES OF CA A CA CORP
117-590-15	4.74	LENNAR HOMES OF CA A CA CORP
117-590-16	4.74	LENNAR HOMES OF CA A CA CORP
117-590-17	4.74	LENNAR HOMES OF CA A CA CORP
117-590-18	4.74	LENNAR HOMES OF CA A CA CORP
117-590-19	4.74	LENNAR HOMES OF CA A CA CORP
117-590-20	4.74	LENNAR HOMES OF CA A CA CORP
117-590-21	4.74	LENNAR HOMES OF CA A CA CORP
117-590-22	4.74	LENNAR HOMES OF CA A CA CORP
117-590-23	4.74	LENNAR HOMES OF CA A CA CORP
117-590-24	4.74	LENNAR HOMES OF CA A CA CORP
117-590-25	4.74	LENNAR HOMES OF CA A CA CORP
117-590-26	4.74	LENNAR HOMES OF CA A CA CORP
117-590-27	4.74	LENNAR HOMES OF CA A CA CORP
117-590-28	4.74	LENNAR HOMES OF CA A CA CORP
117-590-29	4.74	LENNAR HOMES OF CA A CA CORP
117-590-30	4.74	LENNAR HOMES OF CA A CA CORP
117-590-31	4.74	LENNAR HOMES OF CA A CA CORP
117-590-32	4.74	LENNAR HOMES OF CA A CA CORP
117-590-33	4.74	LENNAR HOMES OF CA A CA CORP
117-590-34	4.74	LENNAR HOMES OF CA A CA CORP
117-590-35	4.74	LENNAR HOMES OF CA A CA CORP
117-590-36	4.74	LENNAR HOMES OF CA A CA CORP
117-590-37	4.74	LENNAR HOMES OF CA A CA CORP
117-590-38	4.74	LENNAR HOMES OF CA A CA CORP
117-590-39	4.74	LENNAR HOMES OF CA A CA CORP
117-590-40	4.74	LENNAR HOMES OF CA A CA CORP
117-590-41	4.74	LENNAR HOMES OF CA A CA CORP
117-590-42	4.74	LENNAR HOMES OF CA A CA CORP
117-590-43	4.74	LENNAR HOMES OF CA A CA CORP
117-590-44	4.74	LENNAR HOMES OF CA A CA CORP
117-590-45	4.74	LENNAR HOMES OF CA A CA CORP
117-590-46	4.74	LENNAR HOMES OF CA A CA CORP
117-590-47	4.74	LENNAR HOMES OF CA A CA CORP
117-590-48	4.74	LENNAR HOMES OF CA A CA CORP
117-590-49	4.74	LENNAR HOMES OF CA A CA CORP
117-590-50	4.74	LENNAR HOMES OF CA A CA CORP
117-590-51	4.74	LENNAR HOMES OF CA A CA CORP
117-600-01	4.74	LENNAR HOMES OF CA A CA CORP

APN	Asmt	Owner Name
117-600-02	\$ 4.74	LENNAR HOMES OF CA A CA CORP
117-600-03	4.74	LENNAR HOMES OF CA A CA CORP
117-600-04	4.74	LENNAR HOMES OF CA A CA CORP
117-600-05	4.74	LENNAR HOMES OF CA A CA CORP
117-600-06	4.74	LENNAR HOMES OF CA A CA CORP
117-600-07	4.74	LENNAR HOMES OF CA A CA CORP
117-600-08	4.74	LENNAR HOMES OF CA A CA CORP
117-600-09	4.74	LENNAR HOMES OF CA A CA CORP
117-600-10	4.74	LENNAR HOMES OF CA A CA CORP
117-600-11	4.74	LENNAR HOMES OF CA A CA CORP
117-600-12	4.74	LENNAR HOMES OF CA A CA CORP
117-600-13	4.74	LENNAR HOMES OF CA A CA CORP
117-600-14	4.74	LENNAR HOMES OF CA A CA CORP
117-600-15	4.74	LENNAR HOMES OF CA A CA CORP
117-600-16	4.74	LENNAR HOMES OF CA A CA CORP
117-600-17	4.74	LENNAR HOMES OF CA A CA CORP
117-600-18	4.74	LENNAR HOMES OF CA A CA CORP
117-600-19	4.74	LENNAR HOMES OF CA A CA CORP
117-600-20	4.74	LENNAR HOMES OF CA A CA CORP
117-600-21	4.74	LENNAR HOMES OF CA A CA CORP
117-600-22	4.74	LENNAR HOMES OF CA A CA CORP
117-600-23	4.74	LENNAR HOMES OF CA A CA CORP
117-600-24	4.74	LENNAR HOMES OF CA A CA CORP
117-600-25	4.74	LENNAR HOMES OF CA A CA CORP
117-600-26	4.74	LENNAR HOMES OF CA A CA CORP
117-600-27	4.74	LENNAR HOMES OF CA A CA CORP
117-600-28	4.74	LENNAR HOMES OF CA A CA CORP
117-600-29	4.74	LENNAR HOMES OF CA A CA CORP
117-600-30	4.74	LENNAR HOMES OF CA A CA CORP
117-600-31	4.74	LENNAR HOMES OF CA A CA CORP
117-600-32	4.74	LENNAR HOMES OF CA A CA CORP
117-600-33	4.74	LENNAR HOMES OF CA A CA CORP
117-600-34	4.74	LENNAR HOMES OF CA A CA CORP
117-600-35	4.74	LENNAR HOMES OF CA A CA CORP
117-600-36	4.74	LENNAR HOMES OF CA A CA CORP
117-600-37	4.74	LENNAR HOMES OF CA A CA CORP
117-600-38	4.74	LENNAR HOMES OF CA A CA CORP
117-600-39	4.74	LENNAR HOMES OF CA A CA CORP
117-600-40	4.74	LENNAR HOMES OF CA A CA CORP
117-600-41	4.74	LENNAR HOMES OF CA A CA CORP

APN	Asmt	Owner Name
117-600-42	\$ 4.74	LENNAR HOMES OF CA A CA CORP
117-600-43	4.74	LENNAR HOMES OF CA A CA CORP
117-600-44	4.74	LENNAR HOMES OF CA A CA CORP
117-600-45	4.74	LENNAR HOMES OF CA A CA CORP
117-600-46	4.74	LENNAR HOMES OF CA A CA CORP
117-600-47	4.74	LENNAR HOMES OF CA A CA CORP
117-600-48	4.74	LENNAR HOMES OF CA A CA CORP
117-600-49	4.74	LENNAR HOMES OF CA A CA CORP
117-600-50	4.74	LENNAR HOMES OF CA A CA CORP
117-600-51	4.74	LENNAR HOMES OF CA A CA CORP
117-600-52	4.74	LENNAR HOMES OF CA A CA CORP
117-600-53	4.74	LENNAR HOMES OF CA A CA CORP
117-600-54	4.74	LENNAR HOMES OF CA A CA CORP
117-600-55	4.74	LENNAR HOMES OF CA A CA CORP
117-600-56	4.74	LENNAR HOMES OF CA A CA CORP
117-600-57	4.74	LENNAR HOMES OF CA A CA CORP
117-600-58	4.74	LENNAR HOMES OF CA A CA CORP
117-600-59	4.74	LENNAR HOMES OF CA A CA CORP
117-600-60	4.74	LENNAR HOMES OF CA A CA CORP
117-600-61	4.74	LENNAR HOMES OF CA A CA CORP
117-600-62	4.74	LENNAR HOMES OF CA A CA CORP
117-600-63	4.74	LENNAR HOMES OF CA A CA CORP
117-600-64	4.74	LENNAR HOMES OF CA A CA CORP
117-600-65	4.74	LENNAR HOMES OF CA A CA CORP
117-600-66	4.74	LENNAR HOMES OF CA A CA CORP
117-600-67	4.74	LENNAR HOMES OF CA A CA CORP
117-600-68	4.74	LENNAR HOMES OF CA A CA CORP
117-600-69	4.74	LENNAR HOMES OF CA A CA CORP
117-600-70	4.74	LENNAR HOMES OF CA A CA CORP
117-600-71	4.74	LENNAR HOMES OF CA A CA CORP
117-600-72	4.74	LENNAR HOMES OF CA A CA CORP
117-600-73	4.74	LENNAR HOMES OF CA A CA CORP
117-600-74	4.74	LENNAR HOMES OF CA A CA CORP
117-600-75	4.74	LENNAR HOMES OF CA A CA CORP
117-600-76	4.74	LENNAR HOMES OF CA A CA CORP
117-600-77	4.74	LENNAR HOMES OF CA A CA CORP
117-600-78	4.74	LENNAR HOMES OF CA A CA CORP
117-600-79	4.74	LENNAR HOMES OF CA A CA CORP
117-600-80	4.74	LENNAR HOMES OF CA A CA CORP
117-600-81	4.74	LENNAR HOMES OF CA A CA CORP

APN	Asmt	Owner Name
117-600-82	\$ 4.74	LENNAR HOMES OF CA A CA CORP
117-600-83	4.74	LENNAR HOMES OF CA A CA CORP
117-610-01	4.74	LENNAR HOMES OF CA A CA CORP
117-610-02	4.74	LENNAR HOMES OF CA A CA CORP
117-610-03	4.74	LENNAR HOMES OF CA A CA CORP
117-610-04	4.74	LENNAR HOMES OF CA A CA CORP
117-610-05	4.74	LENNAR HOMES OF CA A CA CORP
117-610-06	4.74	LENNAR HOMES OF CA A CA CORP
117-610-07	4.74	LENNAR HOMES OF CA A CA CORP
117-610-08	4.74	LENNAR HOMES OF CA A CA CORP
117-610-09	4.74	LENNAR HOMES OF CA A CA CORP
117-610-10	4.74	LENNAR HOMES OF CA A CA CORP
117-610-11	4.74	LENNAR HOMES OF CA A CA CORP
117-610-12	4.74	LENNAR HOMES OF CA A CA CORP
117-610-13	4.74	LENNAR HOMES OF CA A CA CORP
117-610-14	4.74	LENNAR HOMES OF CA A CA CORP
117-610-15	4.74	LENNAR HOMES OF CA A CA CORP
117-610-16	4.74	LENNAR HOMES OF CA A CA CORP
117-610-17	4.74	LENNAR HOMES OF CA A CA CORP
117-610-18	4.74	LENNAR HOMES OF CA A CA CORP
117-610-19	4.74	LENNAR HOMES OF CA A CA CORP
117-610-20	4.74	LENNAR HOMES OF CA A CA CORP
117-610-21	4.74	LENNAR HOMES OF CA A CA CORP
117-610-22	4.74	LENNAR HOMES OF CA A CA CORP
117-610-23	4.74	LENNAR HOMES OF CA A CA CORP
117-610-24	4.74	LENNAR HOMES OF CA A CA CORP
117-610-25	4.74	LENNAR HOMES OF CA A CA CORP
117-610-26	4.74	LENNAR HOMES OF CA A CA CORP
117-610-27	4.74	LENNAR HOMES OF CA A CA CORP
117-610-28	4.74	LENNAR HOMES OF CA A CA CORP
117-610-29	4.74	LENNAR HOMES OF CA A CA CORP
117-610-30	4.74	LENNAR HOMES OF CA A CA CORP
117-610-31	4.74	LENNAR HOMES OF CA A CA CORP
117-610-32	4.74	LENNAR HOMES OF CA A CA CORP
117-610-33	4.74	LENNAR HOMES OF CA A CA CORP
117-610-34	4.74	LENNAR HOMES OF CA A CA CORP
117-610-35	4.74	LENNAR HOMES OF CA A CA CORP
117-610-36	4.74	LENNAR HOMES OF CA A CA CORP
117-610-37	4.74	LENNAR HOMES OF CA A CA CORP
117-610-38	4.74	LENNAR HOMES OF CA A CA CORP



APN	Asmt	Owner Name
117-610-39	\$ 4.74	LENNAR HOMES OF CA A CA CORP
117-610-40	4.74	LENNAR HOMES OF CA A CA CORP
117-610-41	4.74	LENNAR HOMES OF CA A CA CORP
117-610-42	4.74	LENNAR HOMES OF CA A CA CORP
117-610-43	4.74	LENNAR HOMES OF CA A CA CORP
117-610-44	4.74	LENNAR HOMES OF CA A CA CORP
117-610-45	4.74	LENNAR HOMES OF CA A CA CORP
117-610-46	4.74	LENNAR HOMES OF CA A CA CORP
117-610-47	4.74	LENNAR HOMES OF CA A CA CORP
<b>TOTAL</b>	<b>\$1,010.82</b>	

The following parcels are not subject to assessment in accordance with the methodology outlined in the Engineer's Report. They are listed here in order to complete the inventory of lots listed and shown in the most recent title report issued by North American Title Company dated December 30, 2015 at 7:30am. This list also includes lots within the Zone of Benefit that are owned by certain public entities.

