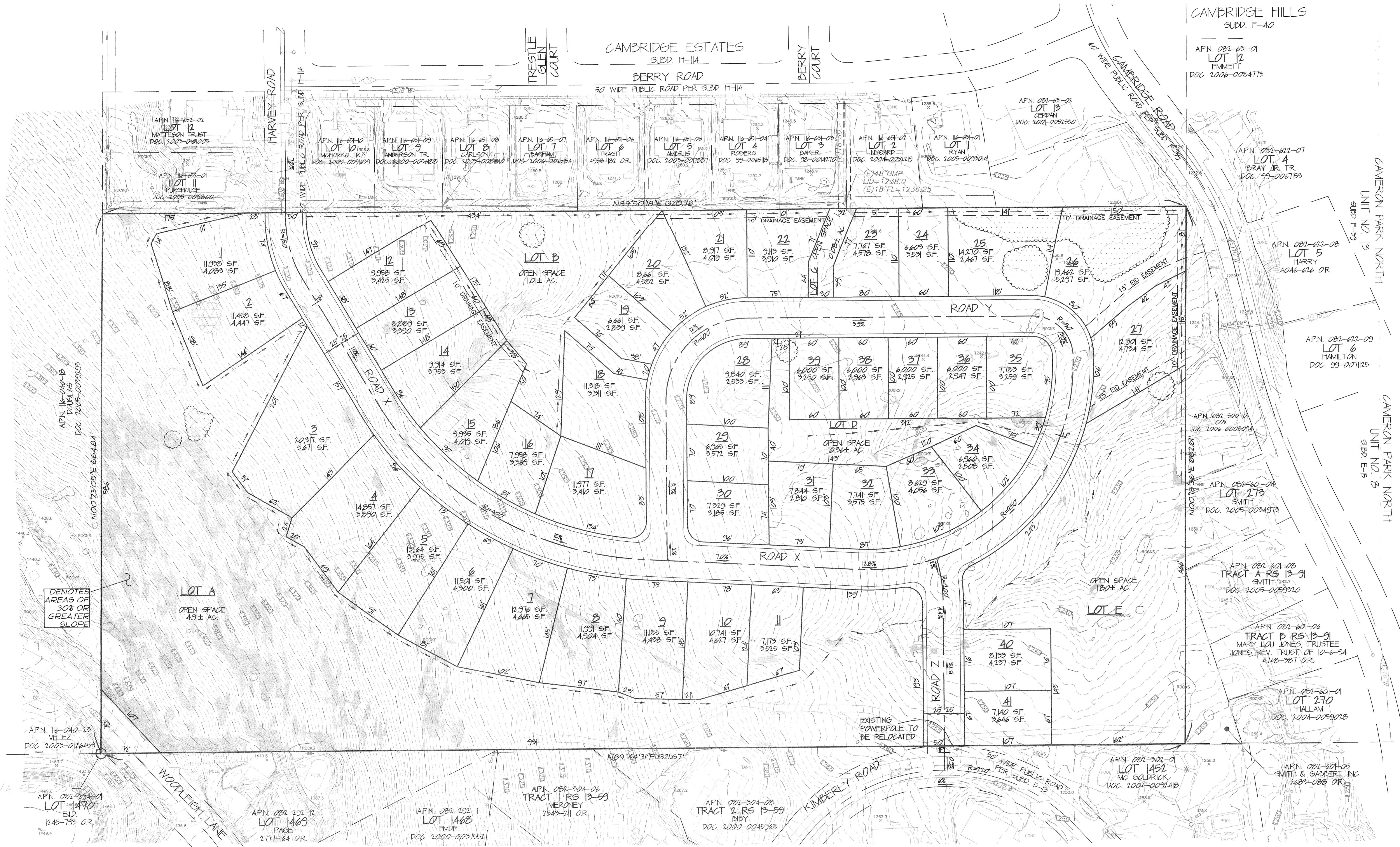
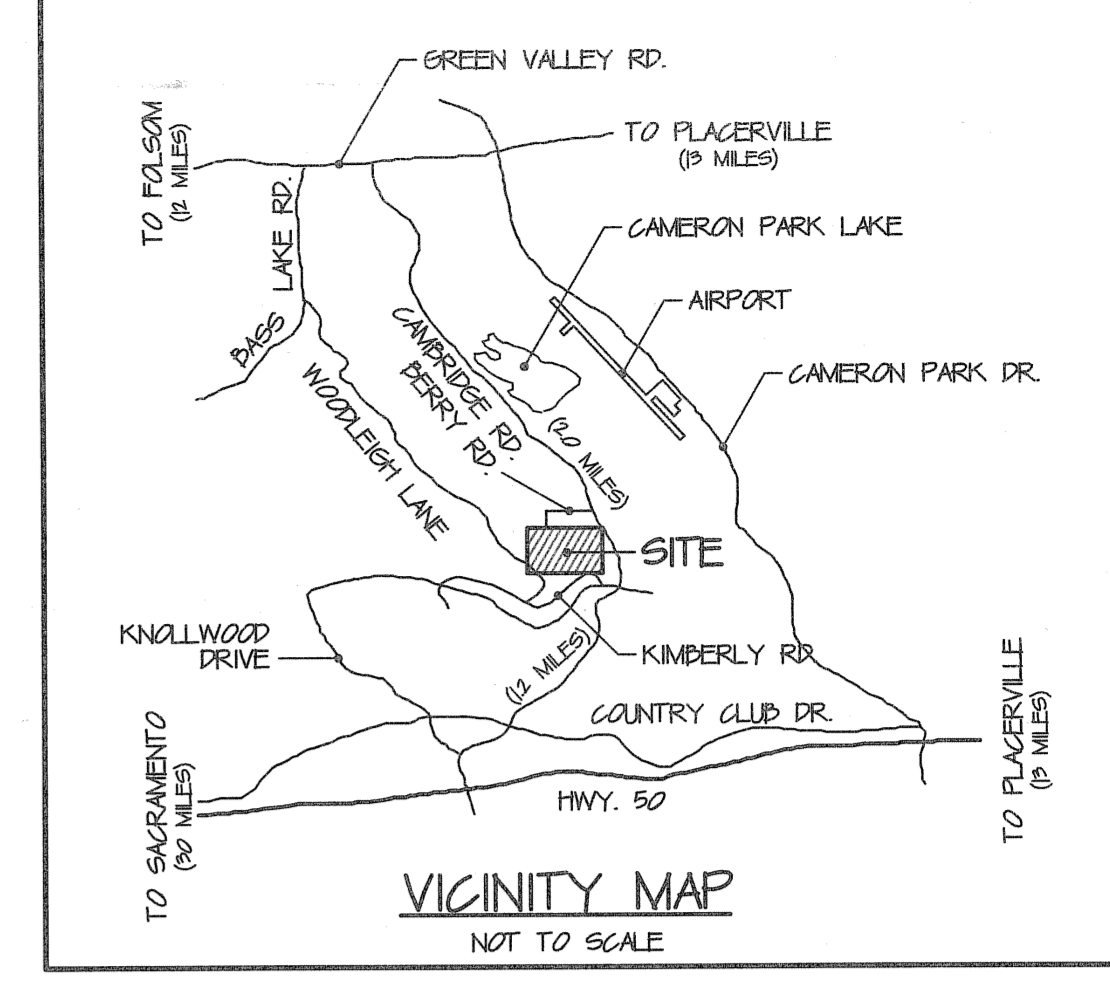


