

POR. NE 1/4 SEC. 8, T.9N., R.9E., M.D.M.  
CAMPOBELLO

J-141

119:38



Blk 109  
Pg 01



THIS MAP IS NOT A WARRANTY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Any omissions and inaccuracies are not guaranteed. Users should verify items with an independent land professional.

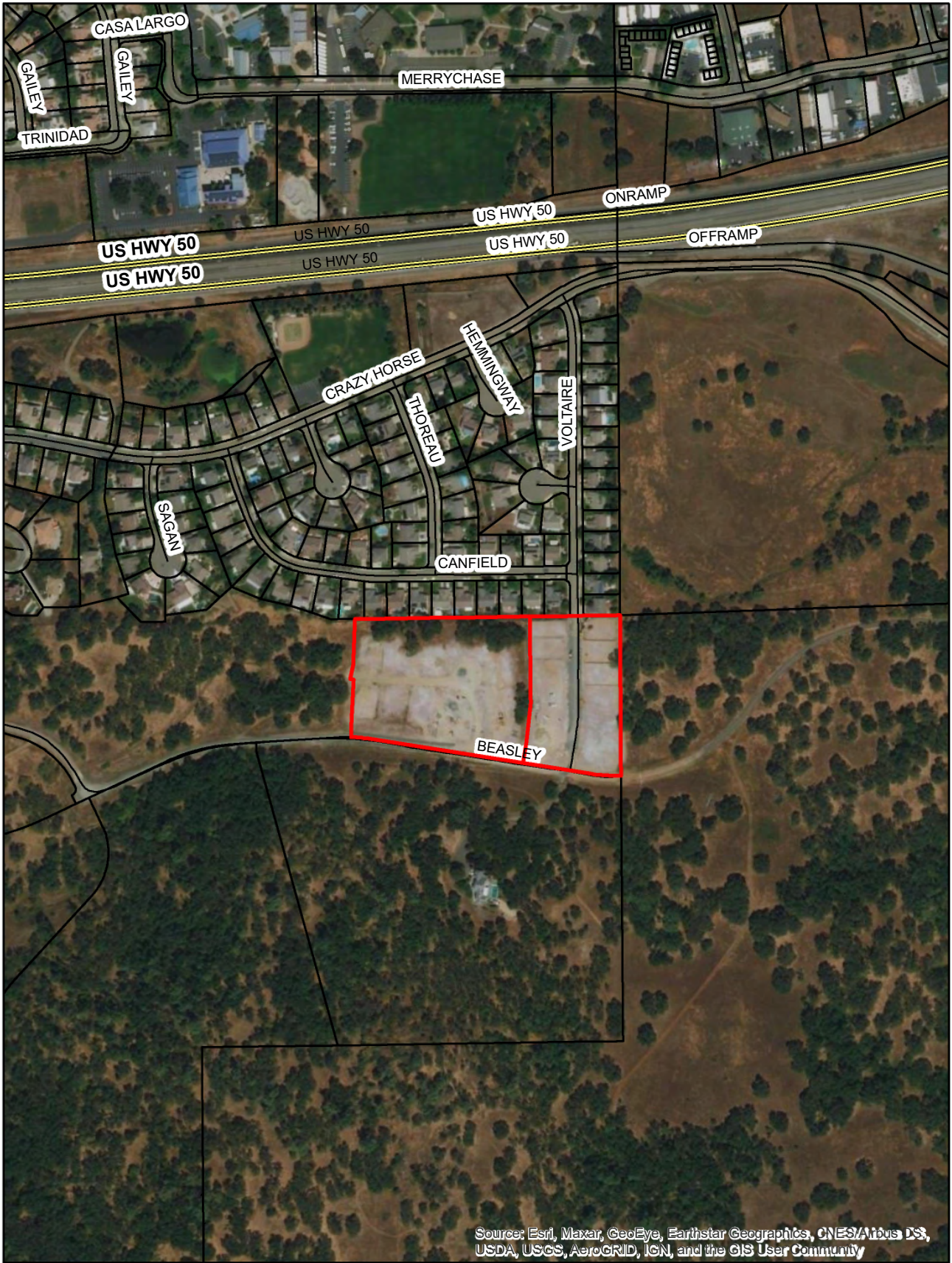
Acreages Are Estimates

Adjacent Map Pages Shown in Grey. This Assessor's Block Numbers Shown in Dashed.

