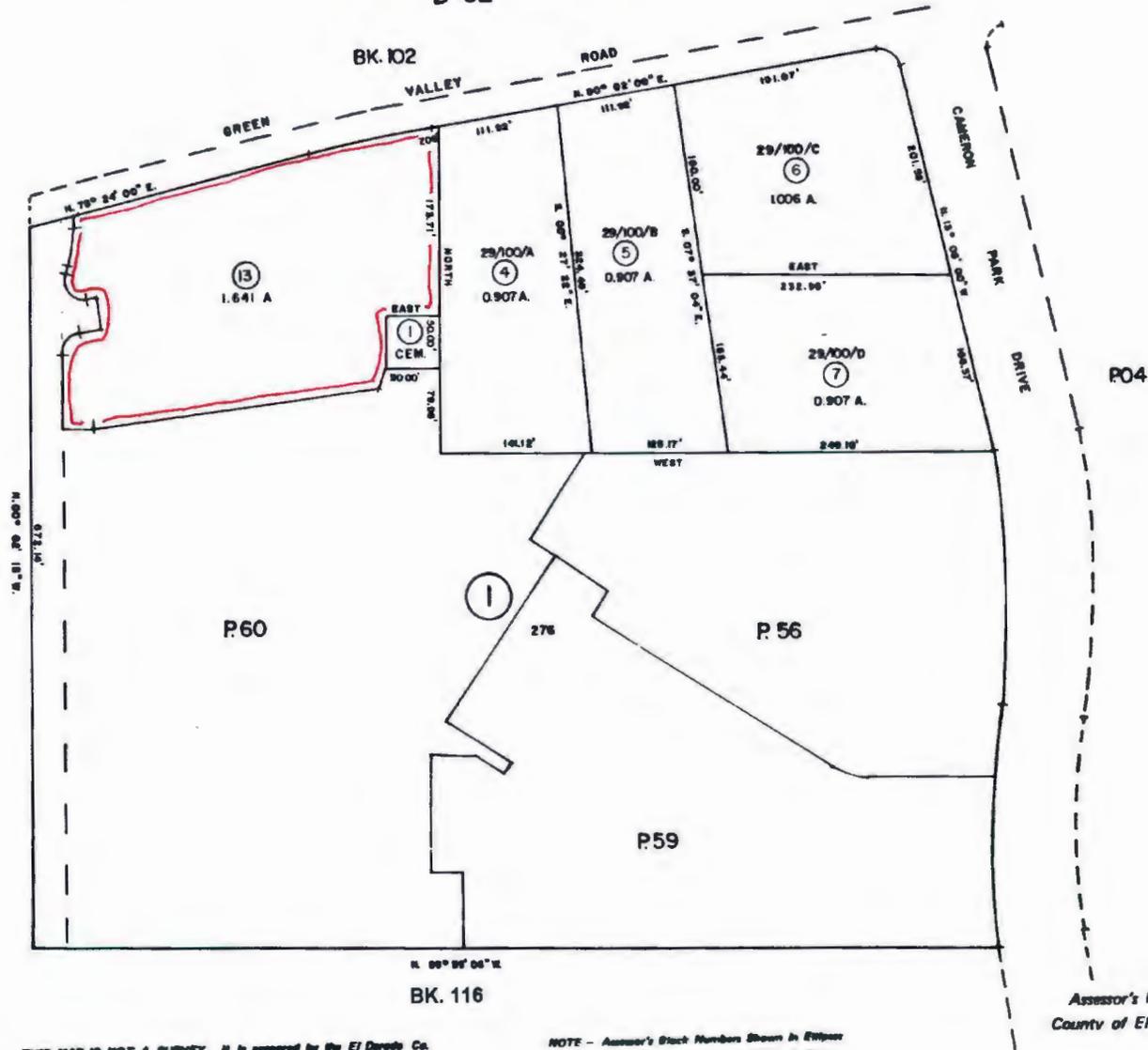


PORTS SECS. 27, 28, 33, & 34, TION, R.9E., M.DM., & POR. LOT 258 AIR PARK ESTATES, & RESUBDIVISION LOT 459 CAMERON PARK NORTH UNIT NO.1 CAMERON PARK NORTH UNIT NO.7 D-92



BK. 116

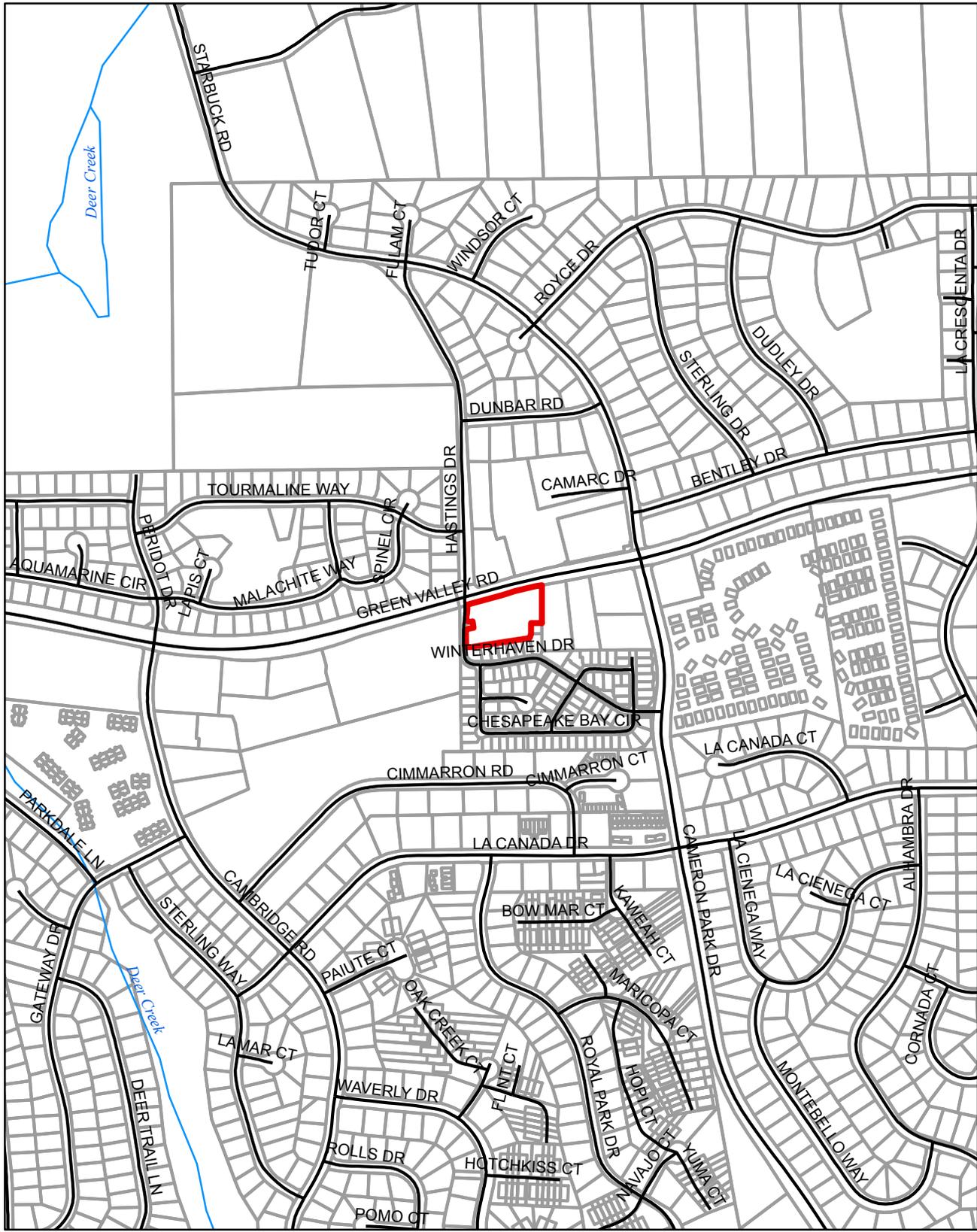


Rev. 2013

Assessor's Map Bk. 88 - Pg. 63
County of El Dorado, California

THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purpose only.

NOTE - Assessor's Stock Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



- Project Site
- Parcels
- Roads

File No. TM 14-1518-F

Location Map



Exhibit B

OWNER'S STATEMENT:

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO. THE STREET KNOWN AS LOT A OR JARDIN COURT AND LOT B OR WINTERHAVEN DRIVE AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO, FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED ALSO OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, THE EASEMENTS AND RIGHTS OF WAY FOR WATER, SEWER, GAS AND DRAINAGE, INCLUDING PIPES, DITCHES, POLES, GUY WIRES, ANCHORS, OVERHEAD AND UNDERGROUND CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES, WITH THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH TOGETHER WITH ANY AND ALL APPURTENANCES APPERTAINING THERETO, OVER THE DELINEATED EASEMENTS AS SHOWN HEREON TOGETHER WITH THE FOLLOWING EASEMENTS:

A. PUBLIC UTILITY EASEMENTS, 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 THIRTY FIVE FEET (35').

B. SETBACK, SLOPE, DRAINAGE AND PUBLIC UTILITY EASEMENTS, TEN (10') FEET CONTIGUOUS TO JARDIN COURT SHOWN HEREON, OR (5') FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER.