TENTATIVE MAP & DEVELOPMENT PLAN CAMERON HILLS

COUNTY OF EL DORADO, CALIFORNIA



OWNER OF RECORD:
HANDLICK ENTERPRISES
DOUGLAS M. HANDLICK
492 ANTHONY COURT #A
ROCKLIN, CA 95777
CONTACT: CLIFFORD STOKES
TEL: 916-660-1801 FAX: 916-660-1812

NAME OF APPLICANT:
DOUGLAS M. HANDLICK
492 ANTHONY COURT #A
ROCKLIN, CA 95777
TEL: 916-660-1801 FAX: 916-660-1812

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4050 FLAZA SOLORAZO DRIVE
CAMERON PARK, CA 95682
TEL: 916-671-7147 FAX: 916-671-4105
EMAIL: gthorning@thornecivil.com

SCALE:
1" = 50'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
RADMAN AERIAL SURVEYS

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 33, T. 12 N., R. 9 E., MPM

ASSESSOR'S PARCEL NUMBER:
16-00-04

PRESENT/PROPOSED ZONING:
R1/R1-PD

TOTAL AREA:
101.9 ACRES

TOTAL NUMBER OF PARCELS:
FORTY-NINE (49) RESIDENTIAL LOTS
FIVE (5) OPEN SPACE LOTS

MINIMUM PARCEL AREA:
6000 SF/0.14 ACRES

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

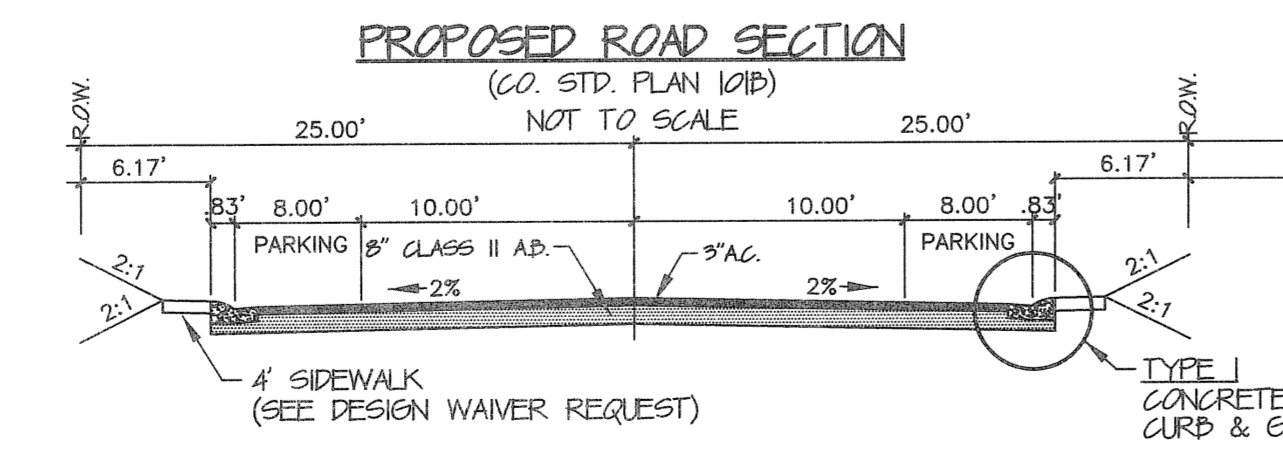
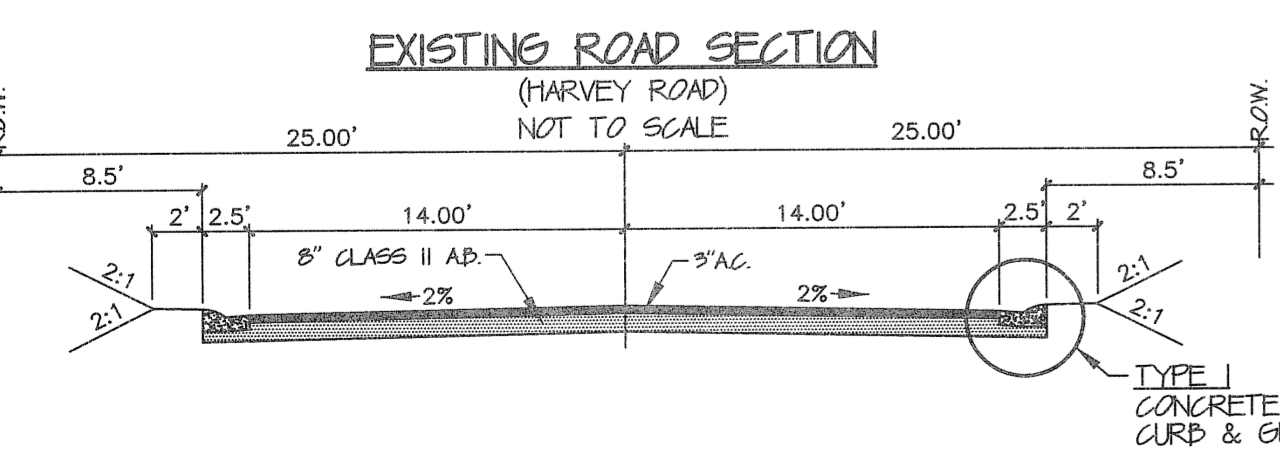
SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
UNASSIGNED

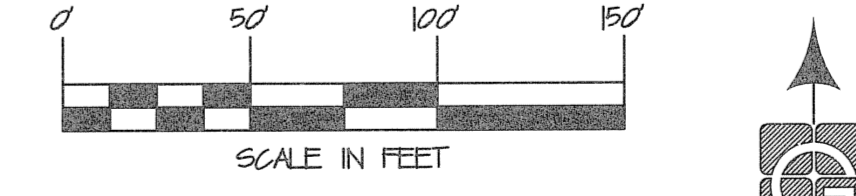
DATE:
JUNE 1, 2008 - REVISED DECEMBER 11, 2008