Rev NOV 20, 2015

Assessor's Map Bk 119 - Pg. 38  
County of El

TM-F21-0006 Exhibit A: Assessor's Parcel Map



TM-F21-0006 Exhibit B: Location/Vicinity Map



**OWNER'S STATEMENT**

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO BEASLEY DRIVE, AND LOTS 'R-1' AND 'R-2' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

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

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'), ALL OF LOTS 'A', 'B', AND 'C', AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOTS 'R-1', 'R-2' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

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

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

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

CAMPOBELLO 24-8 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: LA JOLLA PACIFIC INVESTMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY, IT'S MANAGING PARTNER  
BY:

MICHAEL C. STETTNER  
IT'S MANAGING MEMBER

**NOTARY ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA )  
 )  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC,

PERSONALLY APPEARED, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON 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 SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND.

PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_

COMMISSION NO: \_\_\_\_\_

NAME \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

**CAMPOBELLO UNIT 1**

BEING LOTS 1 AND 2 OF THE CAMPOBELLO LARGE LOT FINAL MAP, S.D. J-141  
LYING WITHIN THE NE 1/4 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2021



SHEET 1 OF 5

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, THE SURVEY IS TRUE AND COMPLETE AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CAMPOBELLO 24-8 LLC IN OCTOBER, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: \_\_\_\_\_

KEVIN A. HEENEY, P.L.S. 5914



**PLANNING AND BUILDING DIRECTORS STATEMENT**

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 14, 2018 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

TIFFANY SCHMID  
DIRECTOR, PLANNING AND BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY:

PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY ENGINEER'S STATEMENT**

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

DATE: \_\_\_\_\_

ANDREW S. GABER, RCE 45187  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY SURVEYOR'S STATEMENT**

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

DATE: \_\_\_\_\_

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

BY:

BRIAN K. FRAZIER, P.L.S. 9190  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT**

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

DATE: \_\_\_\_\_

K.E. COLEMAN  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

BY:

DEPUTY

**BOARD CLERK'S STATEMENT**

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC USE, MARBLE VALLEY ROAD IN FEE TITLE, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOTS 'R-1' & 'R-2', WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

DATE: \_\_\_\_\_

KIM DAWSON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

BY:

DEPUTY

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_:\_\_\_\_:\_\_\_\_., IN BOOK \_\_\_\_\_, OF MAPS, AT

PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF LA JOLLA PACIFIC INVESTMENT, LLC.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO.

PREPARED BY ORANGE COAST TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

JANELLE K. HORNE  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY:

DEPUTY

**TRUSTEE'S STATEMENT**

THE UNDERSIGNED AS TRUSTEE UNDER DEEDS OF TRUST, RECORDED JUNE 26, 2020 AS INSTRUMENT NO. 2020-31097, OCTOBER 30, 2020 AS INSTRUMENT NO. 2020-61972 AND DECEMBER 29, 2020 AS INSTRUMENT NO. 2020-75828, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

FCI LENDER SERVICES, INC.  
A CALIFORNIA CORPORATION

BY:

\_\_\_\_\_  
DATE: \_\_\_\_\_

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

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STATE OF CALIFORNIA                    )  
  ) SS  
COUNTY OF \_\_\_\_\_                )

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC,

PERSONALLY APPEARED, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON 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 SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND.