C. SLOPE EASEMENTS CONTIGUOUS TO GREEN VALLEY ROAD, AS SHOWN HEREON.

D. POSTAL EASEMENTS, FIVE (5') FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

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

CAMERON GLEN ESTATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
JOSEPH H. JAUDI, MANAGER

A NOTARY PUBLIC OR OTHER OFFICER COMPLYING 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 THE DOCUMENT.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF EL DORADO

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE
TM 14-1518 APPROVED JULY 23, 2015

CAMERON GLEN ESTATES PHASE 5

A PORTION OF LOT 276 OF CAMERON PARK NORTH UNIT NO. 7, D-MAPS-92, AND LYING IN THE NORTHWEST 1/4 OF SECTION 28 T. 10 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA APRIL 2017 SHEET 1 OF 4

MARTIN AND PEARSON FAMILY TRUST, UNDER TRUST DATED AUGUST 2, 2005

BY: _____
ARTHUR MORRIS PEARSON, IV, CO-TRUSTEE

A NOTARY PUBLIC OR OTHER OFFICER COMPLYING 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 THE DOCUMENT.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF EL DORADO

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE

MARTIN AND PEARSON FAMILY TRUST, UNDER TRUST DATED AUGUST 2, 2005

BY: _____
PAMELA EVE MARTIN, CO-TRUSTEE

A NOTARY PUBLIC OR OTHER OFFICER COMPLYING 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 THE DOCUMENT.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF EL DORADO

ON _____ BEFORE ME, _____

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE
EXISTING ASSESSOR'S PARCEL NO. 083-031-13

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAMERON GLEN ESTATES, LLC IN JANUARY 2016. I HEREBY STATE THAT ALL THE MONUMENTS WILL BE OF THE CHARACTER AND THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 1 2018, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

ALAN R. DIVERS, PLS 6013



DATED

ABANDONMENT OF EASEMENTS

- 1.) THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.
- 1.) 15.00' WIDE SLOPE EASEMENT AS SHOWN ON D-MAPS-92 CONTIGUOUS TO GREEN VALLEY ROAD.

BOARD CLERK'S STATEMENT:

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATIONS, EXCEPT LOT A, JARDIN COURT, AND LOT B WINTERHAVEN DRIVE WHICH ARE HEREBY REJECTED. AND DOES HEREBY ABANDON THE 15.00' WIDE SLOPE EASEMENT SHOWN ON D-MAPS-92, CONTIGUOUS TO GREEN VALLEY ROAD.

DATED

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

BY: _____

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 20____, AT _____:____:____ IN BOOK _____ OF MAPS AT PAGE _____, DOCUMENT No. _____ AT THE REQUEST OF _____ TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE No. _____ PREPARED BY FIDELITY NATIONAL TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY RECORDER OF EL DORADO COUNTY

CAMERON GLEN ESTATES PHASE 5

A PORTION OF LOT 276 OF CAMERON PARK NORTH UNIT
NO. 7, D-MAPS-92, AND LYING IN THE NORTHWEST 1/4
OF SECTION 28 T. 10 N., R. 9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
APRIL 2017 SHEET 2 OF 4

COMMUNITY DEVELOPMENT AGENCY:

COUNTY ENGINEER'S STATEMENT:

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

_____ DATED _____

ANDREW S. GABER, RCE 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.

_____ DATED _____

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

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

COMMUNITY DEVELOPMENT AGENCY: DEVELOPMENT SERVICES DIRECTOR:

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED JULY 23, 2015, BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATED _____

ROGER TROUT
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

_____ PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR 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.

_____ DATED _____

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

BY: _____
DEPUTY

NOTICE OF RESTRICTION:

REFER TO DOCUMENT _____ FOR NOTICE OF RESTRICTIONS
RELATING TO THIS SUBDIVISION.

AFFECTS THIS MAP AND THE LOTS SHOWN HEREON FOR THE PURPOSE OF
NOTIFICATION OF THE REQUIREMENTS TO ADHERE TO THE WILDFIRE SAFE
PLAN PREPARED FOR THIS SUBDIVISION.

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 22, 2017
RECORDING NUMBER 2017-7527 OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY
CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND THE OFFERS AND DEDICATIONS
CONTAINED HEREIN.

CENTRAL VALLEY COMMUNITY BANK, A CALIFORNIA CORPORATION.

BY: _____

PRINT NAME: _____

TITLE _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLYING 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 THE DOCUMENT.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF EL DORADO

ON _____ BEFORE ME, _____

PERSONALLY APPEARED, _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE

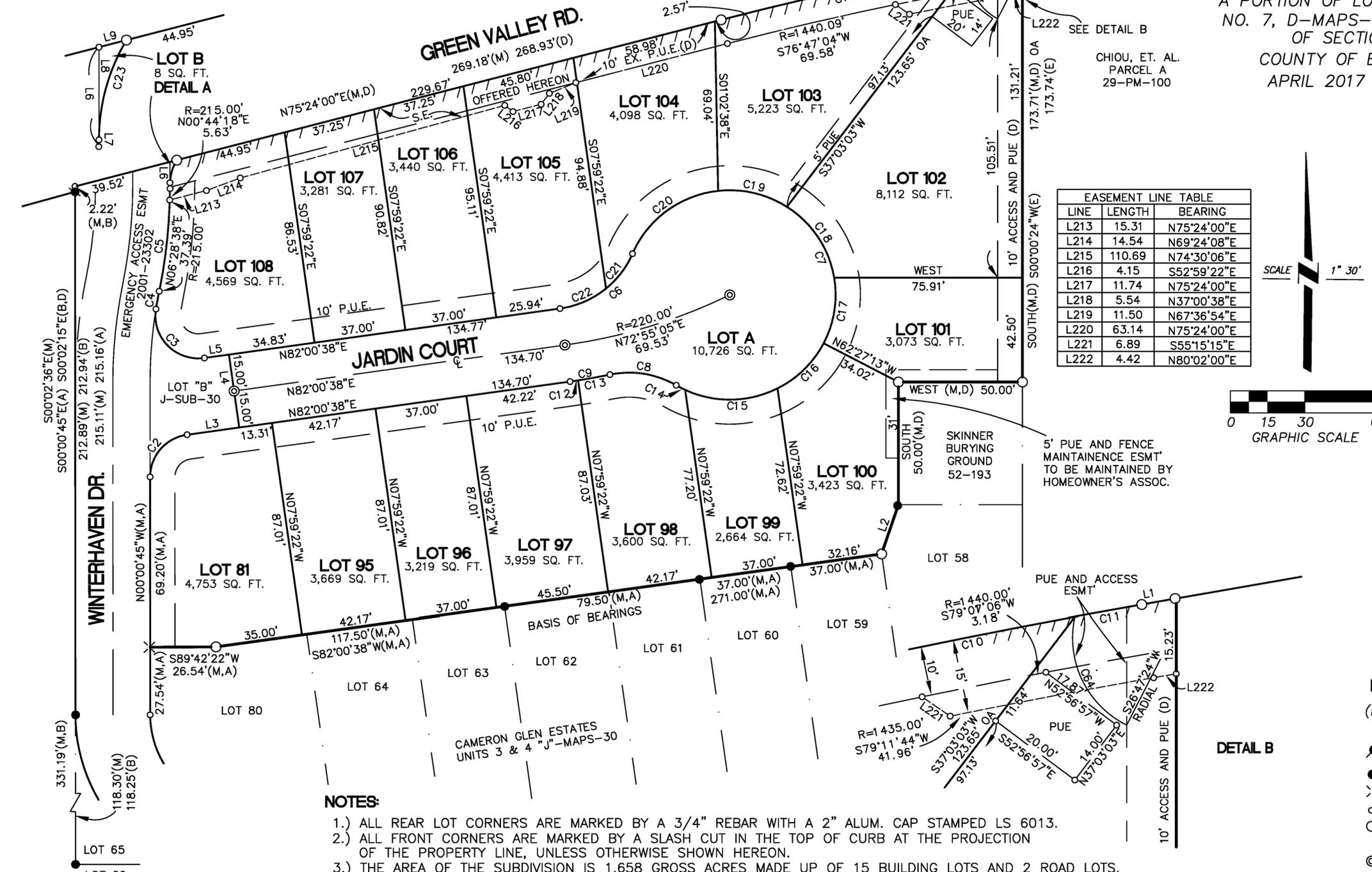
CAMERON GLEN ESTATES PHASE 5

A PORTION OF LOT 276 OF CAMERON PARK NORTH UNIT NO. 7, D-MAPS-92, AND LYING IN THE NORTHWEST 1/4 OF SECTION 28 T. 10 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA
APRIL 2017 SHEET 3 OF 4

BASIS OF BEARINGS:

IS THE NORTH LINES OF LOTS 59-64, AND 80 OF CAMERON GLEN ESTATES, UNITS 3 AND 4, J-MAPS-30

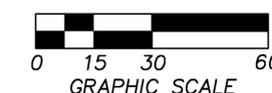
* SEE NOTE 5, REGARDING 15.00' S.E. PER D-MAPS-92 TO BE ABANDONED WITH THIS MAP.