APN	Asmt	Owner Name
117-570-19	-	EL DORADO IRRIGATION DISTRICT
117-570-20	-	LENNAR HOMES OF CA A CA CORP
117-580-14	-	LENNAR HOMES OF CA A CA CORP
117-580-15	-	LENNAR HOMES OF CA A CA CORP
117-580-16	-	LENNAR HOMES OF CA A CA CORP
117-580-18	-	LENNAR HOMES OF CA A CA CORP
117-580-19	-	LENNAR HOMES OF CA A CA CORP
117-580-20	-	LENNAR HOMES OF CA A CA CORP
117-580-21	-	LENNAR HOMES OF CA A CA CORP
117-580-22	-	LENNAR HOMES OF CA A CA CORP
117-580-23	-	LENNAR HOMES OF CA A CA CORP
117-580-24	-	LENNAR HOMES OF CA A CA CORP
117-580-25	-	LENNAR HOMES OF CA A CA CORP
117-580-26	-	LENNAR HOMES OF CA A CA CORP
117-580-27	-	LENNAR HOMES OF CA A CA CORP
117-580-28	-	LENNAR HOMES OF CA A CA CORP

<u>APN</u>	<u>Asmt</u>	<u>Owner Name</u>
117-610-48	-	LENNAR HOMES OF CA A CA CORP
117-610-49	-	LENNAR HOMES OF CA A CA CORP
117-610-50	-	LENNAR HOMES OF CA A CA CORP
117-610-51	-	LENNAR HOMES OF CA A CA CORP
117-610-52	-	LENNAR HOMES OF CA A CA CORP
117-610-53	-	LENNAR HOMES OF CA A CA CORP

The following parcels are listed in the Title Report, but fall outside the boundaries of the Zone of Benefit: 117-570-10, 12 and 13, and 117-570-15 through 18, inclusive, and 117-580-13.

## APPENDIX B – TRAFFIC STUDY

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On the following pages is a copy of the June 7, 2012 Fehr and Peers memorandum, *Latrobe Road Connector Study – Alternatives Evaluation*.



## MEMORANDUM

Date: June 7, 2012  
To: El Dorado County Department of Transportation  
Cc: Larry Ito, Ardor Consulting  
Derek Minnema, Mark Thomas & Company  
From: David B Robinson - Fehr & Peers  
Kwasi Donkor - Fehr & Peers  
Subject: **Latrobe Road Connector Study – Alternatives Evaluation**

RS06-2336

Fehr & Peers has completed a summary of transportation-related measures of effectiveness for the Latrobe Road Connector project Alternatives Evaluation Matrix. The measures presented in the matrix are based on previous analysis conducted for this project and are intended to help with the selection of a preferred alternative. The Latrobe Road Connector Study is required as a Condition of Approval (No. 27) of TM99-1359 for the West Valley Tentative Map, which is located in the Valley View Specific Plan.

This memorandum provides background on previous work completed for the Latrobe Road Connector Study and summarizes the model development; including refinements to the traffic analysis zones (TAZ), land use, and roadway network, and summarizes transportation-related performance measures of effectiveness.

### BACKGROUND

The goal of the Latrobe Road Connector Study is to provide to El Dorado County a ranking of the four connection alternatives relative to their ability to provide acceptable level of service based on General Plan policy. As defined in Policy TC-Xd of the 2004 General Plan (Amended January 2009), LOS E or better is considered acceptable in the Community Regions, which includes the Latrobe Road/White Rock Road intersection. Therefore, LOS E will be used as an evaluation criterion for the four connection alternatives.

### Previous Work Efforts

Under a separate work order, Fehr & Peers produced four technical memorandums between September 2006 and June 2007, covering the development of traffic volume forecast and operations analysis for the connector study.

Developed for the analysis of the General Plan, the 2004 El Dorado County General Plan Traffic Model was not used for the analysis of the Latrobe Road Connector Study, because it lacked sufficient detail in the study area and connectivity to developing areas in Sacramento County. The 2004 El Dorado General Plan model only includes roadways in El Dorado County with areas

outside the county represented by TAZs at the gateway roadways like US 50 and White Rock Road.

At that time, there were several travel demand forecasting models available to develop forecasts for the connector study. However, the variation in inputs resulted in large variation in forecasts in the study area. The available models included the following:

- 2004 El Dorado County General Plan Model
- SACOG's SACMET Regional Travel Demand Model
- Silva Valley Parkway Interchange Model
- Highway 50 Corridor Mobility Partnership Model

Based on County direction at the time, the traffic volume forecasts were developed using a modified version of the SACMET Regional Travel Demand Model. Consistent with California Transportation Commission (CTC) guidelines, sub-area refinements were made to the model to better reflect roadway network and TAZ detail in the study area and connectivity to areas in Sacramento County like the Folsom SOI amendment area and the planned US 50/Empire Ranch interchange.

#### August 2011, Initial Screening Memorandum

In August 2011 Fehr & Peers collaborated with Mark Thomas & Company to prepare an initial screening memorandum for the Latrobe Road Connector Study. The purpose of the initial screening memorandum was to narrow down 10 alternatives to four alternatives before performing focused traffic analysis. The following alternatives were chosen as part of that initial screening:

- Alternative 1
- Alternative 2
- Alternative 2A
- Alternative 5

The alternatives screening included the analysis of year 2032 AM and PM peak hour intersection operations at the Latrobe Road/White Rock Road intersection using the modified version of the SACMET Regional Travel Demand Model described above. This work effort was developed under a separate work order.

#### New Traffic Model Since 2007

Since 2007, another modified version of the SACMET Regional Travel Demand Model was developed for the analysis of the Capital Southeast Connector. Since this model was developed for a regional connector project, it reflects input from the JPA partners including the City of Elk Grove, Folsom, and Rancho Cordova, as well as El Dorado and Sacramento County. Consequently, County staff directed that the forecasts for the focused analysis of the four recommended alternatives be developed using the Capital Southeast Connector JPA model. While there is agreement on the regional-level model inputs, additional refinement in the study area is needed to match the scale of the analysis for the Latrobe Road Connector Study.

#### November 3, 2011 Meeting with El Dorado County

On November 3<sup>rd</sup>, Fehr & Peers attended a coordination meeting with El Dorado County to review the Capital Southeast Connector JPA model and receive direction on additional study area refinements. El Dorado County provided the following direction:

- Update the TAZs in the study area to match the recent traffic analysis zones developed by the county.
- Update the study area land use to match control totals from the 2004 El Dorado County General Plan. This is consistent with the intent of the condition of approval.
- Update the traffic model roadway network to be consistent with existing and planned roadways and the updated traffic analysis zone structure.

The evaluation of the four recommended alternatives was conducted using the year 2025 land use and roadway network inputs consistent with the 2004 El Dorado County General Plan.

Once the project moves into a project development and environmental documentation phase, additional analysis to demonstrate consistency with the El Dorado County General Plan will be performed as required by CEQA, using the analysis methods from the General Plan.

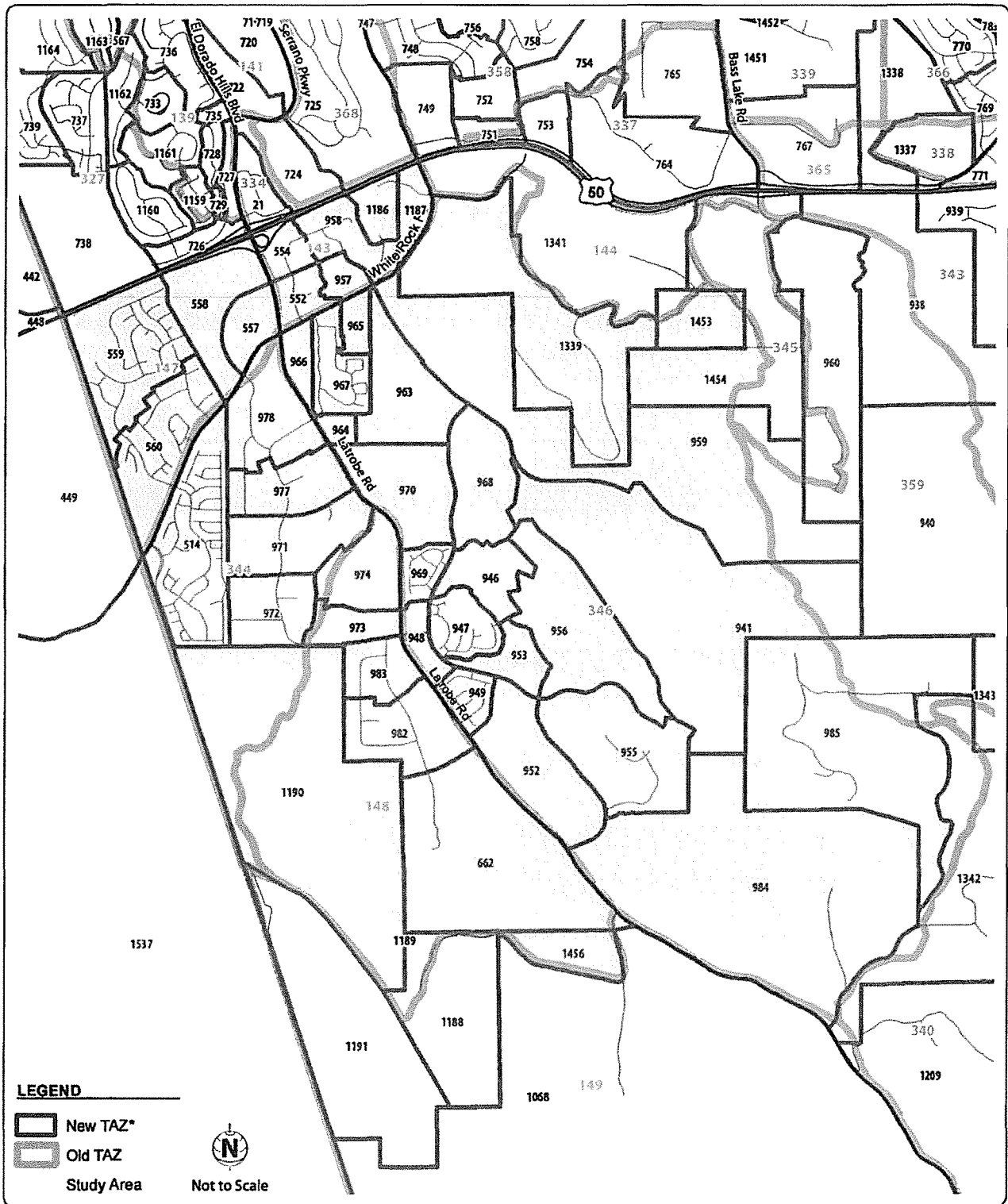
For clarity, the refined version of the Capital Southeast Connector JPA model is referred to as the Latrobe Road Connector Model. The following summarizes the development of the Latrobe Road Connector Model, including TAZ, land use, and roadway network refinements. The refinements outlined below are needed to provide sufficient detail in the study area to match the scale of the Latrobe Road connector project, which is a minor connection relative to the regional roadway system. However, additional TAZ and roadway network detail in the study area is necessary to develop accurate peak hour intersection turning movement forecasts.

#### **TRAFFIC ANALYSIS ZONE REFINEMENTS**

The first step in the development of the Latrobe Road Connector Model was to refine the study area TAZs. The study area, which is shown on Figure 1, is generally bounded by US 50 to the north, Wetsel-Oviatt Road to the south, Valley View Parkway/Blackstone Parkway to the east and future Empire Ranch Road to the west.

The study area was selected because it represents the land use and associated trips that will be affected by the Latrobe Road Connector.

The number of TAZs is increased from 5 to 39 in the study area compared to the 2004 General Plan Model with the refined TAZ system developed by El Dorado County. Figure 1 shows the updated TAZ system.



\*New TAZs were created to refine input for the sub-area model. The New TAZs have not been adopted by El Dorado County.

## LAND USE REFINEMENTS

The second step in the development of the Latrobe Road Connector Model was to refine the study area land use. The land use in the study area was modified to match the year 2025 control totals from the 2004 El Dorado County General Plan and disaggregated to the refined TAZs. The following tables are provided to illustrate the progression of the TAZ and land use refinement process from the 2004 El Dorado County General Plan model TAZ system and land use input categories to the refined Latrobe Road Connector Model TAZ system and land use categories.

- Table 1A – Summarizes 2025 General Plan Land Use allocated to the TAZs and land use categories used by the 2004 El Dorado County General Plan model.
- Table 2A – Summarizes 2025 General Plan Land Use allocated to the land use categories used by the 2004 El Dorado County General Plan, but disaggregated based on the refined TAZ system shown in Figure 1.