\_\_\_\_\_  
NAME \_\_\_\_\_

PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_  
COMMISSION NO: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

**CAMPOBELLO UNIT 1**

**BEING LOTS 1 AND 2 OF THE CAMPOBELLO LARGE LOT FINAL MAP, S.D. J-141  
LYING WITHIN THE NE 1/4 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.**

COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2021



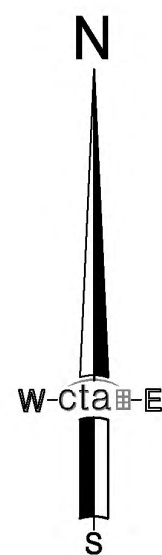
SHEET 2 OF 5

**LEGEND**

- DIMENSION POINT, NOTHING FOUND OR SET
- ✕ FOUND 5/8" REBAR W/ CAP STAMPED LS 2720 1970, N1/16, S8/S9
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND 3/4" C.I.P. STAMPED LS 4663
- ⊗ SET 5/8" REBAR W/ALUMINUM CAP STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- //// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- (OA) OVERALL

**REFERENCES**

1. S.D. J-141
2. S.D. H-144
3. S.D. I-6
4. P.M. 46-148



**CAMPOBELLO UNIT 1**

BEING LOTS 1 AND 2 OF THE CAMPOBELLO LARGE LOT FINAL MAP, S.D. J-141  
LYING WITHIN THE NE 1/4 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2021 SCALE: 1"=60'



SHEET 3 OF 5

**BASIS OF BEARINGS**

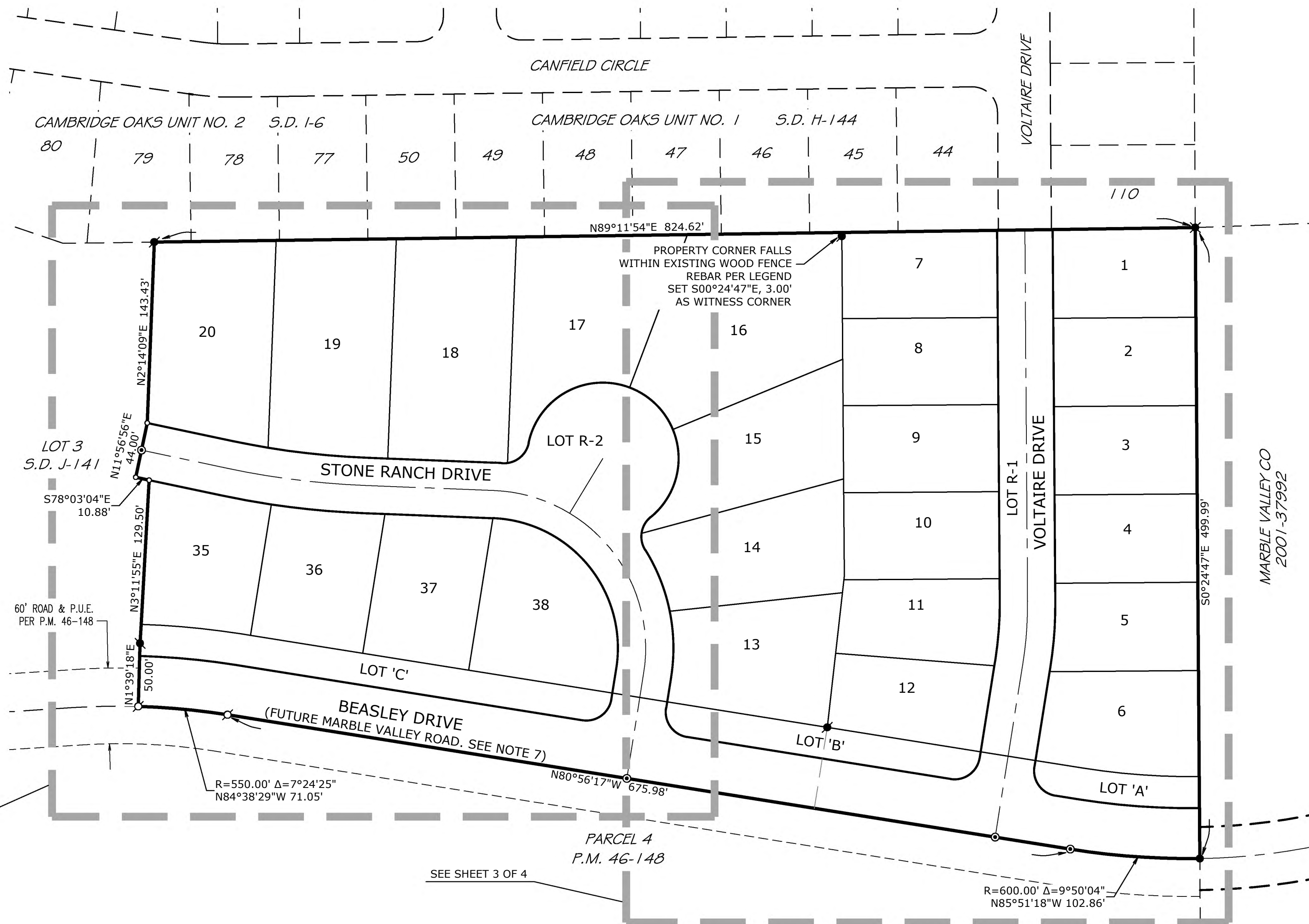
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF CAMPOBELLO, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, PAGE 141, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