LINE	LENGTH	BEARING
L213	15.31	N75°24'00"E
L214	14.54	N69°24'08"E
L215	110.69	N74°30'06"E
L216	4.15	S52°59'22"E
L217	11.74	N75°24'00"E
L218	5.54	N37°00'38"E
L219	11.50	N67°36'54"E
L220	63.14	N75°24'00"E
L221	6.89	S55°15'15"E
L222	4.42	N80°02'00"E

CURVE	RADIUS	CHORD (M)	DIST (M)	REF
C1	1450.00'	S77°43'00"W	117.23'	D
C2	17.33'	S40°59'57"W	22.74'	A
C3	17.33'	S44°24'21"E	27.89'	A
C4	185.00'	S10°19'19"W	7.39'	A
C5	215.00'	N05°43'36"E	43.00'	A
C6	37.50'	N52°36'11"E	36.83'	
C7	42.67'	N18°12'00"W	56.43'	
C8	37.50'	N80°46'40"W	27.10'	
C9	235.00'	N80°01'32"E	16.28'	
C10	1450.00'	S77°26'46"W	103.54'	
C11	1450.00'	S79°45'46"W	13.70'	
C12	235.00'	N81°36'40"E	3.28'	
C13	235.00'	N79°37'33"E	13.00'	
C14	42.67'	S62°18'47"E	4.05'	
C15	42.67'	N89°03'55"E	37.28'	
C16	42.67'	N45°21'14"E	26.10'	
C17	42.67'	N09°01'51"E	27.10'	
C18	42.67'	N33°23'06"W	34.58'	
C19	42.67'	N76°49'23"W	28.54'	
C20	42.67'	S53°25'03"W	42.96'	
C21	37.50'	N36°53'13"E	17.75'	
C22	37.50'	N66°17'40"E	20.32'	
C23	19.83'	S15°15'38"W	10.53'	
C64	19.86'	S25°20'27"E	24.39'	

LINE	LENGTH	BEARING
L1	7.06	N80°02'00"E
L2	21.17	N18°42'46"E
L3	21.23	N82°00'38"E
L4	30.00	N07°59'22"W
L5	10.00	N82°00'38"W
L6	9.89	N00°00'45"W
L7	0.45	N00°00'45"W
L8	9.43	N00°00'45"W
L9	2.87	S75°24'00"W



NOTES:

- ALL REAR LOT CORNERS ARE MARKED BY A 3/4" REBAR WITH A 2" ALUM. CAP STAMPED LS 6013.
- ALL FRONT CORNERS ARE MARKED BY A SLASH CUT IN THE TOP OF CURB AT THE PROJECTION OF THE PROPERTY LINE, UNLESS OTHERWISE SHOWN HEREON.
- THE AREA OF THE SUBDIVISION IS 1.658 GROSS ACRES MADE UP OF 15 BUILDING LOTS AND 2 ROAD LOTS.
- TITLE REPORT No. FSSE-907-1601771-LL DATED DEC. 2, 2016 WAS UTILIZED FOR EXISTING EASEMENTS.
 - E.I.D. WATER AND SEWER EASEMENT BK. 3637, PG. 17. LIES SOUTH OF THIS SUBDIVISION.
 - PERPETUAL AIR OF FLIGHT EASEMENT BK. 3836 PG. 510, IS A BLANKET EASEMENT AFFECTING THE ENTIRE PROPERTY.
 - SLOPE AND PUBLIC UTILITY EASEMENTS ALONG GREEN VALLEY RD. SHOWN ON CAMERON PARK NORTH UNIT 7
 - E.I.D. SEWER EASEMENT DOC# 2001-42431 LIES SOUTH OF THIS SUBDIVISION.
- ABANDONMENT OF THAT 15' WIDE SLOPE EASEMENT DESCRIBED ON CAMERON PARK NORTH UNIT 7, BOOK D OF MAPS PAGE 92 LYING SOUTH OF GREEN VALLEY ROAD; PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE, TO BE ABANDONED WITH THIS MAP.

REFERENCES:

- CAMERON GLEN ESTATES UNITS 3 & 4, J-MAPS-30.
- PARCEL MAP 50-3
- CAMERON PARK NORTH UNIT NO. 7, D-MAPS-92
- PARCEL MAP 29-100

LEGEND:

- (M) MEASURED. ALL DISTANCE MEASURED UNLESS NOTED OTHERWISE.
- FD. 3/4" CIP STAMPED LS 4663 (B)
- FD. 3/4" CIP STAMPED RCE 20462 (A)
- × FD. FRONT SLASH CUT (A)
- CALCULATED POINT NOTHING FD. OR SET.
- SET 3/4" REBAR WITH 2" ALUM. CAP STAMPED LS 6013
- ◎ SET SPIKE THROUGH 2" ALUM. DISK STAMPED LS 6013
- //// RESTRICTED VEHICULAR ACCESS
- FD. FOUND
- CIP CAPPED IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.E. SLOPE EASEMENT
- I.O.D. IRREVOCABLE OFFER OF DEDICATION.
- PM PARCEL MAP
- ROS RECORD OF SURVEY
- OA OVER ALL

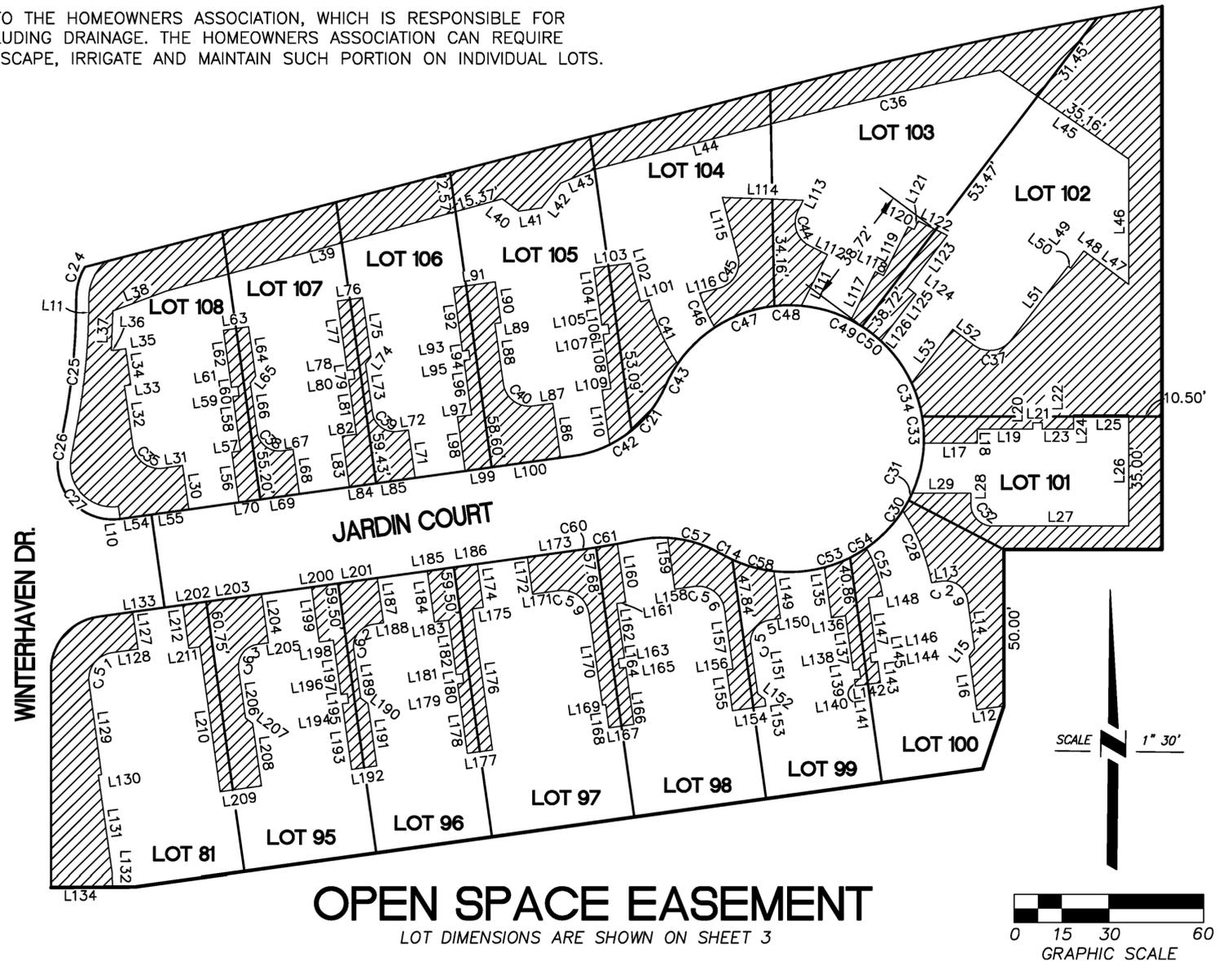
CAMERON GLEN ESTATES PHASE 5

A PORTION OF LOT 276 OF CAMERON PARK NORTH UNIT
NO. 7, D-MAPS-92, AND LYING IN THE NORTHWEST 1/4
OF SECTION 28 T. 10 N., R. 9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
APRIL 2017 SHEET 4 OF 4

NOTE:

THE OPEN SPACE IS DEDICATED TO THE HOMEOWNERS ASSOCIATION, WHICH IS RESPONSIBLE FOR ALL CARE AND MAINTENANCE INCLUDING DRAINAGE. THE HOMEOWNERS ASSOCIATION CAN REQUIRE INDIVIDUAL HOMEOWNERS TO LANDSCAPE, IRRIGATE AND MAINTAIN SUCH PORTION ON INDIVIDUAL LOTS.