*NOTE: The land uses allocated to the refined TAZ system aggregate to the control totals for each of the 2004 El Dorado County General Plan model TAZs. For example, the subtotal for TAZ 346 (i.e., the "Old TAZ" column in the table) will match the total for TAZ 346 in Table 1A.*

- Table 1B - Summarizes 2025 General Plan Land Use allocated to the TAZs used by the 2004 El Dorado County General Plan model, but disaggregated into the expanded land use categories used by the Latrobe Road Connector model.
- Table 2B – Summarizes the final 2025 General Plan Land Use allocated to the TAZs and land use categories used by the Latrobe Road Connector model. This includes refinements to the allocations based on existing and approved land uses in the study area.

*NOTE: While the land uses are allocated to the refined TAZ system, the overall control total (i.e., General Plan Land Use Control Totals) for the 2004 El Dorado County General Plan model is retained for major land use categories such as total residential dwelling units, retail employment, and non-retail employment. However, the subtotal allocations to the old TAZs may not be the same due to refinements made to reflect existing and planned development. For example, the subtotal for TAZ 344 (i.e., the "Old TAZ" column in the table) does not match the total for TAZ 344 in Table 1B due to these refinements.*

The Latrobe Road Connector model based on the Table 2B inputs was used to develop traffic volume forecasts for the evaluation of traffic operations at the Latrobe Road/White Rock Road intersection with Alternatives 1, 2, 2A, and 5.



TAZ	Residential [Dwelling Units]			Employment			
	Total	Single Family	Multi-Family	Retail	Non-Retail		
					Total	Service	Other
143	1	1	-	554	2,086	1,293	793
147	823	490	333	40	4,033	2,005	2,028
148	798	781	17	1,184	5,780	3,900	1,880
344	866	847	19	616	2,465	1,510	955
346	3,182	3,012	170	80	321	202	119
<b>GP LU Control Totals</b>	<b>5,670</b>	<b>5,131</b>	<b>539</b>	<b>2,474</b>	<b>14,685</b>	<b>8,910</b>	<b>5,775</b>

Source: Fehr & Peers, 2012

TAZ	Residential [Dwelling Units]				Employment						Enrollment [Students]	
	Total	Single Family	Multi-Family	Multi-Family (High)	Retail	Non-Retail					College	K-12
						Total	Office	Medical	Education	M & O		
143	1	1	-	-	554	2,086	1,875	63	-	148	-	-
147	823	490	333	-	40	4,033	3,549	29	-	455	-	-
148	798	781	17	-	1,184	5,780	3,915	364	21	1,480	-	-
344	866	847	19	-	616	2,465	1,618	156	14	677	-	-
346	3,182	3,012	170	-	80	321	220	40	20	41	-	-
<b>GP LU Control Totals</b>	<b>5,670</b>	<b>5,131</b>	<b>539</b>	<b>-</b>	<b>2,474</b>	<b>14,685</b>	<b>11,177</b>	<b>652</b>	<b>55</b>	<b>2,801</b>	<b>-</b>	<b>-</b>

Source: Fehr & Peers, 2012  
 M&O - Manufacturing & Other  
 Note: For this study area, buildout of the 2004 General Plan included the following land use input assumptions:  
 6,084 Dwelling Units, 5,961 Retail Employees, and 29,824 Non-Retail Employees.

**Table 2A  
2025 General Plan Land Use (General Plan Model Land Use Categories\_Allocation to New TAZ)**

Old TAZ	Development in the TAZ	Category	New TAZ	Residential [Dwelling Units]			Employment			
				Total	Single Family	Multi-Family	Retail	Non-Retail		
								Total	Service	Other
143	R&D/Com	R&D/Com	1186	1	1	-	-	32	20	12
			1187	-	-	-	-	42	26	16
	Town Center	Commercial	552	-	-	-	73	750	465	285
			554	-	-	-	139	563	349	214
			957	-	-	-	277	251	156	95
			958	-	-	-	65	448	278	170
<b>Subtotal</b>				<b>1</b>	<b>1</b>	<b>-</b>	<b>554</b>	<b>2,086</b>	<b>1,293</b>	<b>793</b>
147	Town Center	R&D/Com	557	-	-	-	20	1,520	756	764
			558	-	-	-	20	2,513	1,249	1,264
	Stonebriar & MF	SF & MF	559	458	273	185	-	-	-	-
			560	365	217	148	-	-	-	-
<b>Subtotal</b>				<b>823</b>	<b>490</b>	<b>333</b>	<b>40</b>	<b>4,033</b>	<b>2,005</b>	<b>2,028</b>
148	Carson Creek	R&D/SF	1190 (Portion)	798	781	17	-	-	-	-
	EDHBP	Indust/Comm/ R&D	662	-	-	-	414	2,172	1,465	707
			973	-	-	-	237	744	502	242
			974	-	-	-	355	786	530	256
			982	-	-	-	118	1,053	710	343
			983	-	-	-	60	1,025	692	333
	Not EDHBP	Indust	1189	-	-	-	-	-	-	-
Not EDHBP	RA-80/HS	1456	-	-	-	-	-	-	-	
<b>Subtotal</b>				<b>798</b>	<b>781</b>	<b>17</b>	<b>1,184</b>	<b>5,780</b>	<b>3,900</b>	<b>1,880</b>
344	Four Season (Portion of 1190 Carson Creek)	SF	514	866	847	19	-	-	-	-
	EDHBP	Indust/Com/R&D	971	-	-	-	75	775	475	300
			972	-	-	-	102	162	99	63
			977	-	-	-	199	721	442	279
			978	-	-	-	240	807	494	313
<b>Subtotal</b>				<b>866</b>	<b>847</b>	<b>19</b>	<b>616</b>	<b>2,465</b>	<b>1,510</b>	<b>955</b>

**Table 2A  
2025 General Plan Land Use (General Plan Model Land Use Categories\_Allocation to New TAZ)**

Old TAZ	Development in the TAZ	Category	New TAZ	Residential [Dwelling Units]			Employment				
				Total	Single Family	Multi-Family	Retail	Non-Retail			
								Total	Service	Other	
346	Valley View Specific Plan	Single Family	941	352	333	19	-	-	-	-	
			946	64	61	3	-	-	-	-	
			947	176	167	9	-	-	-	-	
			949	105	99	6	-	-	-	-	
			952	230	218	12	3	100	63	37	
			955	345	327	18	-	-	-	-	
			956	228	216	12	-	-	-	-	
			959	300	284	16	-	-	-	-	
			968	111	105	6	-	-	-	-	
			969	107	101	6	-	-	-	-	
			1453	8	8	0	-	-	-	-	
	1454	66	62	4	-	-	-	-			
		SF/Com	948	80	76	4	36	80	50	30	
		School	953	-	-	-	-	20	13	7	
		MF/MOS	963	668	632	36	-	-	-	-	
		Trailor Park/Creekside Greens/U Haul	Mobile Homes	965	131	124	7	-	-	-	
			SF	967	174	165	9	-	-	-	
			U-Haul	964	-	-	-	-	10	6	4
		Corner Comm	Com.	966	-	-	-	41	81	51	30
		Deer Creek	SF 10/40 acre	984	-	-	-	-	-	-	-
				985	37	35	2	-	-	-	-
	EID	VV Plant	970	-	-	-	-	30	19	11	
	Remainder	Does not Access WRR	1339	-	-	-	-	-	-	-	
	Unknown		1342	-	-	-	-	-	-	-	
<b>Subtotal</b>				<b>3,182</b>	<b>3,012</b>	<b>170</b>	<b>80</b>	<b>321</b>	<b>202</b>	<b>119</b>	
<b>GP LU Control Totals</b>				<b>5,670</b>	<b>5,131</b>	<b>539</b>	<b>2,474</b>	<b>14,686</b>	<b>8,910</b>	<b>5,775</b>	

Source: Fehr & Peers, 2012

**Table 2B**  
**Consistent With 2025 General Plan Land Use (Latrobe Road Connector Model Land Use Categories\_Allocation to New TAZ)**

Old TAZ	Development in the TAZ	Category	Existing & Approved Allocations	New TAZ	Residential				Employment						Enrollment [Students]		
					Total	Single Family	Multi-Family	Multi-Family (High)	Retail	Non-Retail				College	K-12		
										Total	Office	Medical	Education			Manufacturing Other	
143	R&D/Com	R&D/Com	1 sf/R&D/Com	1186	1	1	-	-	-	32	29	1	-	-	2	-	-
			R&D/Com	1187	-	-	-	-	-	42	38	1	-	-	3	-	-
	Town Center	Commercial		552	-	-	-	-	73	750	674	23	-	-	53	-	-
				554	-	-	-	-	139	563	506	17	-	-	40	-	-
				957	-	-	-	-	277	251	226	8	-	-	18	-	-
				958	-	-	-	-	65	448	403	14	-	-	32	-	-
<b>Subtotal</b>					1	1	-	-	554	2,088	1,875	63	-	-	148	-	-
147	Town Center	R&D/Com		557	-	-	-	-	20	1,520	1,338	11	-	-	171	-	-
				558	-	-	-	-	20	2,513	2,211	18	-	-	283	-	-
	Stonebriar & MF	SF & MF	350 sf/23 acres mf assign 365 mf units here	559	350	350	-	-	-	-	-	-	-	-	-	-	-
				560	365	-	365	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>					715	360	365	-	40	4,033	3,549	29	-	-	455	-	-
148	Carson Creek	R&D/SF	1249 sf/ 40,000 sq ft Community Center/ 3.3 Parks/59.7 Indust/34.4 acre R&D/30 acre park	1190	1,249	1,249	-	-	-	1,801	1,220	113	6	-	461	-	-
				662	-	-	-	-	414	1,375	931	87	5	-	352	-	-
	EDHBP	Indust/Comm/R&D	Per GP policy TC-1y 10,045 full time employee cap in the EDHBP	973	-	-	-	-	237	471	319	30	2	-	121	-	-
				974	-	-	-	-	355	497	337	31	2	-	127	-	-
				982	-	-	-	-	118	666	451	42	2	-	171	-	-
				983	-	-	-	-	60	649	440	41	2	-	166	-	-
	Not EDHBP	Indust		1189	-	-	-	-	-	-	-	-	-	-	-	-	-
Not EDHBP	RA-80/HS		1456	-	-	-	-	-	321	-	-	321	-	-	-	3,048	
<b>Subtotal</b>					1,249	1,249	-	-	1,184	5,780	3,697	344	341	1,398	-	3,048	
344	Four Season	SF	460 sf/4.6 acres comm/20,000 sf Community Center	514	460	450	10	-	40	40	30	10	0	-	-	-	-
				971	-	-	-	-	75	775	509	49	4	-	213	-	-
	EDHBP	Indust/Com/R&D	Per GP policy TC-1y 10,045 full time employee cap in the EDHBP	972	-	-	-	-	102	162	106	10	1	-	44	-	-
				977	-	-	-	-	199	721	473	46	4	-	198	-	-
				978	-	-	-	-	200	767	503	49	4	-	211	-	-
<b>Subtotal</b>					460	450	10	-	616	2,465	1,622	164	14	666	-	-	

**Table 2B**  
**Consistent With 2025 General Plan Land Use (Latrobe Road Connector Model Land Use Categories\_Allocation to Now TAZ)**

Old TAZ	Development in the TAZ	Category	Existing & Approved Allocations	New TAZ	Residential				Employment					Enrollment [Students]		
					Total	Single Family	Multi-Family	Multi-Family (High)	Retail	Non-Retail				College	K-12	
										Total	Office	Medical	Education			Manufacturing Other
346	Valley View Specific Plan	Single Family	+/-352 sf	941	352	352	-	-	-	-	-	-	-	-	-	-
			64 sf	946	64	64	-	-	-	-	-	-	-	-	-	-
			176 sf/rec	947	176	176	-	-	-	-	-	-	-	-	-	-
			105 sf	949	105	105	-	-	-	-	-	-	-	-	-	-
			118 sf/12 live work	952	230	230	-	-	3	100	69	12	6	13	-	-
			345 sf	955	345	345	-	-	-	-	-	-	-	-	-	-
			228 sf	956	228	228	-	-	-	-	-	-	-	-	-	-
			+/-300 sf	959	300	300	-	-	-	-	-	-	-	-	-	-
			111 sf	968	111	111	-	-	-	-	-	-	-	-	-	-
			107 sf	969	107	107	-	-	-	-	-	-	-	-	-	-
	+/-8 sf	1453	8	8	-	-	-	-	-	-	-	-	-	-		
	+/-66 sf	1454	66	66	-	-	-	-	-	-	-	-	-	-		
		SF/Corn	80sf/+/-12 acre comm	948	80	80	-	-	36	80	55	10	5	10	-	-
		School	school	953	-	-	-	-	-	20	-	-	20	-	-	600
		MF/MOS	668mf/mos	963	668	-	668	-	-	-	-	-	-	-	-	-
		Trallor Park/Creekside Greens/U Haul	Mobile Homes	965	131	-	131	-	-	-	-	-	-	-	-	-
			SF	967	174	174	-	-	-	-	-	-	-	-	-	-
			U-Haul	964	-	-	-	-	-	10	7	1	1	1	-	-
		Comer Comm	Com.	966	-	-	-	-	41	81	56	10	5	10	-	-
		Deer Creek	SF 10/40 acre	984	60	60	-	-	-	-	-	-	-	-	-	-
		41 sf	985	40	40	-	-	-	-	-	-	-	-	-	-	
	EID	WW Plant	970	-	-	-	-	-	30	21	4	2	4	-	-	
	Remainder	Does not Access WRR	?	1339	-	-	-	-	-	-	-	-	-	-	-	
	Unknown	?	1342	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Subtotal</b>					<b>3,245</b>	<b>2,446</b>	<b>799</b>	<b>-</b>	<b>80</b>	<b>321</b>	<b>206</b>	<b>38</b>	<b>39</b>	<b>38</b>	<b>-</b>	<b>600</b>
<b>GP LU Control Totals</b>					<b>5,670</b>	<b>4,496</b>	<b>1,174</b>	<b>0</b>	<b>2,474</b>	<b>14,685</b>	<b>10,949</b>	<b>637</b>	<b>393</b>	<b>2,705</b>	<b>0</b>	<b>3,648</b>

Source: Fehr & Peers, 2012

**ROADWAY NETWORK REFINEMENTS**

The final step in the development of the Latrobe Road Connector Model was to refine the study area roadway network.