NOTES:

- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
 - DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES, A DISTANCE OF 50' FROM THE FRONT CORNER.
 - THE FRONT 10' OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS.
 - THE 20' CONTIGUOUS TO ALL STREETS OR 2' BEYOND THE TOP OF CUT OR TOE OF FILL AS SLURF EASEMENTS.
 - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
 - DRAINAGE EASEMENTS AS SHOWN.
 - ALL OPEN SPACES AS DRAINAGE EASEMENTS.
- THE SUBMITTER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTIONS WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1 EXCEPT IN ROCK MATERIAL.
 - DESIGNATED AREAS WILL BE SERVED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
 - DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
 - EXTEND EID WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.
- AN EXISTING ROAD AND UTILITIES EASEMENT WAS RECORDED APRIL 18, 1956 IN BOOK 784, PAGE 175, OFFICIAL RECORDS AND IS INDEFINITE AS TO EXACT LOCATION.



DESIGN WAIVER REQUEST:
A DESIGN WAIVER HAS BEEN REQUESTED PURSUANT TO SECTION 1628.210 OF THE MAJOR LAND DIVISION ORDINANCE TO REDUCE THE SIDEWALK FROM 6 FEET TO 4 FEET.



ENGINEER'S STATEMENT:
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CAMERON HILLS HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 12462
REG. EXP. DATE: 02/20/12

SIGNATURES:
PLANNING COMMISSION: *[Signature]*
APPROVAL/DENIAL DATE: February 12, 2008
BOARD OF SUPERVISORS: *[Signature]*
APPROVAL/DENIAL DATE: July 21, 2008



**COMMUNITY DEVELOPMENT
SERVICES
PLANNING AND BUILDING DEPARTMENT**

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

blgddept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

September 21, 2022

Mike Stettner and Patrick Hanafee
Cameron Hills 41-20, LLC
1200 Melody Lane, Suite 110
Roseville, CA 95678

**RE: Timely Filing Determination/ Cameron Hills Final Subdivision Map (TM-F22-0011)
APN: 116-010-004**

Mike and Patrick:

In response to communications received from Dan Cucchi, Avdis & Cucchi, LLP, on your behalf, Planning Services has further reviewed the above-referenced Final Subdivision Map application and supporting materials and has determined that the map has **not** been timely filed, as per Section 120.28.050(A), Filing procedures and fees, of El Dorado County's Subdivision Ordinance. (See also Government Code Section 66457(a).)

Staff has determined that compliance with the following Conditions of Approval (COA) is not complete.

COA 3: Applicant has not demonstrated compliance with the Rare Plant Offsite Mitigation Program. Transfer and dedication of offsite lands to the Bureau of Land Management is not complete.

COA 20: A meter award letter from El Dorado Irrigation has not been received by Planning Service. No appropriate documentation establishing compliance with this COA has been provided.

COA 25: Planning Services records do not show that an updated signed and notarized Avigation and Noise Easement document has been provided.

COA 46: No security (e.g., bonds) have been provided to the County (specifically, to the County Department of Transportation) for the required subdivision improvements and no Improvement Agreement has been completed.

COA 62: No bond or cash deposit has been provided to the County (specifically, to the County Surveyor's Office) and survey monuments have not been set.


Without full conformance with all conditions of approval, a final map may not be filed with the Board of Supervisors as per Section 120.28.050(B). (*See also Ailanto Properties, Inc. v. City of Half Moon Bay (2006) 142 Cal. App. 4th 572.*) Therefore, the Cameron Hills Tentative Subdivision Map (TM08-1473) has expired.

Per Section 130.52.090, Appeals, of the County's Zoning Ordinance, all decisions of the Director are appealable to the Commission and then to the Board. If you choose to appeal this decision, an appeal must be filed within 10 working days from the decision by the review authority by completing the appeal form and submitting said form together with the applicable fee. Compliance with this section is a prerequisite to judicial review.

Planning Services is available to coordinate with you if you choose to move forward with an application for a new tentative subdivision map on the project site.

If you have any questions or concerns regarding the project, please feel free to contact me at 530-621-5132, or Karen.L.Garner@edcgov.us.

Sincerely,



Karen L. Garner
Director
Planning and Building Department

Exhibit C (TM-A22-0001): Cameron Hills Tentative Subdivision Map Final Findings and Conditions of Approval (TM08-1473)

Z07-0027/PD07-0017/TM08-1473/Cameron Hills Subdivision – As approved by the Board of Supervisors on July 21, 2009

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 pursuant to *Section 66472.1* of the *California Government Code*:

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1** El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2** The County finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3** 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.
- 1.4** Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 GENERAL PLAN FINDINGS

- 2.1** The proposed project is consistent with policies 2.1.5.1 regarding building densities, 2.2.5.21 regarding compatibility with adjoining land uses, 5.2.1.2 regarding adequate water supplies, 5.2.1.3 regarding connecting to a public water system, 5.7.1.1 regarding adequate water for fire protection, and 7.4.4.4 regarding oak woodland preservation and mitigation.
- 2.2** The proposed use and design conforms to the High Density General Plan Land Use Designation. The project area is located within a Community Region, the proposed use and development density are consistent with the land use designation. The project is consistent with all applicable policies including General Plan Policies 2.2.1.2 regarding land use designations, 2.2.3.1 regarding planned developments, 2.2.1.5 regarding

building intensities, 2.2.5.3 regarding general policies for evaluating zone changes, 2.2.5.21 regarding incompatibility with surrounding land uses, 5.2.1.2 regarding adequate water supply, 5.7.1.1 regarding fire protection, and 7.4.4.4 regarding oak woodlands.

- 2.3** In accordance with State law and pursuant to General Plan Policy 2.2.5.3, the County has evaluated the subject Zone Change request based on the requirements of the General Plan relating to minimum parcel size or maximum allowable density and to assess whether changes in conditions are present that would support a higher density Zone District. The 19 specific criteria found within General Plan Policy 2.2.5.3 have been analyzed with regards to the above-referenced Zone Change request. Based on this analysis and the conclusions reached in the staff report, the site is found to be suitable to support the proposed density.

3.0 ZONING FINDINGS

- 3.1** The subdivision contains 41 residential lots which are consistent with the development standards identified within the R1 zone district outlined in Sections 17.28.040 of the Zoning Ordinance. Proposed residential lot sizes range from 6,000 acres to 20,317 square feet.