LINE TABLE											
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L10	4.00	S07°59'24"E	L72	3.50	S82°00'38"W	L134	19.42	S89°42'22"W	L196	2.00	S82°00'38"W
L11	0.46	S00°00'45"E	L73	15.83	N07°59'22"W	L135	16.23	S07°59'22"E	L197	17.58	N07°59'22"W
L12	8.67	N82°00'38"E	L74	2.83	N37°00'38"E	L136	4.50	N82°00'38"E	L198	4.50	S82°00'47"W
L13	3.55	N82°00'38"E	L75	19.10	N07°59'22"W	L137	17.58	S07°59'21"E	L199	17.75	N07°59'22"W
L14	15.83	S07°59'22"E	L76	8.00	S82°00'38"W	L138	2.00	N82°01'03"E	L200	8.50	N82°00'38"E
L15	2.83	S37°00'38"W	L77	22.42	S07°59'22"E	L139	3.00	S07°59'26"E	L201	12.50	N82°00'38"E
L16	17.38	S07°59'22"E	L78	2.00	N82°01'03"E	L140	2.00	S82°00'38"W	L202	7.50	N82°00'38"E
L17	16.84	S90°00'00"E	L79	3.00	S07°59'22"E	L141	2.08	S07°59'13"E	L203	17.67	N82°00'38"E
L18	4.50	N00°03'00"W	L80	2.00	S82°00'38"W	L142	8.00	N82°00'32"E	L204	15.75	S07°59'22"E
L19	17.58	N89°59'58"E	L81	17.58	S07°59'22"E	L143	6.78	N07°59'25"W	L205	3.50	S82°00'38"W
L20	2.00	N00°00'00"W	L82	4.50	S82°00'38"W	L144	2.00	S82°00'38"W	L206	15.83	S07°59'22"E
L21	3.00	N90°00'00"E	L83	16.43	S07°59'22"E	L145	3.00	N07°59'22"W	L207	2.83	S52°59'22"E
L22	2.00	S00°00'00"E	L84	8.50	N82°00'38"E	L146	2.00	N82°00'38"E	L208	20.17	S07°59'22"E
L23	9.97	N89°59'58"E	L85	12.50	N82°00'38"E	L147	17.58	N07°59'22"W	L209	13.17	S82°00'38"W
L24	4.50	N00°00'00"E	L86	17.60	N07°59'22"W	L148	4.51	N82°00'30"E	L210	46.75	N07°59'22"W
L25	17.46	S90°00'00"E	L87	6.34	S82°00'38"W	L149	15.27	S07°59'22"E	L211	3.50	S82°00'38"W
L26	35.50	S00°00'00"W	L88	19.45	N07°59'22"W	L150	3.50	S82°00'38"W	L212	14.00	N07°59'22"W
L27	43.02	N89°59'59"W	L89	2.00	N82°00'38"E	L151	15.83	S07°59'22"E			
L28	3.50	N00°00'00"W	L90	13.22	N07°59'22"W	L152	2.83	S52°59'22"E			
L29	18.55	N89°59'57"W	L91	13.33	S82°00'38"W	L153	2.24	S07°59'22"E			
L30	14.20	N07°59'22"W	L92	20.51	S07°59'38"E	L154	10.67	S82°00'38"W			
L31	6.34	S82°00'38"W	L93	2.00	N82°01'03"E	L155	13.22	N07°59'22"W			
L32	19.45	N07°59'22"W	L94	3.00	S07°59'22"E	L156	2.00	N82°00'38"E			
L33	2.00	N82°00'38"E	L95	2.00	S82°00'38"W	L157	19.45	N07°59'22"W			
L34	11.67	N07°59'22"W	L96	17.58	S07°59'05"E	L158	6.34	S82°00'31"W			
L35	3.88	S82°00'38"W	L97	4.50	S82°00'38"W	L159	16.60	N07°52'49"W			
L36	0.67	N87°50'01"W	L98	17.50	S07°59'22"E	L160	18.87	S07°59'22"E			
L37	12.59	N02°09'59"E	L99	8.50	N82°00'38"E	L161	2.83	S82°00'38"W			
L38	18.06	N69°24'08"E	L100	22.00	N82°00'38"E	L162	17.58	S07°59'22"E			
L39	110.42	N74°30'04"E	L101	2.83	S75°24'00"W	L163	2.00	S82°00'38"W			
L40	6.52	S52°59'15"E	L102	12.85	N14°36'00"W	L164	3.00	S07°59'22"E			
L41	7.32	N82°00'38"E	L103	11.68	S82°00'38"E	L165	2.00	N82°00'38"E			
L42	9.93	N37°00'36"E	L104	18.42	S07°59'22"E	L166	18.42	S07°59'22"E			
L43	11.33	N67°36'54"E	L105	2.00	N82°00'38"E	L167	8.00	S82°00'38"W			
L44	63.10	N75°24'00"E	L106	3.00	S07°59'22"E	L168	7.49	N07°59'59"W			
L45	49.71	S55°15'16"E	L107	2.00	S82°00'38"W	L169	1.01	S82°00'38"W			
L46	40.12	S00°00'00"W	L108	17.58	S07°59'22"E	L170	29.67	N08°18'03"W			
L47	11.79	N52°56'57"W	L109	2.83	S82°00'24"W	L171	8.33	S82°00'38"W			
L48	6.01	N52°56'57"W	L110	17.60	S07°59'22"E	L172	12.00	N07°59'22"W			
L49	6.90	S37°03'03"W	L111	18.29	N26°47'47"E	L173	18.72	N82°00'38"E			
L50	1.01	N52°56'57"W	L112	6.34	N63°12'12"W	L174	14.00	S07°59'22"E			
L51	29.67	S37°21'44"W	L113	3.75	N26°47'48"E	L175	3.50	S82°00'38"W			
L52	8.33	N52°56'57"W	L114	25.63	N87°58'32"W	L176	45.50	S07°59'24"E			
L53	21.53	S37°03'03"W	L115	19.45	S14°36'00"E	L177	8.00	S82°00'38"W			
L54	10.00	N82°00'38"E	L116	6.34	S75°24'00"W	L178	22.42	N07°59'22"W			
L55	11.96	N82°00'38"E	L117	17.29	N26°42'17"E	L179	2.00	N82°01'03"E			
L56	16.20	N07°59'22"W	L118	2.83	S63°12'12"E	L180	3.00	N07°59'22"W			
L57	2.83	N82°00'38"E	L119	17.58	N26°47'48"E	L181	2.00	S82°00'38"W			
L58	17.58	N07°59'22"W	L120	2.00	S63°12'12"E	L182	17.58	N07°59'22"W			
L59	2.00	N82°00'38"E	L121	3.00	N26°47'48"E	L183	4.50	S82°00'38"W			
L60	3.00	N07°59'22"W	L122	10.23	S63°11'56"E	L184	16.50	N07°59'22"W			
L61	2.00	S82°00'38"W	L123	20.92	S37°03'09"W	L185	8.50	N82°00'38"E			
L62	18.42	N07°59'22"W	L124	3.50	S52°33'39"E	L186	7.50	N82°00'38"E			
L63	8.04	N82°00'38"E	L125	5.92	S37°03'01"W	L187	14.50	S07°59'22"E			
L64	15.94	S07°59'22"E	L126	12.67	S37°03'05"W	L188	3.50	S82°00'38"W			
L65	2.83	S37°00'38"W	L127	12.00	S07°59'22"E	L189	15.83	S07°59'22"E			
L66	15.83	S07°59'22"E	L128	8.33	S82°00'38"W	L190	2.83	S52°59'22"E			
L67	3.50	N82°00'38"E	L129	29.67	S07°40'41"E	L191	20.17	S07°59'36"E			
L68	14.43	S07°59'21"E	L130	1.01	S82°00'38"W	L192	8.00	S82°00'38"W			
L69	12.50	N82°00'38"E	L131	31.73	S07°59'22"E	L193	21.17	N07°59'22"W			
L70	6.87	N82°00'38"E	L132	4.20	S00°17'38"E	L194	2.00	N82°01'03"E			
L71	15.50	N07°59'22"W	L133	10.19	N82°00'38"E	L195	3.00	N07°59'22"W			