Fehr & Peers refined the roadway network based on current mapping of the existing roadways in the study area and approved planned roadways in the study area. The roadway lane assumptions are consistent with the year 2025 circulation element of 2004 El Dorado County General Plan. The roadway network also includes the planned US 50/Empire Ranch Interchange in Sacramento County.

Another important refinement was to provide accurate loading of the TAZs to the roadway network so that the distribution of trips in the study area is accurate and reflects planned site-specific development access assumptions. For example, the trips generated by development in the Marble Valley area will not have access to Latrobe Road. Likewise, trips generated by development in the Valley View area will not have access to Bass Lake Road. These types of access issues occurred with the large TAZ size of the 2004 El Dorado County General Plan model.

To illustrate the level of detail added to the network, roadway lane miles in the study area, which are the number of directional travel lanes multiplied by the network distance (in miles), were increased from about 42 miles in the 2004 El Dorado County General Plan model to about 56 miles in the refined Latrobe Road Connector model.

Figure 2 shows the roadway network from the 2004 El Dorado County General Plan model. Figure 3 shows the updated roadway network developed for the Latrobe Road Connector model. Alternative-specific roadway networks were developed for the four alternatives screened for focused evaluation.

**TRAFFIC VOLUME FORECASTS FOR ANALYSIS**

Fehr & Peers refined the Latrobe Road Connector model to develop traffic volume forecast for the evaluation of the Latrobe Road Connector Alternatives. Table 3 compares daily roadway segment traffic volumes (two-way total) for the no project and project alternatives.

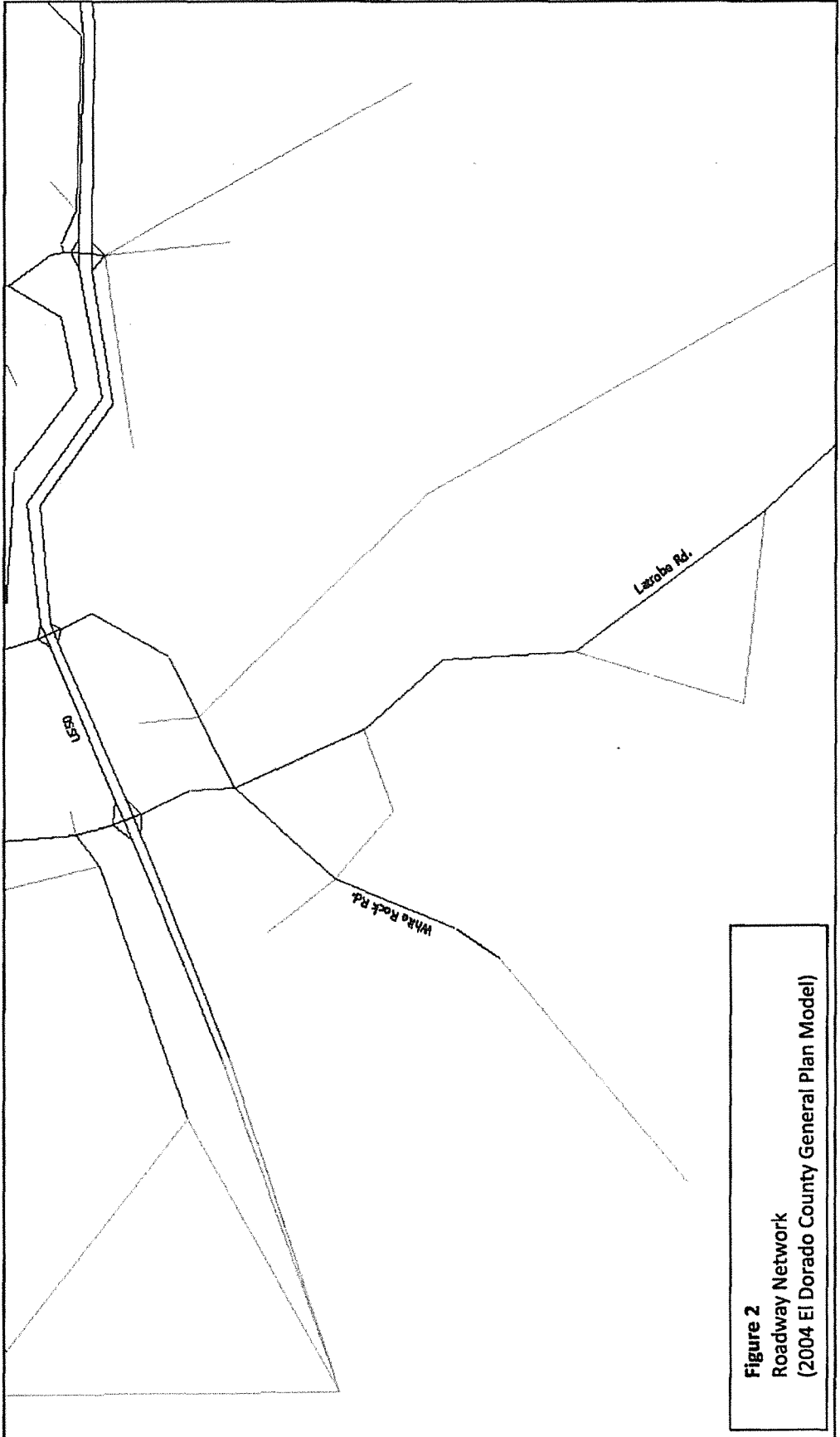
Table 3 Year 2025 Daily Traffic Volume Forecasts - Latrobe Road Connector Alternatives						
Roadway	Segment	Alternative				
		No Project	1	2	2A	5
White Rock Road	West of Latrobe Road	19,100	14,000	15,300	14,000	15,100
	East of Latrobe Road	21,400	22,200	22,700	22,300	22,000
Latrobe Road	North of White Rock Road	48,200	40,300	41,000	39,200	34,700
	South of White Rock Road	48,500	36,700	38,300	35,600	30,100
Connector	East of White Rock Road	-	22,400	19,200	23,700	30,400

Source: Fehr & Peers, 2012

As shown in Table 3, daily traffic volumes would decrease on most of the roadway segment in Table 3 compared to the No Project alternative. The daily traffic volume on the segment of White Rock Road east of Latrobe Road would increase with all of the alternatives. The traffic volume forecasts for the connector are shown just east of White Rock Road and are generally highest in this location. The traffic volumes vary due to the location of the connection to Latrobe Road and whether they include a connection to Golden Foothill Parkway.

All of the connector alternatives improve accessibility for development south of White Rock Road to White Rock Road (to the west) and US 50 by way of the planned Empire Ranch interchange.

The traffic volume forecasts presented in Table 3 have been adjusted using the difference method approach, which adds the growth between the base and future year model to existing counts. Attachment A includes traffic model network plots showing daily traffic volume forecasts (two-way total) on study area roadway. Please note that these plots have not been adjusted, so there will be differences when comparing the volumes in Table 3 to the plots. However, the plots are useful for comparing the change in traffic flow in the study area between the alternatives, and were not used in the analysis.



**Figure 2**  
Roadway Network  
(2004 El Dorado County General Plan Model)





**Figure 3**  
Roadway Network  
(Latrobe Road Connector Model)

## **ALTERNATIVES EVALUATION**

The alternatives were evaluated against transportation criteria related to traffic operations at the White Rock Road/Latrobe Road intersection and consistency with the Sacramento County General Plan and the Folsom Sphere of Influence (SOI). This memorandum describes these criteria and the assumptions and methodology used to complete the Alternatives Evaluation Matrix as shown in Attachment B.

### ***White Rock Road/Latrobe Road Intersection Fix (Yes/No)***

White Rock Road/Latrobe Road Intersection Fix – this criterion identifies if the subject alternative improves traffic operations at the White Rock Road/Latrobe Road intersection compared to the No Project alternative. "Yes" was assigned for improved traffic operations (i.e., during the AM and PM peak hour). If only one peak hour was improved, "No" was assigned.

### ***Consistent with Sacramento County GP (Yes/No)***

Consistent with Sacramento County GP – this criterion identifies if the subject alternative is consistent with the Sacramento County General Plan circulation map (see attachment), which includes an arterial roadway connection between the planned Empire Ranch interchange on U.S. 50 and White Rock Road. Therefore, an alternative was considered to be consistent (i.e., assigned "Yes") if it had a similar roadway connection to the Empire Ranch interchange. Alternatives with the Payen Road connection were listed as not consistent (i.e., assigned "No"), since the Sacramento County General plan does not identify improvements to Payen Road.

### ***Consistent with Folsom SOI (Yes/No)***

Consistent with Folsom SOI - this criterion identifies if the subject alternative is consistent with the Folsom SOI Cumulative Plus Project circulation map or the Cumulative Plus Project With Mitigation circulation map. The Cumulative Plus Project circulation map includes an arterial roadway connection between Latrobe Road and White Rock Road. The Cumulative Plus Project With Mitigation circulation map includes an arterial roadway connection between White Rock Road and the planned Empire Ranch Road interchange on U.S. 50. Therefore, an alternative was considered to be consistent with the Cumulative Plus Project circulation map (i.e., assigned "Yes") if it had a similar roadway connection between Latrobe Road and White Rock Road and was considered to be consistent with the Cumulative Plus Project With Mitigation circulation map if it had a similar roadway connection from White Rock Road to the Empire Ranch interchange.

### ***White Rock Road/Latrobe Road Intersection LOS at 2025***

As defined in Policy TC-Xd of the 2004 General Plan (Amended January 2009), LOS E or better is considered acceptable in the Community Regions, which includes the Latrobe Road/White Rock Road intersection. Therefore, LOS E will be used as an evaluation criterion for the four connection alternatives.

White Rock Road/Latrobe Road Intersection LOS at 2025 – this criterion identifies the subject alternative LOS at the White Rock Road/Latrobe Road intersection under 2025 conditions. LOS is given for the ultimate lane configurations. With the No Project alternative, the White Rock Road/Latrobe Road intersection will operate at LOS E (nearly LOS F), which as described in the background is acceptable. **A three percent increase in volume through the intersection, or about two years of growth (i.e., 2027 conditions), would result in LOS F operations.** All of the alternatives would improve operations at the White Rock Road/Latrobe Road intersection compared to no project conditions.

We used a similar approach to evaluate how long the White Rock Road/Latrobe Road intersection would continue to provide acceptable operations with the Latrobe Road connector. For this evaluation, we used the Alternative 2 traffic, because it resulted in the lowest delay at the intersection. A 30 percent increase in volume through the intersection would result in LOS F operations, which would be about 20 years of growth, representing conditions through 2045, assuming annual regional growth projections.