4.0 ADMINISTRATIVE FINDINGS

4.1 Planned Development

- 4.1.2** *The Planned Development is consistent with the General Plan.* As outlined within the staff report and General Plan consistency findings above, the Planned Development is consistent with the applicable policies of the General Plan concerning land use, transportation and circulation, public services and utilities, public health, safety, and noise element, conservation and open space and parks and recreation.

- 4.1.3** *The proposed development is so designed to provide a desirable environment within its own boundaries.* The proposed development plan features approximately 8.16 acres of open space within natural setting. As such, the development is designed to provide a desirable environment within its own boundaries.

- 4.1.4** *Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.* The project does not require any deviations from the zoning regulations for the R1 zone district. The project does deviate from the required lot size of 5 acres in the Airport Safety Zone 3, but this is justified by the fact that the property is lower in elevation than surrounding residences and topography, and as such the proposed residential development does not create an air traffic hazard.

- 4.1.5** *The site is physically suited for the proposed use.* The 20.13-acre site contains sufficient developable areas to accommodate the proposed residential uses and density.

4.1.6 *Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.* Public water and sewer will be provided to the project site by EID based upon their letter dated September 8, 2009. The Department of Transportation (DOT) has conditioned the project accordingly to ensure that all roads are developed to accommodate project traffic.

4.1.7 *The proposed uses do not significantly detract from the natural land and scenic values of the site.* The project will alter the character of the project site from its existing undeveloped, natural character; however, 40 percent of the site is to remain in open space, therefore, the project will maintain the character of the site over and above the high-density character of the surrounding neighborhood.

4.2 Tentative Subdivision Map

4.2.1 *The proposed map and design is consistent with the General Plan and Specific Plans adopted by the County.* As proposed, the tentative map conforms to the HDR General Plan land use designation and applicable General Plan policies including access, public water and sewer service, grading, transportation, and fire protection.

4.2.2 *The site is physically suitable for the type and density of development proposed.* The site is physically suitable for the proposed type and density of development. Development avoids steep slopes, drainages, and sensitive vegetation to the maximum extent feasible.

4.2.3 *The design of the subdivision and proposed improvements as conditioned will not cause significant environmental damage or injure fish and wildlife habitat.* A Mitigated Negative Declaration (Exhibit I) was prepared to assess project-related environmental impacts. Based on the Initial Study, the Planning Commission finds that the project could have a significant effect on biological resources. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared.

4.2.4 *The subdivision shall have adequate access to accommodate the proposed density.* The project will develop an internal public road system consistent with design standards of surrounding roadways. Access will be taken from Harvey Road and Kimberly Road, connecting the existing neighborhood and providing additional circulation throughout the area.

4.2.5 *The subdivision shall not create serious public health and safety problems or unacceptable fire risk to future occupants to adjoining properties.* The Cameron Park Fire Department has reviewed the proposed Tentative Subdivision Map and will require new fire hydrants for the site as well as road improvements as shown on the Tentative Subdivision Map and an approved fire safe plan. Fire issues are addressed within the project's conditions of approval.

5.0 DESIGN WAIVER APPROVAL FINDINGS

The applicant requested a Design Waiver to allow a reduction in sidewalks to a 4-foot width instead of the required 6-foot width.

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

The project has been proposed as a clustered development to avoid steep slopes and sensitive plant species. This clustering has resulted in reduced lot sizes and a tighter roadway system. This tighter development warrants the reduced sidewalk width. In addition, surrounding development which would connect to this project have 4-foot sidewalk widths.

5.2 Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.

Strict adherence to County design guidelines for sidewalk widths would result in an expanded development area which would result in reduced open space area, larger lots, and greater impacts to sensitive plant species.

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

The proposed Design Waiver would be consistent with sidewalk widths of adjacent development to the north. There are no sidewalks in the existing neighborhood to the south.

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 waiver is consistent with the design standards applied to other subdivisions in the area, including development to the north of the project site.

Conditions of Approval

CONDITIONS OF APPROVAL

1. The project, as approved, consists of the following:

This rezone, planned development and tentative subdivision map are based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibits E-K (Rezone/Planned Development/Tentative Subdivision Map)

dated February 12, 2009, 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.

Project Description: The project request includes a Rezone, Planned Development, and Tentative Subdivision Map. The zone change request would add the Planned Development (PD) overlay. The Tentative Map and Development Plan would create 41 residential lots ranging in size from 6,000 square feet to 20,317 square feet, and 5 lettered open space lots ranging in size from 0.08 acres to 4.91 acres, totaling 8.16 acres (See Table 1). The project requires annexation into the Cameron Park Community Services District (CSD) and Fire Department Boundaries. A Design Waiver has been proposed to allow sidewalk widths to be modified from 6 feet to 4 feet. Water and sewer would be provided by the El Dorado Irrigation District (EID). Access would be provided via an internal roadway system with points of access at Kimberly Road and Harvey Road. All lots designated for open space shall be rezoned Open Space-Planned Development (OS-PD) (Exhibit J).

The approximate gross and net lot area shall comply with Table 1 below:

Table 1. Lot Sizes					
Lot #	Gross Area(s.f.)	Net Area (s.f.)	Lot #	Gross Area(s.f.)	Net Area (s.f.)
1	11,938	4,083	24	6,603	3,531
2	11,458	4,447	25	14,270	2,467
3	20,317	5,671	26	19,462	5,297
4	14,857	3,890	27	12,901	4,734
5	13,164	3,975	28	9,840	2,533
6	11,501	4,300	29	6,965	3,572
7	12,976	4,665	30	7,329	3,185
8	11,991	4,904	31	7,844	2,810
9	11,185	4,438	32	7,741	3,575
10	10,741	4,627	33	8,629	4,056
11	7,173	3,525	34	6,960	2,508
12	9,958	3,425	35	7,783	3,259
13	8,889	3,390	36	6,000	2,947
14	9,914	3,753	37	6,000	2,925
15	9,935	4,019	38	6,000	2,963
16	7,958	3,369	39	6,000	3,250
17	11,977	3,410	40	8,133	4,237
18	11,318	3,311	41	7,140	3,646
19	6,661	2,839	"A"	4.91 acres	
20	8,661	4,582	"B"	1.01 acres	
21	8,917	4,019	"C"	0.08 acres	
22	9,113	3,910	"D"	0.36 acres	
23	7,767	4,578	"E"	1.80 acres	

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 Plant Replacement Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions from the Mitigated Negative Declaration

The following mitigation measures are required as a means to reduce potentially significant environmental effects to a level of insignificance:

2. A pre-construction survey for California horned lizard shall be conducted not more than one hour prior to clearing or grubbing of vegetation. The preconstruction survey will be conducted at a time of day when the lizard is most likely to be found (basking behavior during mid-morning), determined by a qualified biologist, and most likely to result in detection and capture of California horned lizard if present. California horned lizards, if found, will be moved to an open space area on-site. **(MM BIO-1)**

Timing/Implementation: Prior to issuance of grading permits, a note shall be included on all grading plans which states the above measure. This measure shall be implemented prior to clearing, grubbing, or grading on the project site.