CURVE TABLE							
CURVE	RADIUS	CHORD	DIST	CURVE	RADIUS	CHORD	DIST
C24	15.83'	S24°02'37"W	12.97'	C46	59.80'	S23°14'50"E	11.96'
C25	219.00'	N05°43'36"E	43.80'	C47	42.67'	S70°01'06"W	20.10'
C26	181.00'	S10°19'16"W	7.23'	C48	42.67'	S89°25'05"W	8.59'
C27	13.33'	S44°24'23"E	21.45'	C49	42.67'	N60°01'39"W	4.08'
C28	63.43'	N21°35'03"W	24.81'	C50	42.67'	N52°14'37"W	7.50'
C29	7.00'	N52°59'22"W	9.90'	C51	8.50'	S37°00'38"W	12.02'
C30	42.67'	N30°04'18"E	3.76'	C52	45.00'	N18°33'36"W	16.11'
C31	42.67'	N25°51'20"E	2.52'	C53	42.67'	N69°01'40"E	8.72'
C32	7.00'	S45°00'00"E	9.90'	C54	42.67'	N59°06'42"E	6.03'
C33	42.67'	N03°45'24"W	8.52'	C55	7.00'	S37°00'38"W	9.90'
C34	42.67'	N17°02'01"W	11.21'	C56	8.33'	N52°58'40"W	11.78'
C35	8.33'	S52°58'40"E	11.78'	C57	37.50'	N73°11'58"W	17.64'
C36	1439.50'	S76°46'48"W	69.34'	C58	42.67'	S74°14'21"E	13.66'
C37	8.50'	N82°03'03"E	12.02'	C59	8.50'	N52°59'22"W	12.02'
C38	7.00'	S52°59'22"E	9.90'	C60	235.00'	N81°36'40"E	3.28'
C39	7.00'	S52°59'22"E	9.90'	C61	235.00'	N80°22'41"E	6.84'
C40	8.33'	S52°59'22"E	11.78'	C62	7.00'	S37°00'38"W	9.90'
C41	71.75'	S23°45'45"E	22.38'	C63	7.00'	S37°00'38"W	9.90'
C42	37.50'	N56°55'04"E	8.28'				
C43	42.67'	S28°40'24"W	8.15'				
C44	8.33'	S18°12'12"E	11.78'				
C45	8.33'	N30°24'00"E	11.78'				

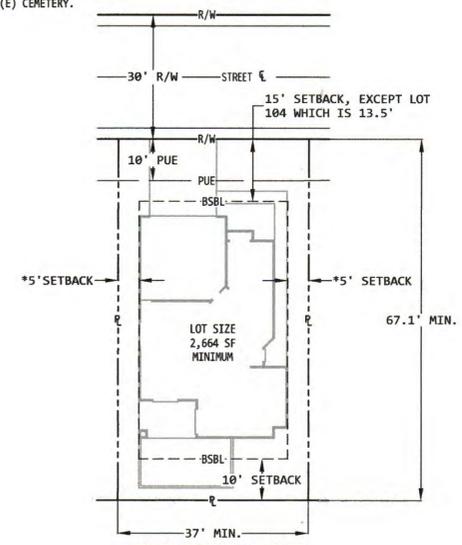
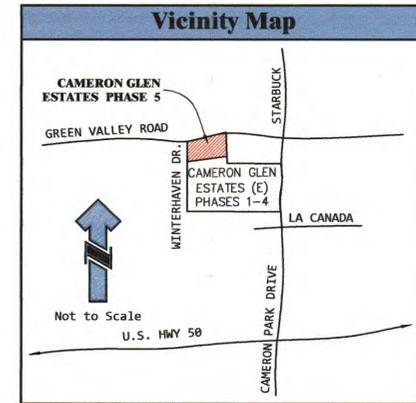
TENTATIVE MAP FOR CAMERON GLEN ESTATES, PHASE 5 A PORTION OF SECTION 28, T.10N, R.9E. M.D.M. EL DORADO COUNTY, CA April 2014 - Revised December 2014

Abbreviations			
BSBL	BUILDING SETBACK LINE	JP	JOINT POLE
BSW	BACK OF SIDEWALK	LF	LEFT
BM	BOTTOM OF WALL AT FG	LP	PROPANE TANK
CH	CHORD BEARING & LENGTH	(P)	PROPOSED
CL	CENTERLINE	PAD	FINISHED PAD
CR	CURB RETURN	PL	PROPERTY LINE
D	DEGREE OF CURVE	PP	POWER POLE
D.E.	DRAINAGE EASEMENT	P.E.	POSTAL EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITIES EASEMENT
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	R/W	RIGHT OF WAY
E.D.C.	EL DORADO COUNTY	RT	RIGHT
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
FC	FACE OF CURB	SE	SLOPE EASEMENT
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FG	FINISHED GRADE	TC	TOP OF CURB ELEV.
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOMLINE	UPC	UNIVERSAL PLUMBING CODE
FO	FOUND	US	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GB	GRADE BREAK	WL	WATER LINE
HP	HIGH POINT	WS	WATER SERVICE

Project Data	
OWNER:	CAMERON GLEN ESTATES, LLC 2216 VIA SUBRIA VISTA, CA 92084 (760) 664-7196
APPLICANT:	JOSEPH H. JAUDI 2216 VIA SUBRIA VISTA, CA 92084 (760) 664-7196
PREPARED BY:	LEBECK YOUNG ENGINEERING, INC. 3430 ROBIN LANE BLDG. #2 CAMERON PARK, CA 95682
SCALE:	1" = 20'
CONTOUR INTERVAL:	1'
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY
SECTION, TOWNSHIP AND RANGE:	POR. SEC 28, T.10N, R.9E. M.D.M.
ASSESSOR'S PARCEL NUMBER:	083-031-13
PRESENT ZONING:	R2-PD
PROPOSED ZONING:	R2-PD
TOTAL AREA:	1.64 ACRES
TOTAL # OF PARCELS:	EXISTING: 1 LOT PROPOSED: 15 RESIDENTIAL LOTS
MINIMUM PARCEL AREA:	2,664 SF
WATER SUPPLY:	EID
SEWAGE DISPOSAL:	EID
PROPOSED FIRE PROTECTION:	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION:	APRIL 2014
PROJECT #:	TM14-1518/PD14-0002

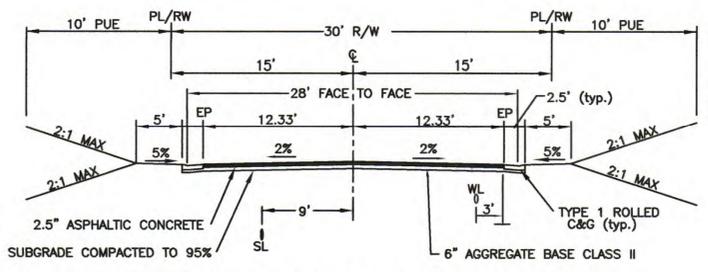
DESIGN WAIVERS:

- To allow a 30-ft road R/W for Jaoudi Court: We are hereby requesting a design waiver to allow a 30-ft wide road right-of-way for Jaoudi Court, instead of a 60-ft Right of Way per General Plan Policy TC-1 for local roads. Jaoudi Court is a proposed privately owned and maintained local road (& cul-de-sac) serving Phase 5. The proposed 30-ft Right-of-way is consistent with Phases 1-4 of the development that are already constructed. Cameron Glen Estates is an affordable housing project in a multi-family land use designation. The rights-of-way are reduced and the lots are small which allows us to achieve the desired density to make the project an affordable housing project. To remove the requirement for sidewalks on Jaoudi Court: We hereby request a waiver of the requirement for sidewalks along Jaoudi Court per General Plan Policy TC-5a. As stated above, the right-of-way is only 30 feet wide and barely contains the roadway, curb & gutters. The entire Cameron Glen Estates project was designed in this manner to achieve a greater density of lots and thus make the project an affordable housing project. It should be noted that Phase 5 has 30% Open Space as shown on the Open Space Exhibit Map. The project is a planned development with privately owned and maintained roads by the Cameron Glen Estates Home Owner's Association. There are no other sidewalks in Phases 1 through 4 that are already constructed.
- To remove the requirement for sidewalk along Green Valley Road: We are hereby requesting a design waiver to remove the requirement to construct a 6' sidewalk along Green Valley Road. Extensive improvements to Green Valley Road were constructed as a part of the previous Phases of this development. These improvements were intended to provide all of the public improvements to Green Valley Road required for the entire development. Additionally, construction of a 6' foot wide sidewalk would require the construction of a retaining wall within the County right-of-way at the back of walk due to an existing EID 18-inch transmission waterline, the Gold Hill Intertie, being located just adjacent to the cut slope there.