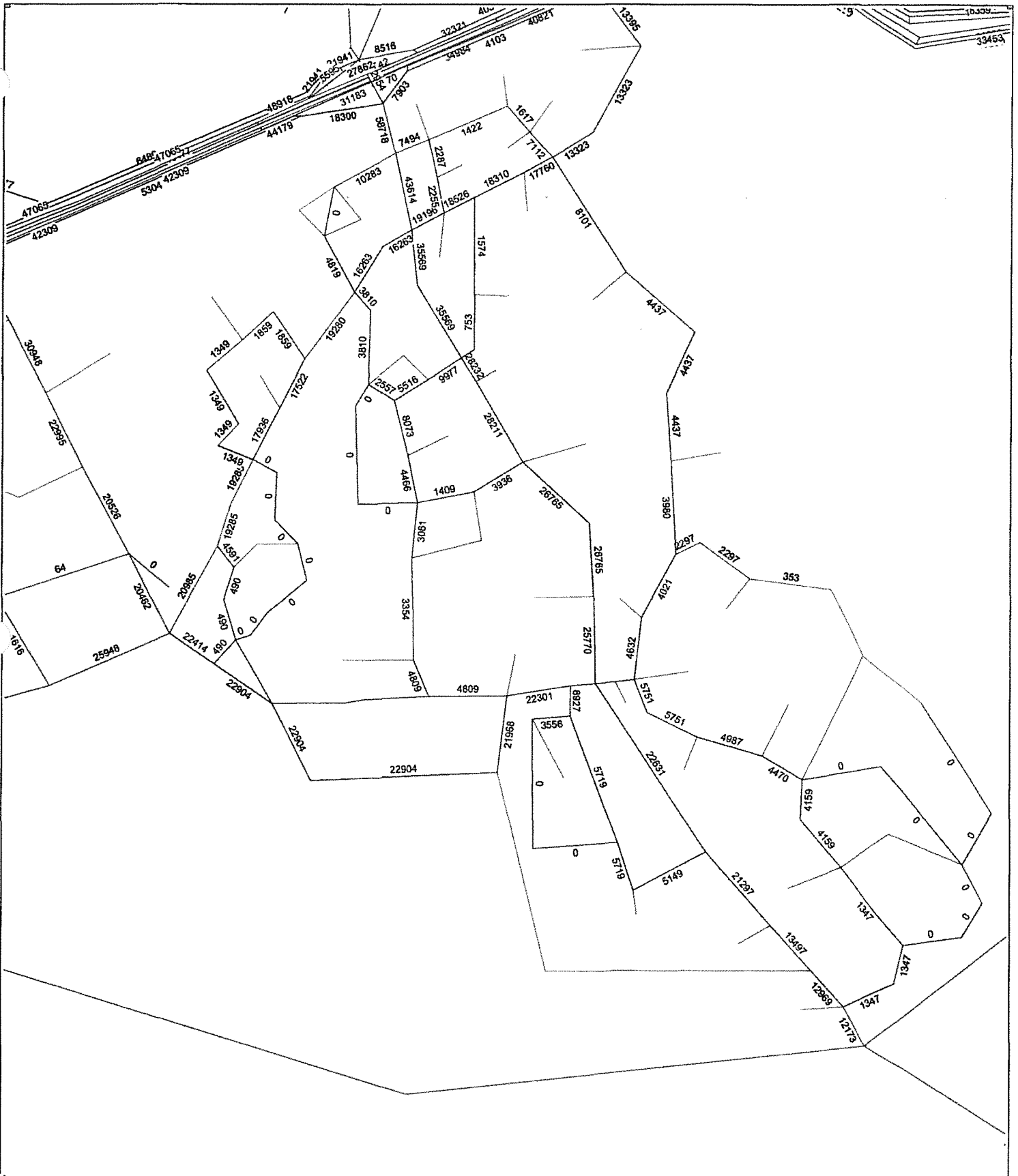
Detailed AM and PM peak hour intersection operations analysis is included in Attachment C

We look forward to further coordination. Please contact David Robinson at (916) 773-1900 if you have any questions.

# **Attachment A**

## **Traffic Model Plots**





**Latrobe Road Connector  
2025 Daily Traffic Volumes (Two-Way Total)  
Alternative 1**



Licensed to Fehr & Peers









# **Attachment B**

## **Alternatives Evaluation Matrix**

Alternative #	Description/Notes	CRITICAL					Comments	Rating
		White Rock/Latrobe Road Intersection Fix	Consistent with Sacramento County GP <sup>1</sup>	Consistent with Folsom SOI <sup>2</sup>	White Rock/Latrobe Road Intersection LOS at 2025			
		Yes - No	Yes - No	Yes - No	Ultimate Lane Configurations <sup>3</sup>			
No Project	It is assumed that White Rock Road is six lanes in Sacramento County, transitions to four lanes in El Dorado County, and is six lanes east of Latrobe Road.	No	N/A	N/A	74 - E (39 - D)			
Alternative 1	It is assumed that White Rock Road is six lanes in Sacramento County, transitions to four lanes in El Dorado County, and is six lanes east of Latrobe Road. Consists of a four (4) lane Carson Crossing Drive connection from White Rock Road to Golden Foothill Parkway, Carson Crossing Drive would cross into Sacramento County west of the intersection of existing Four Seasons Drive. Assumes an existing four (4) to six (6) lane Empire Ranch Road connection to the Empire Ranch Interchange and a six (6) lane White Rock Road at the connector intersection (i.e., widening at the intersection).	Yes	Yes	Yes	52 - D (33 - C)	The No Project operates near LOS F. A three percent increase in volume through the intersection, or about two years of growth (i.e., 2027 conditions), would result in LOS F operations.		
Alternative 2	It is assumed that White Rock Road is six lanes in Sacramento County, transitions to four lanes in El Dorado County, and is six lanes east of Latrobe Road. Consists of a four (4) lane Carson Crossing Drive connection from White Rock Road to the existing Investment Boulevard. Existing Investment Boulevard currently connects to existing Latrobe Road. Carson Crossing Drive would cross into Sacramento County west of the intersection of existing Four Seasons Drive. Assumes an existing four (4) to six (6) lane Empire Ranch Road connection to the Empire Ranch Interchange and a six (6) lane White Rock Road at the connector intersection (i.e., widening at the intersection).	Yes	Yes	Yes	44 - D (30 - C)	Ultimate Lane Configurations: NB - One left-turn lane, four through lanes, and a right-turn lane. SB - Two left-turn lanes, three through lanes, and a right-turn lane. EB - Two left-turn lanes, two through lane, and a right-turn lane.		
Alternative 2A	It is assumed that White Rock Road is six lanes in Sacramento County, transitions to four lanes in El Dorado County, and is six lanes east of Latrobe Road. Consists of a four (4) lane Carson Crossing Drive connection from White Rock Road to a proposed intersection located within the Carson Creek Specific Plan where the four (4) lanes would intersect at a two (2) lane Golden Foothill Parkway connection and a two (2) lane extension of existing Investment Boulevard (connecting to Latrobe Road). Carson Crossing Drive would cross into Sacramento County west of the intersection of existing Four Seasons Drive. Assumes an existing four (4) to six (6) lane Empire Ranch Road connection to the Empire Ranch Interchange and a six (6) lane White Rock Road at the connector intersection (i.e., widening at the intersection).	Yes	Yes	Yes	48 - D (33 - C)	WB - Two left-turn lanes, two through lanes, and a right-turn lane. The White Rock Road/Latrobe Road intersection would continue to provide acceptable operations with the Latrobe Road connector with a 30 percent increase in volume through the intersection, which would be about 20 years of growth (i.e., 2045 conditions) assuming annual regional growth projections.		
Alternative 5	It is assumed that White Rock Road is six lanes in Sacramento County, transitions to four lanes in El Dorado County, and is six lanes east of Latrobe Road. Consists of a four (4) lane Carson Crossing Drive connection to from White Rock Road to Golden Foothill Parkway. Carson Crossing Drive would cross into Sacramento County west of the intersection of existing Four Seasons Drive. This is similar to Alternative 1 with the exception Carson Crossing Drive would be located along the southern boundary of the existing Four Seasons age restricted subdivision where it will connect to existing Golden Foothills Parkway, a tee intersection would be proposed and existing Golden Foothill Parkway would be become a four (4) lane roadway. Assumes an existing four (4) to six (6) lane Empire Ranch Road connection to the Empire Ranch Interchange and a six (6) lane White Rock Road at the connector intersection (i.e., widening at the intersection).	Yes	Yes	Yes	48 - D (32 - C)			

Notes:

1. Consistency with the Sacramento County General Plan was determined to exist if there was a road connection to Empire Ranch Road only.
2. Consistency with Folsom SOI Plus Project alternative was determined to exist if there was a road connection between Latrobe Road and White Rock Road not connected to an extension to the Empire Ranch interchange. Consistency with Folsom SOI Mitigation alternative was determined to exist if there was a road connection between Latrobe Road and White Rock Road that extended to the Empire Ranch interchange.
3. XX - X = Delay - LOS; XX (XX) = AM Peak Hour (PM Peak Hour)

## **Attachment B**

### **Intersection LOS Analysis Worksheets**

Existing Lane Configuration  
AM Peak

1: White Rock Road/Latrobe Road & No Project

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	
Frt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583	
Frt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583	
Volume (vph)	470	230	200	270	770	250	300	1250	120	170	1620	360	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Adj. Flow (vph)	511	250	217	293	837	272	326	1359	130	185	1761	391	
RTOR Reduction (vph)	0	0	148	0	0	141	0	0	80	0	0	140	
Lane Group Flow (vph)	511	250	69	293	837	131	326	1359	50	185	1761	251	
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm	
Protected Phases	7	4		3	8		5	2		1	6		
Permitted Phases			4			8			2			6	
Actuated Green, G (s)	15.1	41.3	41.3	13.1	39.3	39.3	18.1	51.8	51.8	11.5	45.2	45.2	
Effective Green, g (s)	15.1	41.3	41.3	13.1	39.3	39.3	18.1	51.8	51.8	11.5	45.2	45.2	
Actuated g/C Ratio	0.11	0.31	0.31	0.10	0.29	0.29	0.14	0.39	0.39	0.09	0.34	0.34	
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	388	1093	489	336	1040	465	240	2483	613	295	1719	535	
v/s Ratio Prot	c0.15	0.07		0.09	c0.24		c0.18	0.21		0.05	c0.35		
v/s Ratio Perm			0.04			0.08			0.03			0.16	
v/c Ratio	1.32	0.23	0.14	0.87	0.80	0.28	1.36	0.55	0.08	0.63	1.02	0.47	
Uniform Delay, d1	59.3	34.4	33.4	59.5	43.7	36.3	57.8	31.8	25.9	59.0	44.2	34.8	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Incremental Delay, d2	159.9	0.1	0.1	21.1	4.6	0.3	185.9	0.9	0.3	4.1	28.1	2.9	
Delay (s)	219.2	34.5	33.5	80.6	48.3	36.7	243.7	32.7	26.2	63.2	72.4	37.7	
Level of Service	F	C	C	F	D	D	F	C	C	E	E	D	
Approach Delay (s)		130.8			52.8			70.1			65.9		
Approach LOS		F			D			E			E		
<b>Intersection Summary</b>													
HCM Average Control Delay			74.0									HCM Level of Service	E
HCM Volume to Capacity ratio			1.03										
Actuated Cycle Length (s)			133.7									Sum of lost time (s)	16.0
Intersection Capacity Utilization			95.9%									ICU Level of Service	F
Analysis Period (min)			15										
c Critical Lane Group													

Existing Lane Configuration

























2: White Rock Road/Latrobe Road & Alternative 1

AM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	560	180	50	460	710	230	70	880	130	230	1200	420
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	609	196	54	500	772	250	76	957	141	250	1304	457
RTOR Reduction (vph)	0	0	38	0	0	87	0	0	92	0	0	208
Lane Group Flow (vph)	609	196	16	500	772	163	76	957	49	250	1304	249
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	19.2	34.5	34.5	19.2	34.5	34.5	7.1	41.4	41.4	8.1	42.4	42.4
Effective Green, g (s)	19.2	34.5	34.5	19.2	34.5	34.5	7.1	41.4	41.4	8.1	42.4	42.4
Actuated g/C Ratio	0.16	0.29	0.29	0.16	0.29	0.29	0.06	0.35	0.35	0.07	0.36	0.36
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	553	1024	458	553	1024	458	105	2226	550	233	1809	563
v/s Ratio Prot	c0.18	0.06		0.15	c0.22		0.04	0.15		c0.07	c0.26	
v/s Ratio Perm			0.01			0.10			0.03			0.16
v/c Ratio	1.10	0.19	0.03	0.90	0.75	0.36	0.72	0.43	0.09	1.07	0.72	0.44
Uniform Delay, d1	50.0	31.9	30.4	49.1	38.5	33.6	55.1	29.8	26.2	55.6	33.3	29.4
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	69.0	0.1	0.0	18.2	3.2	0.5	21.7	0.6	0.3	79.7	2.5	2.5
Delay (s)	119.0	31.9	30.4	67.2	41.7	34.0	76.8	30.5	26.5	135.2	35.8	31.9
Level of Service	F	C	C	E	D	C	E	C	C	F	D	C
Approach Delay (s)		93.5			48.8			33.0			47.3	
Approach LOS		F			D			C			D	
<b>Intersection Summary</b>												
HCM Average Control Delay			51.8	HCM Level of Service				D				
HCM Volume to Capacity ratio			0.81									
Actuated Cycle Length (s)			119.2	Sum of lost time (s)				12.0				
Intersection Capacity Utilization			76.0%	ICU Level of Service				D				
Analysis Period (min)			15									
c Critical Lane Group												