Enforcement/Monitoring: El Dorado County Planning Services

3. The project shall comply with the Ecological Preserve Mitigation program set forth in Chapter 17.71 of the El Dorado County Zoning Ordinance, based on one of the following options:
 - A. The applicant shall pay the required in-lieu fee in effect at the time the County has completed its intended review and update of the fee under Subsection 17.71.220.A of the ordinance;
 - OR
 - B. If the applicant elects to record a final map for the project prior to the completion of the update of the in lieu fee, the applicant shall be required to demonstrate compliance with the Rare Plant Offsite Mitigation Program in accordance with Subsection 17.71.220.B, providing offsite mitigation at a 1.5:1 ratio for land area graded within the project area, in accordance with the Ordinance. **(MM BIO-2)**

Timing: As noted in the mitigation measure

Enforcement/Monitoring: El Dorado County Building and Planning Services

4. A deed restriction shall be placed on the project open space lots and incorporated into the Covenants, Conditions, and Restrictions (CC&R's). Except for a 25-foot buffer area from limit of grading, the CC&R's shall restrict activities not compatible with the long-term preservation of the Pine Hill Plants such as grading, plowing, or use of herbicides not specific to groups of plants that do not include any of the Pine Hill Plant species present on the site. The CC&R's shall only allow activities within the open space lots which are compatible with the long-term preservation of the Pine Hill Plants such as large brush removal above the soil surface, and passive recreational uses such as a trail. The document shall include disclosure language relating to the importance of the preservation of the habitat within the open space lots and provide for an annual consultation with the California Native Plant Society, or other appropriate entity or agency, to monitor the preservation of the open space, provide educational information and material to the owners of the property and to obtain advice as to special needs or concerns that develop with respect to the open space and its value as habitat.

Permanent metal signs shall be provided along the boundaries of the open space adjacent to public streets or access points identifying the open space as sensitive natural habitat. Details of these signs shall be verified during review Improvement Plans for the project. Installation of these signs shall occur during subdivision improvement.

The CC&R's shall provide for an owners association with the responsibility to enforce the provisions of the CC&R's enumerated herein and shall further provide that such provisions may not be amended or removed from the CC&R's without the approval of the County. The provisions in the CC&R's shall be written in consultation with a qualified botanist, approved by El Dorado County Planning Services. MM BIO-3

Timing/Implementation: The deed restriction shall be recorded at the time of filing of the final map. This deed restriction shall be noted and incorporated into the project CC&Rs. The Final Grading Plan for the project shall include a delineation of the 25-foot buffer area from the limits of grading.

Enforcement/Monitoring: El Dorado County Planning Services

5. If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests. If a nest becomes active after construction has begun, then the bird is considered adapted to construction disturbance.
 - If construction is scheduled to begin between 1 February and 31 August, then a qualified biologist shall conduct a preconstruction survey for active nests in the construction footprint and within 250 ft of the construction footprint from publicly accessible areas within two weeks prior to construction. If no active nest

of a bird of prey or Migratory Bird Treaty Act (MBTA) bird is found, then no further mitigation measures are necessary.

- If an active nest of a bird of prey or MBTA bird is found, then the biologist shall flag a minimum 250-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey.
- No construction activity shall be allowed in the ESA until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest.
- The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring. The size of suitable buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other situation specific conditions.(MM BIO-4)

Timing/Implementation: The above described measures shall be included as a note on all grading plans. El Dorado County Planning Services shall verify that this measure has been included as a note on grading plans prior to issuance of a grading permit. The applicant shall conduct the monitoring no more than two weeks prior to clearing and grubbing if construction begins during the nesting season (1 February – 31 August).

Enforcement/Monitoring: El Dorado County Planning Services

6. Construction activities shall be limited to between the hours of 7:00 AM and 5:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.(MM NOI-1)

Timing/Implementation: All building and grading plans shall include a note reflecting the above referenced measure. El Dorado County Planning Services shall verify that this note has been included on all grading and building plans prior to issuance of grading and building permits.

Enforcement/Monitoring: El Dorado County Planning Services shall verify that the above measure has been incorporated on the building and grading plans prior to issuance of building and grading permits.

7. Any landscaping at the proposed Road “Z” intersection at Kimberly Road shall be limited to low lying landscaping no more than 3 feet in height and trees with canopies no lower than 10 feet from the ground. Sight triangles meeting County standards shall be maintained at this intersection.(MM TRA-1)

Timing/Implementation: Prior to issuance of grading and building permits the applicant shall include a note reflecting the above requirement on all building, landscaping and grading plans. DOT and El Dorado County Planning Services shall review plans to ensure that these measures have been included on all relevant plans.

Enforcement/Monitoring: El Dorado County Planning Services & DOT shall verify that the above measure has been incorporated on the plans prior to issuance of a building and/or grading permit.

CONDITIONS OF APPROVAL

Planning Services

8. All fees associated with the Tentative Subdivision Map shall be paid prior to filing the Final Subdivision Map.
9. The developer shall pay the mitigation in-lieu fee or provide a replacement plan for all oak canopy removed as part of project implementation (Total 0.72 acres). The mitigation fee shall be paid at a 1:1 ratio as required by the Oak Woodland Management Plan and shall be based on the fee established by the Board of Supervisors. Based on existing oak canopy coverage, the applicant shall mitigate at a 1:1 ratio for 0.072 acres, and a 2:1 ratio for 0.647 acres. The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee or replacement plan, prepared by a licensed arborist, prior to issuance of a grading permit or removal of any oak trees.
10. Prior to issuance of a grading permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services if deemed necessary prior to issuance of a grading permit for verification of compliance with applicable conditions of approval.
11. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
12. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited

(CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

13. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit, or other entity to fund the maintenance of drainage facilities and improvement services. The funding mechanism for these services must be established prior to approval of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.
14. At time of final map filing, CC&R's shall be submitted and reviewed by Planning Services.
15. At the time of map filing, all open space lots shall be dedicated to a Homeowner's Association or similar entity as open space with an appropriate maintenance program. The open space maintenance program shall be submitted for review and approval by Development Services Department-Planning Services prior to final map.