TYPICAL LOT NOTES:

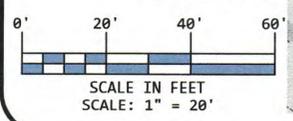
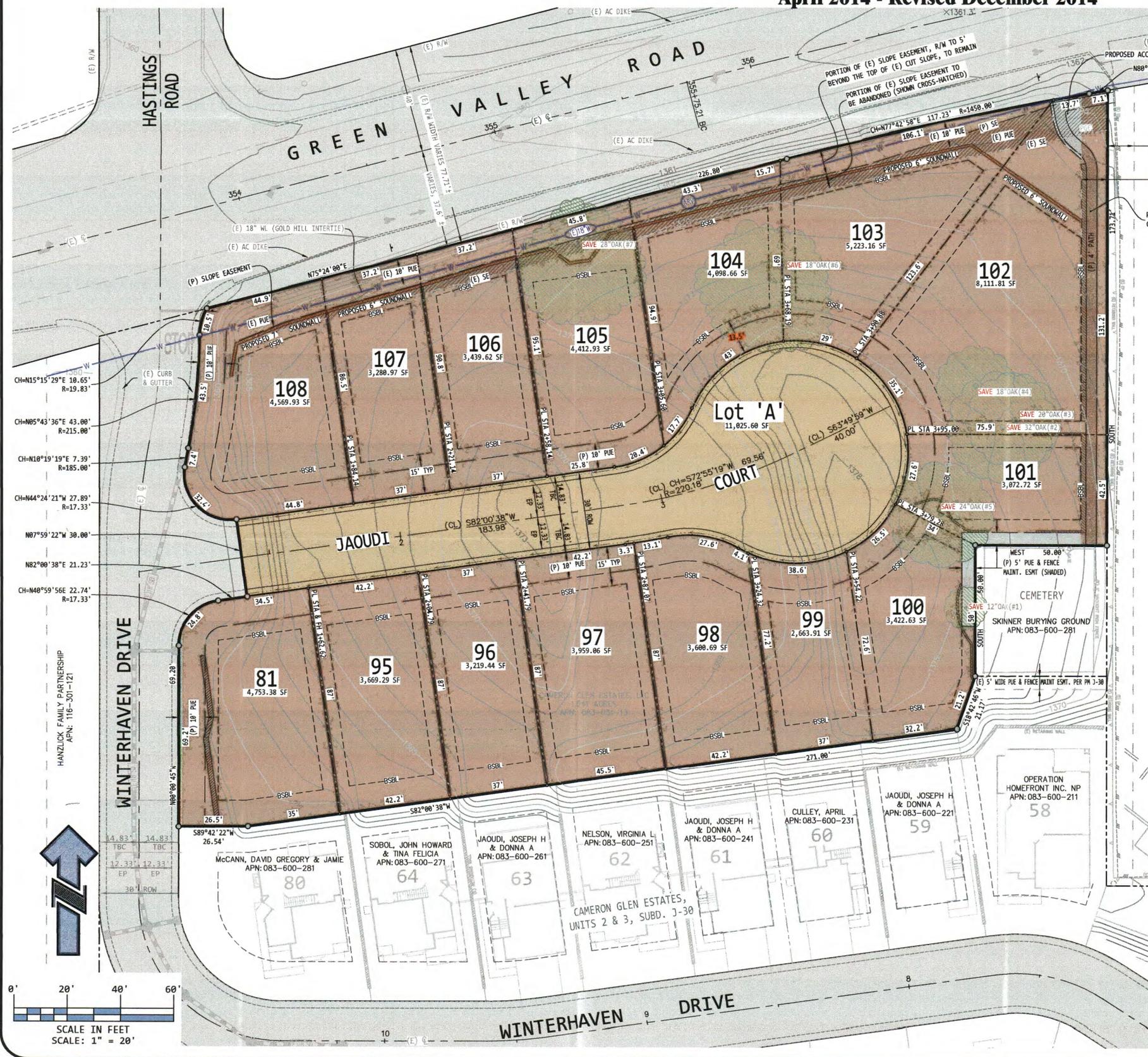
- THE MINIMUM LOT SIZE IS 2,664 SF
- HVAC UNITS SHALL BE GROUND MOUNTED AND ALLOWED IN SIDE YARD SETBACKS SUBJECT TO MFR'S. REQUIREMENTS AND LOCAL FIRE DEPARTMENT REGULATIONS.
- THE PROPOSED BUILDING SETBACKS ARE AS SHOWN.
- * THE SIDE SETBACK ON THE STREET SIDE OF CORNER LOTS SHALL BE INCREASED TO 15'



JAUDI COURT STA. 1+39 TO STA. 3+93.83
 TYPICAL SECTION NOT TO SCALE

NOTES:

- CAMERON GLEN ESTATES, PHASE-5 IS A RESUBDIVISION OF THE REMAINING PORTION OF LOT 276, CAMERON PARK NORTH, UNIT No.7 (SUBDIVISION D-92)
- JAUDI COURT (LOT 'A') IS A PROPOSED PRIVATE ROAD AND PUBLIC UTILITIES EASEMENT.
- WINTERHAVEN DRIVE IS AN EXISTING PRIVATE ROAD AND PUBLIC UTILITIES EASEMENT.
- PRIVATE ROADS SHALL BE MAINTAINED BY THE "CAMERON GLEN ESTATES HOMEOWNERS ASSOCIATION", PO BOX 997 ORANGEVALE, CA 95662.
- AN EXISTING ACCESS EASEMENT, LOCATED ALONG THE EASTERN BOUNDARY OF THE PROJECT, SHALL PROVIDE ACCESS TO THE 'SKINNER BURIAL GROUND'.
- ALL REQUIRED IMPROVEMENTS TO PUBLIC ROADS FOR THIS PROJECT HAVE BEEN COMPLETED AS PART OF THE FIRST FOUR PHASES.



ZONING ADMINISTRATOR:	APPROVED EL DORADO COUNTY PLANNING COMMISSION
APPROVAL/DENIAL DATE:	DATE: July 23, 2015 BY: [Signature] EXECUTIVE SECRETARY
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	
CAMERON GLEN ESTATES, PH. 5 TENTATIVE MAP TM14-1518/PD14-0002	SHEET NO. TM-1 PLOT DATE: Dec 29, 2014 - 11:46am

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM14-1518-F – Cameron Glen Estates Phase 5

TM14-1518 - As approved by Planning Commission on July 23, 2015

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

The project consists of the following:

- a. Tentative map subdividing 1.64 acre lot into 15 Class 1 single family residential lots and Lot A for an on-site road.
- b. Development Plan for the proposed residential subdivision to modify Limited Multifamily Residential-Planned Development (R2-PD) zone district development standards to allow the following reduced setbacks:
 - (1) Front yard setback of 15 feet, except for lot 104 which is 13.5 feet; and
 - (2) Rear yard setback of 10 feet.
- c. Design waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan 101B:
 - (1) Reduction in the required right-of-way for Jaoudi Court from 60 to 30 feet;
 - (2) Waive the sidewalk requirement on Jaoudi Court; and
 - (3) Reduce the sidewalk width from 6 feet to a 4.5 foot wide Class A asphalt sidewalk along Green Valley Road.

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.

Staff Verification: Consistent. County review of the Cameron Glen Phase 5 plans including Rough Grading Plans, Improvement Plans, and Final Map has verified conformance with the above condition of approval. Jaoudi Court has been renamed to Jardin Court.

Planning Services

2. **Pre-construction Survey Required: Nesting Birds:** If feasible, construction activities should occur outside of the bird nesting season (September 16 through March 14). This would reduce impacts to raptors and migratory bird species protected by Fish and Game Code and the Migratory Bird Treaty Act of 1918. If construction begins during the typical breeding season for raptors and migratory birds (March 15 to September 15), pre-construction nest surveys should be conducted by a qualified biologist within ten days prior to the onset of construction. If no nests or nesting activity are identified in the project site, no further surveys would be required. If nests are identified in the project site, then the following condition shall be implemented:

Nests shall be avoided during breeding season while occupied. The California Department of Fish and Wildlife (CDFW) shall be coordinated with to establish a buffer around the nest(s). No construction activities or construction traffic shall enter the buffer area until a qualified biologist has confirmed that the nest is no longer active. If establishment of a buffer area around the nest is not feasible, monitoring shall be conducted by a qualified biologist to confirm project activity is not resulting in detectable adverse effects to active nests. The biologist shall have the authority to stop construction activities if such adverse effects are detected.

Staff Verification: Consistent. No pre-construction nest surveys were required for the project because construction activities were initiated outside the typical breeding season for raptors and migratory birds.

3. **Rare Plant Survey:** If grading is to take place after May, 2016, an on-site biological plant survey to determine the extent and location of rare plants on the project site shall be submitted before issuance of the grading permit. Such a survey can only occur from March 15 through August 15 when plants are readily visible. If listed species are found consultation with the CDFW may be required.

Staff Verification: Consistent. A subsequent rare plant survey was conducted by the project biologist. The site has been determined to have very low potential to support special-status species and no rare plants were observed during the follow-up survey. Planning Services and Transportation Division approval of the Rough Grading Plans and Improvement Plans demonstrates compliance with this condition.

4. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Development Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

Staff Verification: Consistent. Condition of Approval Number 4 was included on Sheet C15 of 24 of the Improvement Plans drawing the contractor’s attention to this requirement. Planning Services approval of the Improvement Plans demonstrates compliance with this condition.

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

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

Staff Verification: Consistent. Condition of Approval Number 5 was included on Sheet C15 of 24 of the Improvement Plans drawing the contractor’s attention to this requirement. Planning Services approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Consistent. The tentative subdivision map was approved on July 23, 2015 and will expire on July 23, 2018. The tentative subdivision map will be completed prior to the expiration date.