Existing Lane Configuration  
AM Peak

3: White Rock Road/Latrobe Road & Alternative 2

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Flt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	530	200	90	430	720	230	90	970	130	230	1230	440
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	576	217	98	467	783	250	98	1054	141	250	1337	478
RTOR Reduction (vph)	0	0	69	0	0	95	0	0	79	0	0	212
Lane Group Flow (vph)	576	217	29	467	783	155	98	1054	62	250	1337	266
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	19.4	33.8	33.8	19.4	33.8	33.8	8.2	36.6	36.6	9.2	37.6	37.6
Effective Green, g (s)	19.4	33.8	33.8	19.4	33.8	33.8	8.2	36.6	36.6	9.2	37.6	37.6
Actuated g/C Ratio	0.17	0.29	0.29	0.17	0.29	0.29	0.07	0.32	0.32	0.08	0.33	0.33
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	579	1040	465	579	1040	465	126	2039	504	275	1663	518
v/s Ratio Prot	c0.17	0.06		0.14	c0.22		0.06	0.16		c0.07	c0.26	
v/s Ratio Perm			0.02			0.10			0.04			0.17
v/c Ratio	0.99	0.21	0.06	0.81	0.75	0.33	0.78	0.52	0.12	0.91	0.80	0.51
Uniform Delay, d1	47.7	30.5	29.2	46.0	36.8	31.8	52.5	32.0	27.8	52.5	35.3	31.3
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	35.9	0.1	0.1	8.1	3.1	0.4	25.4	0.2	0.1	31.2	2.9	0.9
Delay (s)	83.6	30.6	29.3	54.1	39.9	32.2	77.9	32.2	27.9	83.7	38.3	32.2
Level of Service	F	C	C	D	D	C	E	C	C	F	D	C
Approach Delay (s)		64.7			43.0			35.2			42.3	
Approach LOS		E			D			D			D	
<b>Intersection Summary</b>												
HCM Average Control Delay			44.4									D
HCM Volume to Capacity ratio			0.81									
Actuated Cycle Length (s)			115.0						12.0			
Intersection Capacity Utilization			77.1%									D
Analysis Period (min)			15									
c Critical Lane Group												

Existing Lane Configuration

4: White Rock Road/Latrobe Road & Alternative 2A

AM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00	
Flt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583	
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583	
Volume (vph)	540	180	50	460	690	240	70	880	130	230	1180	460	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Adj. Flow (vph)	587	196	54	500	750	261	76	957	141	250	1283	500	
RTOR Reduction (vph)	0	0	39	0	0	109	0	0	92	0	0	211	
Lane Group Flow (vph)	587	196	15	500	750	152	76	957	49	250	1283	289	
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm	
Protected Phases	7	4		3	8		5	2		1	6		
Permitted Phases			4			8			2			6	
Actuated Green, G (s)	19.2	33.5	33.5	19.2	33.5	33.5	7.1	41.3	41.3	9.1	43.3	43.3	
Effective Green, g (s)	19.2	33.5	33.5	19.2	33.5	33.5	7.1	41.3	41.3	9.1	43.3	43.3	
Actuated g/C Ratio	0.16	0.28	0.28	0.16	0.28	0.28	0.06	0.35	0.35	0.08	0.36	0.36	
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	553	995	445	553	995	445	106	2222	549	262	1849	576	
v/s Ratio Prot	c0.17	0.06		0.15	c0.21		0.04	0.15		c0.07	c0.25		
v/s Ratio Perm			0.01			0.10			0.03			0.18	
v/c Ratio	1.06	0.20	0.03	0.90	0.75	0.34	0.72	0.43	0.09	0.95	0.69	0.50	
Uniform Delay, d1	49.9	32.6	31.1	49.0	39.0	34.0	55.0	29.9	26.2	54.8	32.3	29.5	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Incremental Delay, d2	55.6	0.1	0.0	18.2	3.3	0.5	20.5	0.6	0.3	42.8	2.2	3.1	
Delay (s)	105.6	32.7	31.1	67.2	42.3	34.5	75.5	30.5	26.5	97.6	34.4	32.6	
Level of Service	F	C	C	E	D	C	E	C	C	F	C	C	
Approach Delay (s)		83.7			49.2			32.9			41.7		
Approach LOS		F			D			C			D		
<b>Intersection Summary</b>													
HCM Average Control Delay	48.2		HCM Level of Service					D					
HCM Volume to Capacity ratio	0.78												
Actuated Cycle Length (s)	119.1		Sum of lost time (s)					12.0					
Intersection Capacity Utilization	74.5%		ICU Level of Service					D					
Analysis Period (min)	15												
c Critical Lane Group													



Existing Lane Configuration  
AM Peak

5: White Rock Road/Latrobe Road & Alternative 5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Flt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	580	180	50	520	680	230	70	750	130	220	1020	470
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	630	196	54	565	739	250	76	815	141	239	1109	511
RTOR Reduction (vph)	0	0	38	0	0	103	0	0	97	0	0	261
Lane Group Flow (vph)	630	196	16	565	739	147	76	815	44	239	1109	250
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	27.6	37.9	37.9	24.9	35.2	35.2	7.0	40.2	40.2	11.1	44.3	44.3
Effective Green, g (s)	27.6	37.9	37.9	24.9	35.2	35.2	7.0	40.2	40.2	11.1	44.3	44.3
Actuated g/C Ratio	0.21	0.29	0.29	0.19	0.27	0.27	0.05	0.31	0.31	0.09	0.34	0.34
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	728	1031	461	657	958	428	95	1980	489	293	1731	539
v/s Ratio Prot	c0.18	c0.06		0.16	c0.21		0.04	0.13		c0.07	c0.22	
v/s Ratio Perm			0.01			0.09			0.03			0.16
v/c Ratio	0.87	0.19	0.03	0.86	0.77	0.34	0.80	0.41	0.09	0.82	0.64	0.46
Uniform Delay, d1	49.5	34.6	33.0	50.9	43.7	38.2	60.9	35.6	31.9	58.5	36.2	33.6
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	10.5	0.1	0.0	10.9	3.9	0.5	36.6	0.6	0.4	15.9	1.8	2.9
Delay (s)	60.0	34.7	33.0	61.8	47.6	38.6	97.5	36.2	32.3	74.4	38.0	36.4
Level of Service	E	C	C	E	D	D	F	D	C	E	D	D
Approach Delay (s)		52.7			51.3			40.2			42.3	
Approach LOS		D			D			D			D	
<b>Intersection Summary</b>												
HCM Average Control Delay			46.2	HCM Level of Service				D				
HCM Volume to Capacity ratio			0.76									
Actuated Cycle Length (s)			130.1	Sum of lost time (s)				16.0				
Intersection Capacity Utilization			72.3%	ICU Level of Service				C				
Analysis Period (min)			15									
c Critical Lane Group												

Existing Lane Configuration

1: White Rock Road/Latrobe Road & No Project

PM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Fr <sub>t</sub>	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	150	460	250	210	460	210	290	1780	340	260	1350	350
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	163	500	272	228	500	228	315	1935	370	283	1467	380
RTOR Reduction (vph)	0	0	212	0	0	176	0	0	142	0	0	169
Lane Group Flow (vph)	163	500	60	228	500	52	315	1935	228	283	1467	211
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	8.9	26.8	26.8	10.1	28.0	28.0	26.3	54.9	54.9	13.9	42.5	42.5
Effective Green, g (s)	8.9	26.8	26.8	10.1	28.0	28.0	26.3	54.9	54.9	13.9	42.5	42.5
Actuated g/C Ratio	0.07	0.22	0.22	0.08	0.23	0.23	0.22	0.45	0.45	0.11	0.35	0.35
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	251	779	349	285	814	364	383	2891	714	392	1776	553
v/s Ratio Prot	0.05	c0.14		c0.07	0.14		c0.18	0.30		0.08	c0.29	
v/s Ratio Perm			0.04			0.03			0.14			0.13
v/c Ratio	0.65	0.64	0.17	0.80	0.61	0.14	0.82	0.67	0.32	0.72	0.83	0.38
Uniform Delay, d1	54.9	43.1	38.5	54.8	42.0	37.3	45.5	26.3	21.4	52.0	36.2	29.7
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	5.7	1.8	0.2	14.8	1.4	0.2	13.3	1.2	1.2	6.4	4.5	2.0
Delay (s)	60.6	44.9	38.7	69.6	43.4	37.5	58.8	27.5	22.6	58.5	40.8	31.7
Level of Service	E	D	D	E	D	D	E	C	C	E	D	C
Approach Delay (s)		45.8			48.2			30.6			41.5	
Approach LOS		D			D			C			D	
<b>Intersection Summary</b>												
HCM Average Control Delay			38.8									D
HCM Volume to Capacity ratio			0.78									
Actuated Cycle Length (s)			121.7						16.0			
Intersection Capacity Utilization			74.2%									D
Analysis Period (min)			15									
c Critical Lane Group												

Existing Lane Configuration

2: White Rock Road/Latrobe Road & Alternative 1

PM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	200	380	50	280	380	260	90	1420	550	310	970	420
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	217	413	54	304	413	283	98	1543	598	337	1054	457
RTOR Reduction (vph)	0	0	42	0	0	122	0	0	217	0	0	221
Lane Group Flow (vph)	217	413	12	304	413	161	98	1543	381	337	1054	236
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	9.2	21.4	21.4	9.2	21.4	21.4	8.2	41.0	41.0	9.2	42.0	42.0
Effective Green, g (s)	9.2	21.4	21.4	9.2	21.4	21.4	8.2	41.0	41.0	9.2	42.0	42.0
Actuated g/C Ratio	0.10	0.22	0.22	0.10	0.22	0.22	0.08	0.42	0.42	0.10	0.43	0.43
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	326	782	350	326	782	350	150	2714	670	326	2206	687
v/s Ratio Prot	0.06	c0.12		c0.09	0.12		0.06	0.24		c0.10	0.21	
v/s Ratio Perm			0.01			0.10			c0.24			0.15
v/c Ratio	0.67	0.53	0.03	0.93	0.53	0.46	0.65	0.57	0.57	1.03	0.48	0.34
Uniform Delay, d1	42.3	33.2	29.6	43.5	33.2	32.7	42.9	21.2	21.2	43.8	19.6	18.2
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	5.1	0.6	0.0	32.6	0.6	1.0	9.8	0.9	3.5	58.8	0.7	1.4
Delay (s)	47.4	33.9	29.6	76.1	33.9	33.7	52.7	22.1	24.7	102.6	20.3	19.6
Level of Service	D	C	C	E	C	C	D	C	C	F	C	B
Approach Delay (s)		37.8			46.7			24.1			35.1	
Approach LOS		D			D			C			D	
<b>Intersection Summary</b>												
HCM Average Control Delay			33.2				HCM Level of Service			C		
HCM Volume to Capacity ratio			0.65									
Actuated Cycle Length (s)			96.8				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			63.4%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												

Existing Lane Configuration  
PM Peak

3: White Rock Road/Latrobe Road & Alternative 2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR		
Lane Configurations														
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900		
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00		
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85		
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583		
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00		
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583		
Volume (vph)	230	380	90	260	380	250	130	1490	470	320	1040	430		
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92		
Adj. Flow (vph)	250	413	98	283	413	272	141	1620	511	348	1130	467		
RTOR Reduction (vph)	0	0	76	0	0	147	0	0	186	0	0	223		
Lane Group Flow (vph)	250	413	22	283	413	125	141	1620	325	348	1130	244		
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm		
Protected Phases	7	4		3	8		5	2		1	6			
Permitted Phases			4			8			2			6		
Actuated Green, G (s)	7.4	20.2	20.2	8.4	21.2	21.2	10.5	34.8	34.8	10.5	34.8	34.8		
Effective Green, g (s)	7.4	20.2	20.2	8.4	21.2	21.2	10.5	34.8	34.8	10.5	34.8	34.8		
Actuated g/C Ratio	0.08	0.22	0.22	0.09	0.24	0.24	0.12	0.39	0.39	0.12	0.39	0.39		
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Lane Grp Cap (vph)	283	795	356	321	835	373	207	2481	613	401	1968	613		
v/s Ratio Prot	0.07	c0.12		c0.08	0.12		0.08	c0.25		c0.10	0.22			
v/s Ratio Perm			0.01			0.08			0.21			0.15		
v/c Ratio	0.88	0.52	0.06	0.88	0.49	0.34	0.68	0.65	0.53	0.87	0.57	0.40		
Uniform Delay, d1	40.8	30.6	27.4	40.3	29.7	28.5	38.1	22.6	21.2	39.0	21.7	20.0		
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Incremental Delay, d2	26.0	0.6	0.1	23.4	0.5	0.5	8.9	0.6	0.8	17.6	0.4	0.4		
Delay (s)	66.8	31.2	27.5	63.7	30.2	29.0	47.0	23.2	22.1	56.7	22.1	20.4		
Level of Service	E	C	C	E	C	C	D	C	C	E	C	C		
Approach Delay (s)		42.4			39.7			24.4			27.9			
Approach LOS		D			D			C			C			
<b>Intersection Summary</b>														
HCM Average Control Delay	30.3		HCM Level of Service					C						
HCM Volume to Capacity ratio	0.67													
Actuated Cycle Length (s)	89.9								Sum of lost time (s)					16.0
Intersection Capacity Utilization	62.0%		ICU Level of Service					B						
Analysis Period (min)	15													
c Critical Lane Group														