The following information shall be included as part of the approved Development Plan.

Designated open space lots are for purposes of preservation of native habitat. No disturbance is permitted within these lots except for the specific uses and activities limited to and consistent with the identified provisions of Conditions, Covenants and Restrictions (CC&R) established for Cameron Hills Subdivision and the approved Development Plan.

16. This Tentative Subdivision Map shall expire in 36 months from date of approval unless a time extension has been filed.
17. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.
18. The location of fire hydrants and systems for fire flows are to meet the requirements of the Cameron Park CSD and the Cameron Park Fire Department. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district. If fire flows cannot be met, all habitable structures shall be sprinklered in accordance with Fire Department requirements. This condition shall be included in the CC&Rs for the project.
19. A fire safe plan, acceptable to the Cameron Park Fire Department and the California Department of Forestry, shall be prepared and implemented. The plan shall provide appropriate guidelines, to be utilized as part of the regular fire prevention maintenance of the open space, for the protection of identified endemic rare plants within the susceptible fire areas of the open space lots in the Cameron Hills development. The plan shall include, but not be limited to, the following provisions: 1) consultation and funding for a

qualified biologist who will assist in ensuring adequate protection of the plants; 2) detailed methodology of the monitoring process; 3) post-fire maintenance reporting for consistency with approved Fire Safe Plan to Planning Services. Preparation of the Fire Safe Plan shall be done in consultation with the California Department of Fish and Game and approved by a biologist.

Prior to final map approval, a copy of the approved Fire Safe Plan shall be provided to Planning Services.

20. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.
21. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.
22. The subdivider shall be subject to a \$150.⁰⁰ appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
23. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

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

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

24. The developer shall pay all applicable school fees at the time of issuance of building permits for individual lots.
25. Prior to filing of the final map, the applicant shall record an Avigation and Noise easement on all lots located within the Safety Area 3 (Overflight Zone) and/or those lots located within the 55 dB CNEL noise contour as identified by the Cameron Park Airport Comprehensive Land Use Plan.
26. All open space lots shall be noted as open space on the final map. The notation shall also be provided on the cover sheet indicating that open space lots are for open space purposes only and not available for development, unless explicitly allowed by the Conditions,

Covenant and Restrictions (CC&R). The CC&R's for the subdivision shall provide for the ownership and maintenance in perpetuity of all open space lots. Said CC&Rs shall be submitted to Planning Services for review during review of final map.

Cameron Park Fire Department

27. Prior to recordation of the final map, the project shall annex into the Cameron Park CSD and Fire Department boundaries.
28. Prior to issuance of building permits, the applicant shall demonstrate to the satisfaction of the Cameron Park Fire Department that minimum fire flow requirements have been met as described herewith:
 - The minimum fire flow requirements for one and two family residential floor area, which does not exceed 3,600 sq ft shall be 1,000 gallon per minute. One and two family residential dwellings at are over 3,600 sq ft shall have a minimum fire flow of 1,500 gallons per minute. Fire flow shall meet Appendix B Table B105.1 and Cameron Park Fire Department amendments.
29. Prior to issuance of grading permits, the Cameron Park Fire Department shall review and approve plans for fire hydrants. Fire hydrant spacing shall not exceed 300 feet in residential area per Appendix C Table C105.1 and Cameron Park Fire Department amendments. All hydrants shall be on a loop system.
30. Prior to issuance of building permits, the Cameron Park Fire Department shall review plans to ensure that they meet fire department requirements for driveways and sprinklering. The driveways serving this project shall be designed to a maximum of 16% grade. Any driveway exceeding this requirement shall require installation of fire sprinklers per NFPA 13D within the dwelling unit.
31. Fire hydrants and roadways shall be completed before issuance of any building permits.
32. All roadway width shall meet California Fire Code Appendix D and Cameron Park Fire Department amendments. The Cameron Park Fire Department shall review and approve improvement plans prior to issuance of grading permits.
33. A fire safe management plan, acceptable to the Cameron Park Fire Department and the California Department of Forestry, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the Cameron Park Fire Department to Planning Services prior to filing the map.

El Dorado County Department of Transportation

Project Specific DOT Conditions

34. All roads shall be constructed in conformance with the El Dorado County Design and Improvements Standard Manual (DISM) with the following widths, and must be substantially complete, as determined by the Department of Transportation, prior to the filing of the final map:

ROAD NAME		ROAD WIDTH	EXCEPTIONS/NOTES
Harvey Road (offsite)			Type 1 rolled curb & gutter, 4-ft sidewalk
Road X,Y,Z (onsite)	StdPlan101B	36ft(50ft R/W)	Type 1 rolled curb & gutter, 4-ft sidewalk

Notes for Condition 1 table:

Road widths in the preceding table are measured from curb face to curb face.

Curb face for rolled curb and gutter is 6" from the back of the curb.

35. Prior to filing of the final map, an irrevocable offer of dedication for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map.
36. Applicant shall install stop signs and striping on Harvey Road at the Berry Road intersections, and must be substantially complete, as determined by the Department of Transportation, prior to the filing of the final map.
37. **Off-site Improvements (Cambridge Rd & US 50):** The applicant shall provide an all way stop at the Cambridge Road/ US 50 eastbound on-off ramps, providing an all way stop. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD). 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 filing of the final map. In addition, the applicant shall obtain an approved encroachment permit from Caltrans for the required improvements.
38. Applicant shall show sight distance triangles on the improvement plans, including a sight distance profile, at all intersections, especially at Road Z and Kimberly Road.
39. Per Section 3.B.6. of the DISM, a tangent at least one hundred feet long shall be introduced between reversed curves. A line and curve table should be introduced to demonstrate that street alignments meet County design criteria prior to filing the final map.

40. The applicant shall demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements along the northern, western, and southern boundaries of this project.
41. Prior to recordation of the final map, the applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, both on-site and for those roads that are required for access to County or State maintained roads.
42. Prior to filing the final map, the 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.
43. 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 incorporated if drainage increases more than the pre-development 10-year storm event, prior to the filing the final map
44. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider 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 subdivider'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 or parcel map, the subdivider 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 twenty-percent (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 subdivider 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.

Standard DOT 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 prior to filing of the final map.
46. 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.
47. 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. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
48. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis.
49. An irrevocable offer of dedication, in fee, for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
50. 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.
51. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.

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. 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.
55. 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.
56. 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.
57. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
58. 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).
59. 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.

60. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer shall 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.
61. This 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 State of California. 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 SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

El Dorado County Surveyor's Office

62. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.
63. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

El Dorado County Environmental Management

Air Quality Management

64. The applicant shall adhere to all District rules and conditions during project construction, as specified by the District in their letter dated August 13, 2007 prior to issuance of any permits associated with this project.

Hazardous Materials

65. If any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for

review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and conduct a Phase II ESA and any required site remediation activities prior to developing property.

CAMERON HILLS SUBSTANTIAL CONFORMANCE EXHIBIT

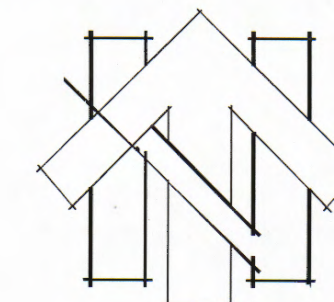
CAMERON PARK, CALIFORNIA

SCALE: 1" = 50'

JUNE, 2013

Exhibit D (TM-A22-0001): Approved Modified Cameron Hills Tentative Subdivision Map (TM08-1473)

BERRY ROAD



0 25' 50' 100'
SCALE: 1" = 50'



APPROVED
FOR THE CITY OF
PLANNING DEPARTMENT
Date: 7/22/2013
By: Peter Mauer (signed)
Conditions: TM08-1473 - Mil
Csa Letter of 7/22/13

cta Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
(916) 638-0919 • (916) 638-2479 • www.cta.net

Exhibit E TM-A22-0001: Grant Deed Cameron Hills 41-20, LLC (August 2021)

RECORDING REQUESTED BY:
Orange Coast Title Company of Northern
California

Electronically Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

When Recorded Mail Document To:
Cameron Hills 41-20, LLC., a California Limited
Liability Company
1200 Melody Lane Ste 110
Roseville, CA 95678

DOC# 2021-0054363

08/23/2021

Titles: 1 Pages: 4

09:00 AM

Fees \$23.00

Taxes \$2530.00

RAB

CA SB2 Fee \$0.00

Total \$2553.00

Escrow No.: 525-SAC-21204022-78 - EV
Title No.: 525-2261983-62

APN: 116-010-004

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

Title of Document

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from the fee per GC 27388.1 (a) (2); documents subject to the imposition of the documentary transfer tax.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
Emerald Escrow, Inc.
Order No. 21204022
Escrow No. 80657
Parcel No. 116-010-004 and 102-120-003-000

AND WHEN RECORDED MAIL TO:

LPH-CH41, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY: LA JOLLA PACIFIC INVESTMENTS, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER 1200 MELODY LANE, SUITE 110 ROSEVILLE, CA 95678

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$2,530.00 and CITY S

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MCP Properties, LLC**, a California Limited Liability Company

hereby GRANT(S) to **Cameron Hills 41-20, LLC.**, a California limited liability company


the following described real property in the County of El Dorado, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

More commonly known as: **Assessors Parcel Number 116-010-004 And Parcel 102-120-003-000, Cameron Park, CA 95682**

Date August 17, 2021

MCP Properties, LLC


By: **Shu-Li McNamara**, Authorized Signer

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

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 El Dorado } s.s.

On August 17, 2021, before me, P.C. Crooks, Notary Public
personally appeared Shu-Li McNamara 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 P.C. Crooks (Seal)

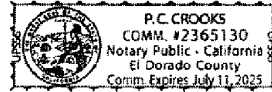


Exhibit "A"

Parcel 1:

The South half of the Southwest quarter of the Southeast quarter of Section 33, Township 10 North, Range 9 East, M.D.B. & M.

Parcel 2:

All that property located in Section 10, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

Beginning at a point from which the ¼ corner common to Sections 10 and 11, Township 10 North, Range 9 East, M.D.M., bears North 00° 09' 51" West 1242.51 feet and North 89° 29' 30" East 1306.20 feet; thence from said point of beginning, North 89° 57' 14" East 1212.56 feet to a point in the centerline of Deer Valley Road; thence along said centerline South 20° 09' 50" East 50.27 feet; thence South 14° 04' 10" East 329.10 feet; thence leaving said Deer Valley Road South 00° 15' 30" East 374.38 feet; thence South 89° 34' 19" West 1309.47 feet; thence North 00° 09' 51" West 700.00 feet to the point of beginning.

Assessor's Parcel Numbers(s):

1: 102-120-003-000

1: 116-010-004

Exhibit F (TM-A22-0001): Appeal Submittal

File Number: TM-A22-0001
Date Received: 10/4/22

Receipt No.: R42595
Amount: ~~239~~ \$ 239 -

APPEAL FORM

(For more information, see Section 130.52.090 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Cameron Hills 41-20, LLC c/o Mike Stettner & Patrick Hanafee
ADDRESS 1200 Melody Lane, Suite 110, Roseville, CA 95678
DAYTIME TELEPHONE (916)474-5340

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.


AGENT Avdis & Cucchi, LLP
ADDRESS 1415 L Street, Suite 410 Sacramento, CA 95814
DAYTIME TELEPHONE (916) 659-7500

APPEAL BEING MADE TO: Board of Supervisors **Planning Commission**

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

Appeal of Director of Planning and Building Dept Karen Garner's determination that the final map for the Cameron Hills Tentative Subdivision Map (TM08-1473) was not timely filed prior to its expiration. Specifically, appellant challenges the determination that the dedication of offsite lands to BLM for COA #3 was required prior to map recordation. Even if it was, appellant substantially complied with this requirement prior to final map recordation. Regarding COAs 20, 25, 46, and 62, appellant substantially complied with these conditions prior to the Director's determination.

DATE OF ACTION BEING APPEALED September 21, 2022


Signature

10-4-2022
Date

RECEIVED

OCT 04 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

October 4, 2022

RECEIVED

OCT 04 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Gina Hamilton
Planning Manager
Current Planning Division
County of El Dorado
Planning and Building Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

Re: Letter of Agency – Cameron Hills (TM08-1473) Appeal

Gina,

As required by the attached El Dorado County Appeal Form, please consider this letter authorization for the Law Firm of Avdis and Cucchi, LLP to represent the ownership of the above referenced project in any and all matters relating to the appeal of the Director of Planning and Building Department, Karen Garner's determination that the Cameron Hills Final Subdivision Map was not timely filed prior to its expiration. Specifically, Nick Avdis and Daniel Cucchi are to be considered Authorized Agents on our behalf.

Should you have any questions regarding this matter or require further clarification, please do not hesitate to contact me at (916) 496-6829 and I will be happy to assist.