7. **Notice of Restriction:** A Notice of Restriction shall be recorded with, and noted on, the final map that states that Lots B and C are for open space, landscaping, drainage, and retaining walls and that they shall not be utilized for residential development.

Staff Verification: Consistent. No open space lots are being created as a result of recordation of the Final Map. The required open space for the project is being conveyed through open space easements as identified on Final Map Sheet 4 of 4. Sheet 4 of 4 also includes a note identifying that the open space is being dedicated to the Homeowners Association, with is responsible for all care and maintenance of the open space, including drainage.

8. **Sound Walls:** The following sound wall improvement shall be required prior to final map approval, subject to review and approval by the Development Services Division Director:

- a. A 6-foot tall barrier, or other as approved by an acoustical consultant, shall be constructed to reduce future traffic noise levels to approximately 60 dB Ldn or less in the backyards located adjacent to Green Valley Road. At Lot 108, a 7-foot tall barrier shall be constructed (Exhibit E).
- b. Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.
- c. Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

*Staff Verification: Consistent. A Grading Plan Review for Cameron Glen Estates Phase 5 was conducted by Bollard Acoustical Consultants, Inc. (BAC), dated April 5, 2016 verifying the requirement for a six-foot tall barrier, except for Lot 8 which would require a seven-foot tall barrier, to reduce traffic noise levels to 60 dB Ldn or less. Further, the study identified that a wood fence that is properly constructed to avoid gaps in construction would provide adequate sound attenuation. Planning Services approval of the Improvement Plans incorporating a wooden fence, consistent with the requirements of BAC's recommendations, demonstrates compliance with this condition. **Further, air conditioning is proposed for all residences as acknowledged by the project applicant.***

9. **Landscape Plan:** Landscaping plans for Lots 102-108 and 81 shall be coordinated with the Cameron Park Community Services District, and reviewed and approved by the Development Services Division-Planning Services as part of Improvement Plan review. The landscaping shall be installed prior to issuance of occupancy of first residential unit.

Staff Verification: Consistent. The Landscaping plans for lots 102-108 and 81 were coordinated with the Cameron Park Community Services District as evidenced by an email from the Cameron Park Community Services District General Manager dated October 25, 2016 supporting the proposed landscaping plans. Planning Services approval of the Improvement Plans demonstrates compliance with this condition.

10. **Compliance with Conditions:** At the same time of a filing of a Final Map, and at submittal of any grading permit authorized by this 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 that applies at each said stage. Planning Services shall verify compliance prior to issuance of the road improvement grading permit and concurrent with the filing of a Final Map.

Staff Verification: Consistent. The applicant has submitted a Compliance with Conditions of Approval Binder on March 31, 2017, together with appropriate documentation, that describes the conformance of the project with each condition imposed as a part of the project approval demonstrating compliance with this condition.

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

Staff Verification: Consistent. All Development Services Division fees are paid to date demonstrating compliance with this condition.

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

Staff Verification: Consistent. The applicant submitted the required recording fee and Department of Fish and Wildlife fee to Planning Services and the fees were paid as evidenced by receipt #09-10/19/2016-101 and demonstrating compliance with this condition.

13. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services prior to final map recordation.

Staff Verification: Consistent. An EID Meter Award Letter dated March 21, 2017 has been secured for the necessary public water and sewer service.

14. **Avigation Easement:** The applicants shall submit a copy of the Avigation Easement to Planning Services for review and approval prior to recordation.

Staff Verification: Consistent. The applicant submitted evidence of an existing Avigation and Noise Easement recorded in Book 3863; page 515 which cover the entire property. Further, Note 4.B. on Final Map Sheet 3 of 4 identifies this easement demonstrating compliance with this condition.

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

Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

Staff Verification: Consistent. The applicant has submitted a Compliance with Conditions of Approval Binder on March 31, 2017 which acknowledges this condition and states that there are no liens on this property. Signature on the Mylar Map by the Tax Collector demonstrates compliance with this condition.

16. **Hold Harmless Agreement:** 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.

Staff Verification: Consistent. The applicant has submitted a Compliance with Conditions of Approval Binder on March 31, 2017 which acknowledges this condition.

Transportation Division-Specific Conditions

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

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SHOULDER WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Jaoudi Court	Std Plan 101B <i>(3"AC over 8"AB Min. or as recommended by geotechnical engineer)</i>	28 ft.	30 ft.	No Sidewalks (if design waiver is approved)

* 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" from the back of the curb.

** Non-exclusive road and public utility easements included

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

18. **Offers of Dedication:** A portion of the existing slope easement along Green Valley Road lying outside of the proposed soundwall / retaining wall shall be preserved and shown on the final map.

The applicant shall irrevocably offer to dedicate and show on the final map, a 30 foot-wide right of way in fee for Jauodi Court as shown on the tentative map. This offer will be rejected by the County.

The applicant shall irrevocably offer to dedicate, and show on the final map, all utility and drainage easements necessary to service the lots. Utility easements will be accepted by the County on behalf of those utility companies providing service. Drainage easements will be rejected.

Staff Verification: Consistent. This Offer of Dedication was made on the Final Map demonstrating compliance with this condition.

19. **Maintenance Entity:** A Home Owner's Association shall be formed for the maintenance of any and all shared or common facilities: private roads, parking facilities, landscaping, signs, and drainage and storm water treatment facilities. The Transportation Division (TD) shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map.

Staff Verification: Consistent. The applicant has submitted draft Declaration of Annexation of Cameron Glen Estates Phase 5 for annexing Phase 5 into the existing Home Owners Association for Phases 1 through 4. Transportation Division approval of the Final Map demonstrates compliance with this condition.

20. **Turnaround:** The applicant shall provide a turn-around as shown on the tentative map in accordance with *El Dorado County Design and Improvements Manual (DISM), Standard Plan 114* or approved equivalent by local fire district.

Staff Verification: Consistent. Transportation Division and Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

21. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the TD for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of TD and 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 final map.

Staff Verification: Consistent. Execution of the Subdivision Improvement Agreement (SIA) and related Performance and Labor and Materialmen Bonds demonstrates compliance with this condition.

22. **Performance Bond:** 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 applicant shall provide a 100 percent performance surety and a 50 percent labor and materialmen's surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the sub divider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the TD.

Staff Verification: Consistent. Execution of the SIA and related Performance and Labor and Materialmen Bonds demonstrates compliance with this condition.

Transportation Standard-Standard Conditions

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and the Engineering Estimates demonstrates compliance with this condition.

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and Final Map demonstrates compliance with this condition.

25. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by TD 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).

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

26. **Vehicular Access Restriction:** Prior to filing of the map, the applicant shall record a vehicular access restriction along the entire frontage of Green Valley Road.

Staff Verification: Consistent. The Final Map Sheet 3 of 4 identifies the required vehicular access restriction along Green Valley Road frontage. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Consistent. The applicant has submitted draft Declaration of Annexation of Cameron Glen Estates Phase 5 for annexing Phase 5 into the existing Home Owners Association for Phases 1 through 4. Transportation Division approval of the Final Map demonstrates compliance with this condition.

28. **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. Exceptions would be allowed if it could be shown that construction beyond these times would be necessary to alleviate traffic congestion and safety hazards.

Staff Verification: Consistent. Note 12 under the Section entitled “El Dorado County Standard General Notes” on Sheet C2 of 24 of the Improvement Plans draws the contractor’s attention to this requirement. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

29. **DISM Consistency:** The developer shall obtain approval (as modified by these conditions herein) of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990), from the TD, and pay all applicable fees prior to filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and the Engineering Estimates demonstrates compliance with this condition.

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

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

31. **Improvement Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the TD. The RCD reviews and makes appropriate recommendations to the County. Upon receipt of the review report by the RCD, the TD 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.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

32. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a

temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the TD. The TD shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

33. **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 TD. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

34. **Drainage Study / SWMP Compliance:** The project proposes to construct more than 5000 square feet of new impervious surface. 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, and Low Impact Development (LID) Design Standards 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 at time of grading permit application, 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 TD.

It is recognized that this projects flooding impacts were analyzed in 2003 as a part of the final map application for phases 3 and 4 of Cameron Glen Estates (TM90-1199R; Supplemental Drainage Calculations for Cameron Glen – Phases 3 & 4, June 10, 2003, Gene E. Thorne & Associates). Construction of Phases 3 and 4 planned for and constructed flood mitigation for the current project in the form of a detention / retention pond located on Chesapeake Bay Circle within Phases 3 & 4.

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; and
- 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 TD prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans demonstrates compliance with this condition.

35. **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.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans, Final Map, and the submittal of the draft Declaration of Annexation of Cameron Glen Estates Phase 5 for annexing Phase 5 into the existing Home Owners Association for Phases 1 through 4 demonstrates compliance with this condition.

36. **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.

Staff Verification: Consistent. Transportation Division approval of the Improvement Plans and Final Map demonstrates compliance with this condition.

37. **NPDES Permit:** The project proposes to disturb more than one 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.

Staff Verification: Consistent. Transportation Division approval of the rough grading plans, improvement plans, and implementation of the SWPPP (WDID#5S09C377472) demonstrates compliance with this condition.