Existing Lane Configuration  
PM Peak

4: White Rock Road/Latrobe Road & Alternative 2A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	210	400	50	280	350	260	90	1390	560	310	970	420
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	228	435	54	304	380	283	98	1511	609	337	1054	457
RTOR Reduction (vph)	0	0	42	0	0	121	0	0	208	0	0	236
Lane Group Flow (vph)	228	435	12	304	380	162	98	1511	401	337	1054	221
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	9.2	21.5	21.5	9.2	21.5	21.5	8.2	41.0	41.0	9.2	42.0	42.0
Effective Green, g (s)	9.2	21.5	21.5	9.2	21.5	21.5	8.2	41.0	41.0	9.2	42.0	42.0
Actuated g/C Ratio	0.09	0.22	0.22	0.09	0.22	0.22	0.08	0.42	0.42	0.09	0.43	0.43
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	326	785	351	326	785	351	150	2711	670	326	2204	686
v/s Ratio Prot	0.07	c0.12		c0.09	0.11		0.06	0.24		c0.10	0.21	
v/s Ratio Perm			0.01			0.10			c0.25			0.14
v/c Ratio	0.70	0.55	0.03	0.93	0.48	0.46	0.65	0.56	0.60	1.03	0.48	0.32
Uniform Delay, d1	42.5	33.4	29.6	43.5	32.9	32.7	43.0	21.1	21.6	43.9	19.6	18.1
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	6.4	0.9	0.0	32.6	0.5	1.0	9.8	0.8	3.9	58.8	0.7	1.2
Delay (s)	48.9	34.3	29.6	76.2	33.3	33.6	52.8	21.9	25.5	102.7	20.4	19.3
Level of Service	D	C	C	E	C	C	D	C	C	F	C	B
Approach Delay (s)		38.6			46.9			24.3			35.1	
Approach LOS		D			D			C			D	
<b>Intersection Summary</b>												
HCM Average Control Delay			33.4									HCM Level of Service C
HCM Volume to Capacity ratio			0.67									
Actuated Cycle Length (s)			96.9									Sum of lost time (s) 16.0
Intersection Capacity Utilization			64.6%									ICU Level of Service C
Analysis Period (min)			15									
c Critical Lane Group												

Existing Lane Configuration  
PM Peak

5: White Rock Road/Latrobe Road & Alternative 5

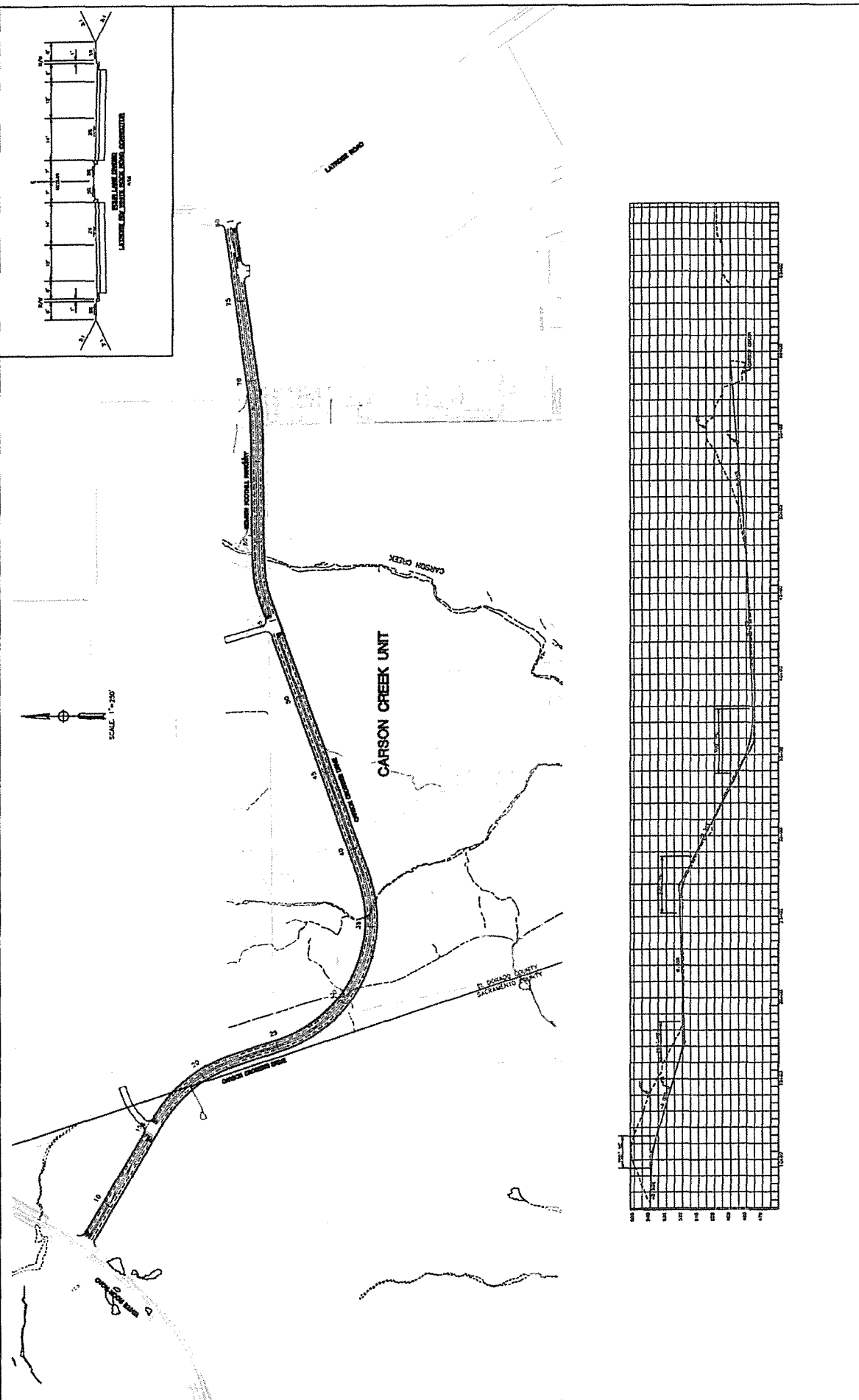
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Fr't	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	260	350	50	250	330	280	90	1280	570	290	810	510
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	283	380	54	272	359	304	98	1391	620	315	880	554
RTOR Reduction (vph)	0	0	42	0	0	121	0	0	231	0	0	245
Lane Group Flow (vph)	283	380	12	272	359	183	98	1391	389	315	880	309
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	9.2	21.0	21.0	9.2	21.0	21.0	8.2	41.0	41.0	9.2	42.0	42.0
Effective Green, g (s)	9.2	21.0	21.0	9.2	21.0	21.0	8.2	41.0	41.0	9.2	42.0	42.0
Actuated g/C Ratio	0.10	0.22	0.22	0.10	0.22	0.22	0.09	0.43	0.43	0.10	0.44	0.44
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	328	771	345	328	771	345	151	2725	673	328	2215	690
v/s Ratio Prot	c0.08	0.11		0.08	0.10		0.06	0.22		c0.09	0.17	
v/s Ratio Perm			0.01			c0.12			c0.25			0.20
v/c Ratio	0.86	0.49	0.03	0.83	0.47	0.53	0.65	0.51	0.58	0.96	0.40	0.45
Uniform Delay, d1	43.0	33.0	29.7	42.8	32.8	33.3	42.7	20.3	21.1	43.4	18.6	19.1
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	20.2	0.5	0.0	15.7	0.4	1.5	9.2	0.7	3.6	39.0	0.5	2.1
Delay (s)	63.2	33.5	29.7	58.6	33.3	34.8	52.0	21.0	24.7	82.5	19.1	21.2
Level of Service	E	C	C	E	C	C	D	C	C	F	B	C
Approach Delay (s)		44.9			41.1			23.5			31.2	
Approach LOS		D			D			C			C	
<b>Intersection Summary</b>												
HCM Average Control Delay			31.7				HCM Level of Service				C	
HCM Volume to Capacity ratio			0.64									
Actuated Cycle Length (s)			96.4				Sum of lost time (s)			16.0		
Intersection Capacity Utilization			63.2%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												



Existing Lane Configuration  
AM Peak

3: White Rock Road/Latrobe Road & Alternative 2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	1.00	0.86	1.00	0.97	0.91	1.00
Flt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (perm)	3433	3539	1583	3433	3539	1583	1770	6408	1583	3433	5085	1583
Volume (vph)	684	258	116	555	929	297	116	1251	168	297	1587	568
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	743	280	126	603	1010	323	126	1360	183	323	1725	617
RTOR Reduction (vph)	0	0	80	0	0	89	0	0	76	0	0	215
Lane Group Flow (vph)	743	280	46	603	1010	234	126	1360	107	323	1725	402
Turn Type	Prot		Perm	Prot		Perm	Prot		Perm	Prot		Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases			4			8			2			6
Actuated Green, G (s)	24.1	47.4	47.4	24.1	47.4	47.4	8.0	41.1	41.1	13.0	46.1	46.1
Effective Green, g (s)	24.1	47.4	47.4	24.1	47.4	47.4	8.0	41.1	41.1	13.0	46.1	46.1
Actuated g/C Ratio	0.17	0.33	0.33	0.17	0.33	0.33	0.06	0.29	0.29	0.09	0.33	0.33
Clearance Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	584	1185	530	584	1185	530	100	1860	459	315	1655	515
v/s Ratio Prot	c0.22	0.08		0.18	c0.29		c0.07	0.21		c0.09	c0.34	
v/s Ratio Perm			0.03			0.15			0.07			0.25
v/c Ratio	1.27	0.24	0.09	1.03	0.85	0.44	1.26	0.73	0.23	1.03	1.04	0.78
Uniform Delay, d1	58.8	34.0	32.3	58.8	43.8	36.8	66.8	45.3	38.3	64.3	47.8	43.2
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	135.5	0.1	0.1	45.9	6.1	0.6	175.2	1.5	0.3	57.4	34.0	7.5
Delay (s)	194.3	34.1	32.3	104.6	49.9	37.4	242.0	46.8	38.5	121.7	81.8	50.7
Level of Service	F	C	C	F	D	D	F	D	D	F	F	D
Approach Delay (s)		137.5			64.9			60.6			79.4	
Approach LOS		F			E			E			E	
<b>Intersection Summary</b>												
HCM Average Control Delay			80.4				HCM Level of Service			F		
HCM Volume to Capacity ratio			1.00									
Actuated Cycle Length (s)			141.6				Sum of lost time (s)		12.0			
Intersection Capacity Utilization			95.6%				ICU Level of Service		F			
Analysis Period (min)			15									
c Critical Lane Group												