Respectfully,

Cameron Hills 41-20, LLC
a California Limited Liability company

By: La Jolla Pacific Investments, LLC
a California Limited liability company
It's Managing Member

By: 
Michael C. Stettner
It's Manager

Cc: D. Cucchi
N. Avdis
P. Hanafee

Attachments: as noted

RECEIVED

OCT 04 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Sec. 130.52.090 - Appeals.

Any decision by the review authority of original jurisdiction may be appealed by the applicant or any other affected party, as follows:

- A. An appeal must be filed within 10 working days from the decision by the review authority by completing the appeal form and submitting said form together with the applicable fee, as established by resolution of the Board, to the Department. The appellant shall clearly identify on the appeal form the specific reasons for the appeal and the relief requested.
- B. The hearing body for the appeal shall consider all issues raised by the appellant and may consider other relevant issues related to the project being appealed. The hearing body for the appeal shall be as follows:
 1. All decisions of the Director are appealable to the Commission and then to the Board.
 2. All decisions of the Zoning Administrator and the Commission are appealable to the Board.
 3. All decisions of the Board are final.
- C. The hearing on an appeal shall be set no more than 30 days from receipt of a completed appeal form and fee. If the Board meeting is canceled for any reason on the date on which the appeal would normally be heard, the appeal shall be heard on the first available regularly-scheduled meeting following the canceled meeting date. The 30-day time limitation may be extended by mutual consent of the appellant(s), the applicant, if different from the appellant, and the appeals body. Once the date and time for the hearing is established the hearing may be continued only by such mutual consent.
- D. In any appeal action brought in compliance with this Section, the appellant(s) may withdraw the appeal, with prejudice, at any time prior to the commencement of the public hearing. For the purposes of this Section, the public hearing shall be deemed commenced upon the taking of any evidence, including reports from staff.
- E. Upon the filing of an appeal, the Commission or the Board shall render its decision on the appeal within 60 days.
- F. No person shall seek judicial review of a County decision on a planning permit or other matter in compliance with this Title until all appeals to the Commission and Board have been first exhausted in compliance with this Section.

Exhibit G (TM-A22-0001): Section 120.28.050 EDC Subdivision Ordinance

Sec. 120.28.050. - Filing procedures and fees.

- A. Prior to the expiration date of a tentative map, or any extension thereof, a final map shall be submitted to the County. In order for the submittal to be considered a timely filing of a final map, as described in Government Code § 66452.6(d), all of the following must be submitted to the County Surveyor or the named County staff as set forth below:
1. The original final map to the County Surveyor as set forth in Section 120.28.030.
 2. A subdivision improvement agreement and adequate surety as set forth in Sections 120.16.040 and 120.16.050, executed by the final map applicant, to the County Engineer.
 3. Documentation demonstrating satisfaction of all applicable conditions of approval of the tentative map to the Director of Planning and Building.
- B. When all of the certificates required by Section 120.28.040 have been executed except those of the County Clerk and County Recorder, the final map may be submitted to the County Clerk for action by the Board of Supervisors. Concurrent with the filing of a final subdivision map, the subdivider shall pay to the Department of Planning and Building a filing fee as authorized by resolution of the Board of Supervisors to defray the costs of processing the map, plus a percentage of the total cost of installing the required improvements of a Class 1 subdivision. The percentage shall be as established by the Board of Supervisors. This fee is required for County inspection. This inspection fee is not required for rural subdivisions. All such filing fees shall be receipted, deposited and accounted for as provided in Section 120.24.060. The County Clerk shall submit the final map to the Board of Supervisors at the earliest regular meeting following the receipt of the map.
- C. The Board of Supervisors shall within a period of ten days after the filing of the final map for approval or at its next regular meeting after the meeting at which it receives the map, whichever is later, approve the map if it conforms to all the requirements of this subpart applicable at the time of approval or conditional approval of the tentative map and any rulings made thereunder or, if it does not so conform, disapprove the map.
- D. If the Board of Supervisors does not approve or disapprove the map within the prescribed time, or any authorized extension thereof and the map conforms to all said requirements and rulings, it shall be deemed approved and the County Clerk shall certify its approval thereon.

(Prior Code, § 9337; Code 1997, § 16.28.050; Ord. No. 4533, 1999; Ord. No. 5051, § 2, 4-18-2017)

eid.res
WCN/jmf
4/9/92



RESOLUTION No. 118-92

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**RESOLUTION ESTABLISHING CONDITIONS TO TENTATIVE
SUBDIVISION MAP AND TENTATIVE PARCEL MAP APPROVALS.**

WHEREAS, the approval of tentative subdivision maps and tentative parcel maps by El Dorado County is a discretionary act subject to the provisions of the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Board of Supervisors has considered how, in approving subdivisions, the County should address the environmental impacts, both direct and cumulative, of new subdivisions on the public water supply, as required by CEQA; and

WHEREAS, the Subdivision Map Act (Government Code section 66410 et seq.) requires that tentative subdivision maps and tentative parcel maps be consistent with the applicable general plan; and

WHEREAS, the Board of Supervisors has considered how, in approving subdivisions, the County can ensure consistency of those subdivisions with the County's General Plan, including those area plans that are components of the General Plan, with regard to the issue of water availability;

NOW, THEREFORE, be it resolved by the Board of Supervisors of the County of El Dorado, as follows:

1. This resolution shall apply to all applications for

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tentative subdivision maps and tentative parcel maps within the service area of the El Dorado Irrigation District, or as may at a subsequent time be annexed within such service area.

2. All tentative subdivision map approvals and all tentative parcel map approvals shall include a condition that, prior to final map approval the subdivider must present to the County a Water Meter Award Letter or similar assurance from water purveyor guaranteeing water service upon demand to each of the parcels created by the subdivision, and establishing to the satisfaction of the County that an adequate water supply is available to meet the demand created by the subdivision.

3. Notwithstanding any other provision of this resolution, the Board of Supervisors or Planning Commission may approve subdivision maps for large lot subdivisions for the purpose of financing or other reasons related to project phasing or delineating land uses, provided that such maps do not authorize any building or structure that creates a demand for potable water.

4. Staff is directed to review the applicable regulations to insure conformity with the direction set forth here and above and compliance with state law.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 7th day of April, 1992, by the following vote of said Board:

Ayes: Supervisors Robert E. Klorr, Vernon J. Birwe, James R. Swenceny, John E. Upton

Noes: Supervisor William M. Center

Absent: none
Vernon J. Birwe
Chairman, Board of Supervisors

ATTEST
DIXIE L. FOOTE
Clerk of the Board of Supervisors
By Margaret E. Moody
Deputy Clerk

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____
ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California.
By _____
Deputy Clerk