**NOTES**

1. THIS SUBDIVISION CONTAINS 8.34 ACRES GROSS, CONSISTING OF 24 RESIDENTIAL LOTS, 5 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM 05-1403 APPROVED BY THE PLANNING COMMISSION ON JUNE 14, 2018.
2. LOTS 'R1' AND 'R2' SHOWN HEREON ARE DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION OR THE ZONE OF BENEFIT.
3. LOTS 'A', 'B', 'C' SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS, UNDERGROUND UTILITIES AND OPEN SPACE.
4. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
6. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WILDLAND FIRE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. DRAPER, DATED AUGUST 20, 2015 AND APPROVED SEPTEMBER 2, 2015, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.
7. BEASLEY DRIVE AS SHOWN HEREON IS TO BE NAMED "MARBLE VALLEY ROAD" UPON THE COMPLETION OF ROAD IMPROVEMENTS TO THE EAST AND WEST OF CAMPOBELLO UNIT NO. 1

**ABANDONMENT OF EASEMENTS**

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:  
1) THOSE PORTIONS OF MARBLE VALLEY ROAD AND VOLTAIRE DRIVE IRREVOCABLY OFFERED FOR DEDICATION ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 46, PARCEL MAPS, AT PAGE 148.



SEE SHEET 4 OF 4

SEE SHEET 3 OF 4

# CAMPOBELLO UNIT 1

BEING LOTS 1 AND 2 OF THE CAMPOBELLO LARGE LOT FINAL MAP, S.D. J-141  
LYING WITHIN THE NE 1/4 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.

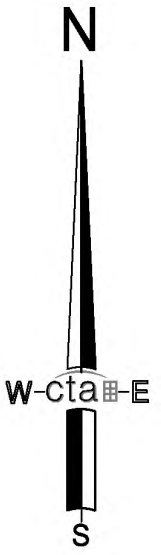
COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2021 SCALE: 1"=40'