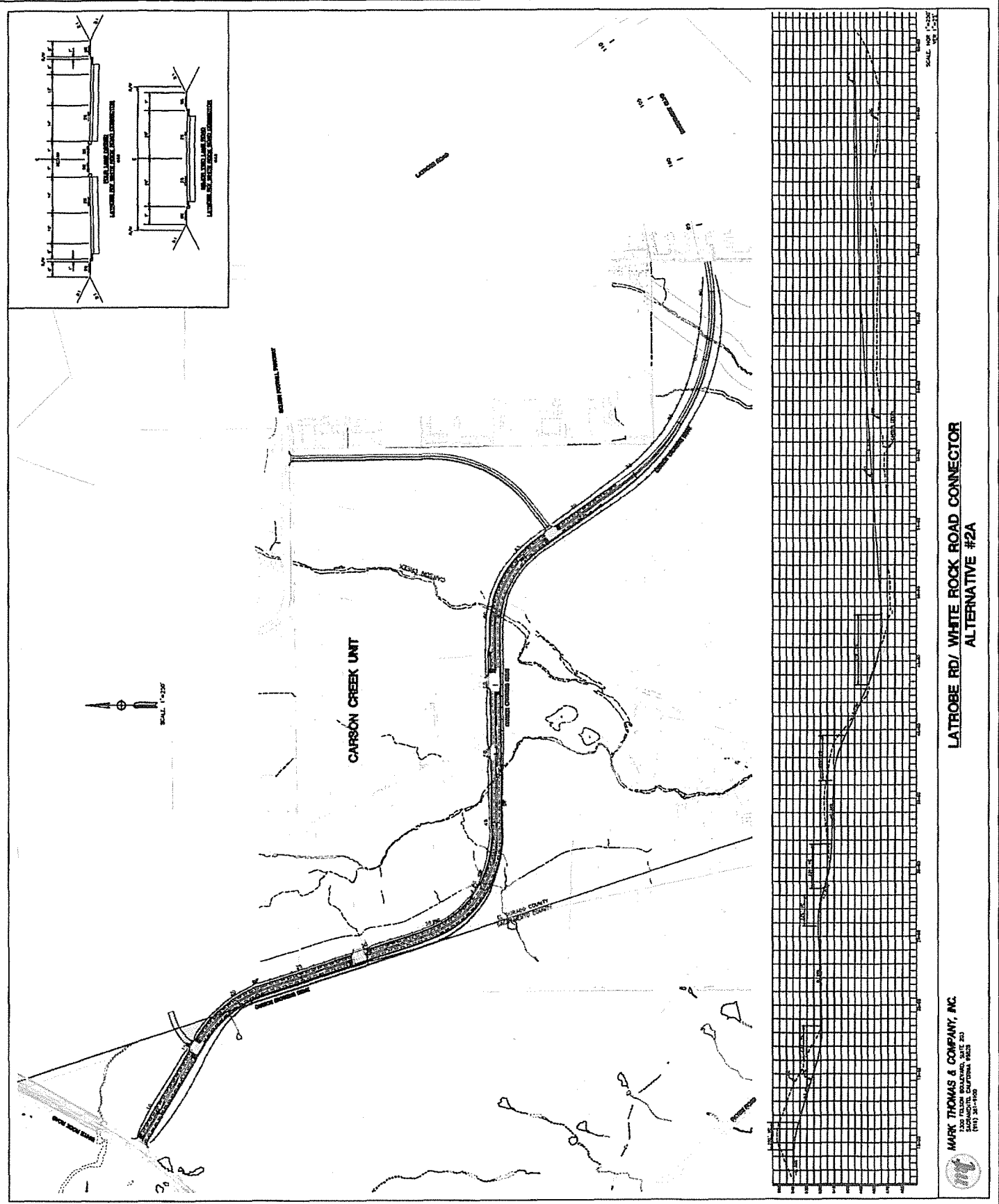


**LATROBE RD/ WHITE ROCK ROAD CONNECTOR  
ALTERNATIVE #5**

**MARK THOMAS & COMPANY, INC.**  
 2300 FULSON BOULEVARD, SUITE 200  
 FORT WORTH, TEXAS 76104  
 (817) 341-8100



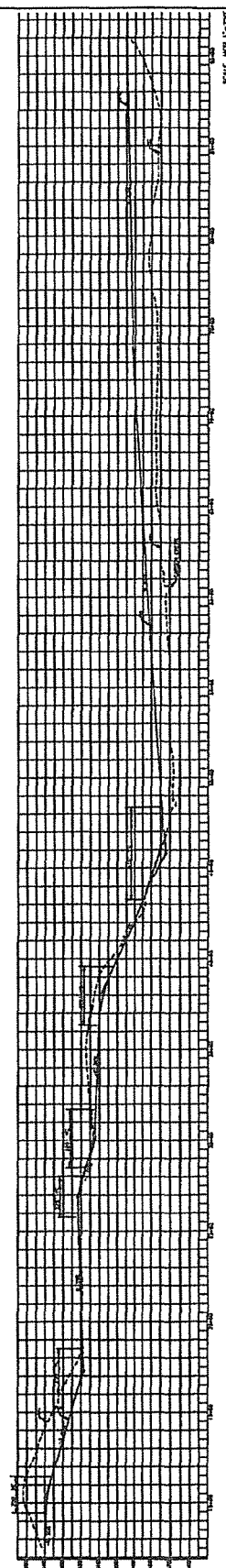
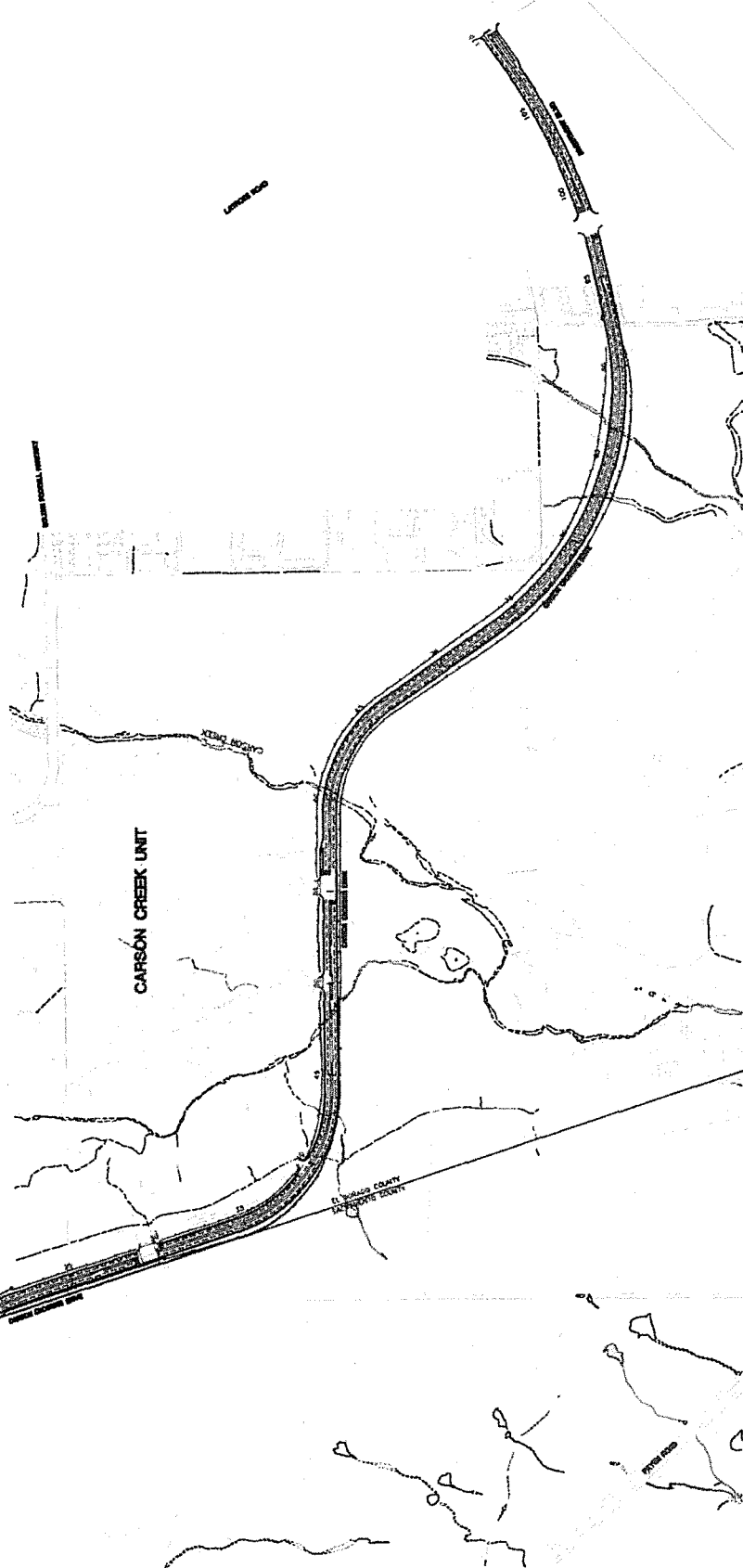
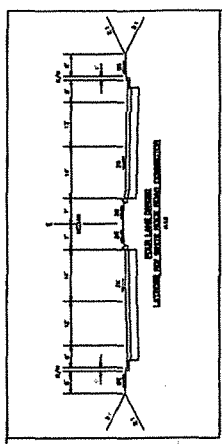




LATROBE RD/ WHITE ROCK ROAD CONNECTOR  
ALTERNATIVE #2A

MARK THOMAS & COMPANY, INC.  
2000 NORTH CALIFORNIA AVENUE  
SACRAMENTO, CALIFORNIA 95833  
(916) 361-1100

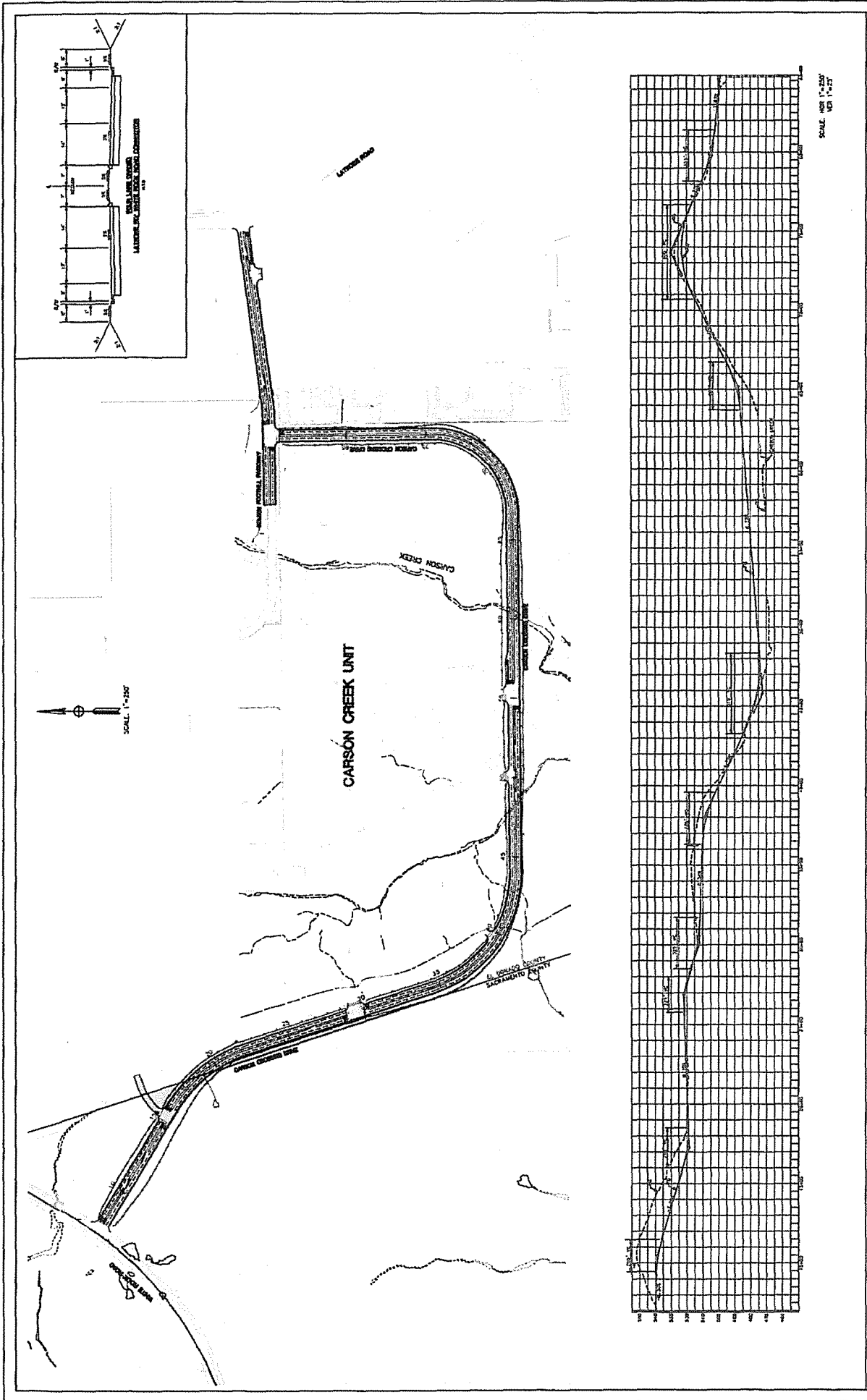




LATROBE RD/ WHITE ROCK ROAD CONNECTOR  
ALTERNATIVE #2

MARK THOMAS & COMPANY, INC.  
2300 PALMER BOULEVARD, SUITE 203  
DENVER, COLORADO 80202  
(303) 751-1000





**MARK THOMAS & COMPANY, INC.**  
 2300 FULTON BOULEVARD, SUITE 303  
 SACRAMENTO, CALIFORNIA 95828  
 (916) 341-1100

**LATROBE RD/ WHITE ROCK ROAD CONNECTOR  
 ALTERNATIVE #1**