38. **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.

Staff Verification: Consistent. The applicant has submitted a Compliance with Conditions of Approval Binder on March 31, 2017 which acknowledges this condition and identifies that no new storm drains are proposed.

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

Staff Verification: Consistent. The applicant has submitted a Compliance with Conditions of Approval Binder on March 31, 2017 which acknowledges this condition.

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

Staff Verification: Consistent. This condition will be satisfied at time of building permit.

Air Quality Management District

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

Staff Verification: Consistent. This condition will be satisfied at time of building permit.

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

Staff Verification: Consistent. This condition will be satisfied at time of building permit.

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

Staff Verification: Consistent. This condition will be satisfied at time of building permit.

44. **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).

Staff Verification: Consistent. Note 16 under the Section entitled "El Dorado County Standard General Notes" on Sheet C2 of 24 of the Improvement Plans draws attention to this requirement. All AQMD Conditions of Approval have been included on Sheet C15 of 24 of the Improvement Plans. The Fugitive Dust Plan was approved by AQMD on September 23, 2016 demonstrating compliance with this condition.

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

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet C15 of 24 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Consistent. This condition will be satisfied at time of building permit.

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

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet C15 of 24 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

48. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here:

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

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet C15 of 24 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Consistent. All AQMD Conditions of Approval have been included on Sheet C15 of 24 of the Improvement Plans and draw the contractor's attention to this requirement. County approval of the Improvement Plans demonstrates compliance with this condition.

Cameron Park Fire Department

50. **Fire Flow:** 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.

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

51. **Fire Hydrants:** 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 hydrant(s) in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. The proposed hydrant location on the Preliminary Utility Plan map for the Cameron Glen Estates, Phase 5 is approved.

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

52. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety red enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

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

53. **Access Roads:** 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.

Staff Verification: Consistent. Fire Department approval of the Improvement Plans and Final Map demonstrates compliance with this condition.

54. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.

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

55. **Parking:** Parking will be allowed on one side of the street and no parking in the cul de sac for Jaoudi Court. On the fire hydrant side of the street and in the cul de sac the curb will be painted red and signed every 25 feet “No parking fire lane”. This shall be white letters on a red background.

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

56. **Fire Safe Plan:** This development shall be conditioned to develop and implement a Wildland Fire Safe plan that is approved by the Fire Department, prior to final map approval.

Staff Verification: Consistent. The existing Wildland Fire Safe Plan for Cameron Glenn Estates Phases 2 through 5 was amended to include Phase 5 through the Cameron Glen Estates Phase 5 Amendment A Supplemental Wildfire Management Plan prepared by William F. Draper, dated December 14, 2016, which demonstrates compliance with this condition.

County Surveyor’s Office

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

Staff Verification: Consistent. A monumentation bond demonstrates compliance with this condition.

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

Staff Verification: Consistent. A Road Name Petition was approved on November 9, 2017, which demonstrates compliance with this condition.

Cameron Park Community Services District

59. **Park In-lieu Fee:** Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is responsible for parkland dedication which shall be satisfied through payment of park in-lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of the appraisal, the applicant shall pay the park fee to the Cameron Park Community Services District and shall submit a copy of the receipt to El Dorado County Development Services Division-Planning Services prior to filing the Final Map.

Staff Verification: Consistent. The applicant submitted the required appraisal fee to Planning Services, and the fees were paid to the Cameron Park Community Services District as evidenced by Deposit Permit # 243090 demonstrating compliance with this condition.

El Dorado County Cemetery Administration

60. **Maintenance Easement:** A buffer zone of five feet shall be set aside on the north and a portion of the west sides of the Skinner cemetery as shown on the cemetery preservation plan. This maintenance easement will separate the cemetery from any building or fence defining a parcel property line. Cameron Glen Estates HOA shall keep this five foot buffer zone clear of weeds and debris allowing access for visitors and room for maintenance of the fence surrounding the cemetery.

Staff Verification: Consistent. The required maintenance easement is included on the final map and identifies the Homeowner's Association as the maintenance entity demonstrating compliance with this condition.

61. **Cemetery Sign:** An information sign shall be installed at the cemetery entrance with relevant information regarding cemetery regulations and contact information.

Staff Verification: Consistent. Applicant coordinated with the County Cemetery Administration and the required sign was included on the Improvement Plans. County approval of the Improvement Plans demonstrates compliance with this condition.

62. **Historical Sign:** A sign shall be placed at the entry of the access easement near Green Valley Road with historical information regarding the cemetery.

Staff Verification: Consistent. Applicant coordinated with the County Cemetery Administration and the required sign was included on the Improvement Plans. County approval of the Improvement Plans demonstrates compliance with this condition.

63. **Access Walkway:** The access walkway from Green Valley Road to the Skinner family cemetery shall be constructed of concrete and the easement shall be kept clear of brush, grass, debris, and garbage by Cameron Glen Estates HOA.

Staff Verification: Consistent. Applicant coordinated with the County Cemetery Administration and the required sign was included on the Improvement Plans. County approval of the Improvement Plans demonstrates compliance with this condition.

CAO-Economic Development Division-Housing Services

64. Should the project be approved with a portion of the units to be set aside as affordable, HCED staff would work with the applicant to identify any potential funding opportunities to assist in the development of the affordable units. For example, should the applicant wish to set aside 20 percent of the units as affordable, the project may be eligible for the County's TIM Fee Offset Program, reducing the cost of TIM fees on the affordable units in addition to receiving priority fast track processing for the review process. A complete list of funding opportunities along with incentives for including affordable units is obtainable by contacting the Housing, Community and Economic Development Programs at 530-621-5159. An affordable housing plan and agreement is required should affordable units become a condition of the project.

Staff Verification: Consistent. The Board of Supervisors approved an award through the County's Traffic Impact Mitigation (TIM) Fee Offset Program for Developments with Affordable Housing (Board Policy B-14) to restrict the 15 single family units for 20 years for moderate-income homeowners. On February 13, 2017, the Board of Supervisors approved a recommendation for a TIM Fee Offset for 50% of the TIM Fee amount for Zone 2 for all 15 units demonstrating compliance with this condition.

El Dorado Irrigation District (EID)

65. Construction fencing shall be placed along the EID public utility easement (PUE) boundary for the Gold Hill Intertie to ensure no work occurs within the PUE and no equipment drives over the waterline. No grading shall occur over the pipeline without EID's approval.

Staff Verification: Consistent. EID approval of the Improvement Plans demonstrates compliance with this condition.

66. There shall be an absolute minimum 3-foot separation between the outer edge of the existing EID waterline and the outer edge of proposed sound wall and sound wall footing. This may require special designs of the footings. EID shall be allowed the opportunity to review and approve the footing designed. The footings structural loading impacts on the waterline shall be evaluated and designed not to load the pipeline.

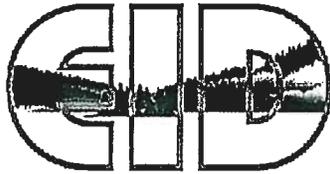
Staff Verification: Consistent. EID approval of the Improvement Plans demonstrates compliance with this condition.

67. As the site improvement plans are developed, the outer edge of the EID pipeline shall be potholed to verify clearance. EID would like to be present during the potholing and shall be notified by the applicant prior to the activity. The project shall alter the fence line/footing as required to provide the 3-foot clearance.

Staff Verification: Consistent. EID approval of the Improvement Plans demonstrates compliance with this condition.

68. Project exhibits show some sewer laterals located within driveways. Where space allows, sewer laterals and associated cleanouts shall not be placed in driveways. The exact location will be determined during review of the improvement plans.

Staff Verification: Consistent. EID approval of the Improvement Plans demonstrates compliance with this condition.



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: March 21, 2017

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS PROJECT NAME, LOCATION & APN

Cameron Glen Estates, LLC Cameron Glen Estates, Phase 5
Martin & Pearson Family Rev. Trust 8/2/2005 Winterhaven Dr. at Green Valley Rd.
2137 Louella Avenue, Venice, CA 90292 APN:083-031-13

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)
Note: If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

- 1. District has approved the final Facility Plan Report.
- 2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
- 3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
- 4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
- 5. Applicant has satisfied all other District requirements.

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

- 1. Applicant submits Facility Improvement Letter.
- 2. Applicant completes Water Service Application form.
- 3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
- 4. Applicable water/wastewater connection fees paid.
- 5. Applicant pays Bond Segregation Fees; if applicable.
- 6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

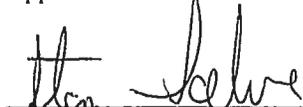
The District hereby grants this award for:

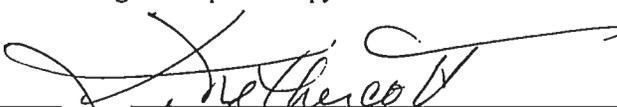
WATER: 15 EDUs (Equivalent Dwelling Unit).
RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).
WASTEWATER: 15 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2455DEV 750857
Service Purchase Project No.: 2628SP

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

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


Owner/Applicant Signature / AGENT
STAN SALVA


Development Services