SHEET 4 OF 5

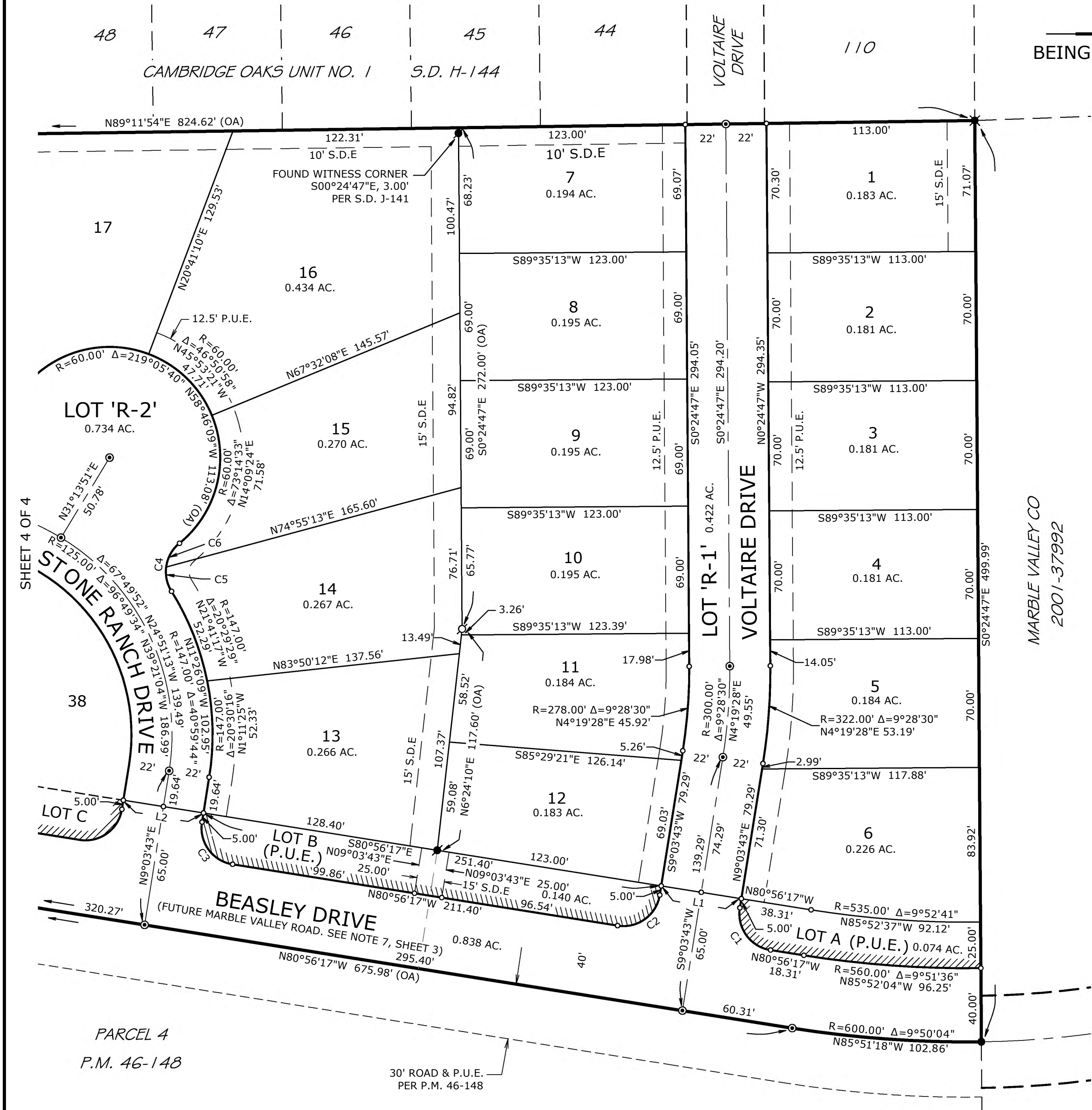
### LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 5/8" REBAR W/ CAP STAMPED LS 2720 1970, N1/16, S8/S9
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND 3/4" C.I.P. STAMPED LS 4663
- SET 5/8" REBAR W/ALUMINUM CAP STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ▬ VEHICULAR ACCESS RESTRICTION
- ▬ S.D.E. STORM DRAIN EASEMENT
- ▬ P.U.E. PUBLIC UTILITY EASEMENT
- (OA) OVERALL



LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N80°56'17"W	44.00'
L2	N80°56'17"W	44.00'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	BEARING	DIST.
C1	R=20.00'	Δ=90°00'00"	N35°56'17"W	28.28'
C2	R=20.00'	Δ=90°00'00"	S54°03'43"W	28.28'
C3	R=20.00'	Δ=90°00'00"	N35°56'17"W	28.28'
C4	R=20.00'	Δ=82°42'42"	N09°25'20"E	26.43'
C5	R=20.00'	Δ=39°28'26"	N12°11'48"W	13.51'
C6	R=20.00'	Δ=43°14'16"	N29°09'33"E	14.74'



PARCEL 4  
P.M. 46-148

30' ROAD & P.U.E.  
PER P.M. 46-148



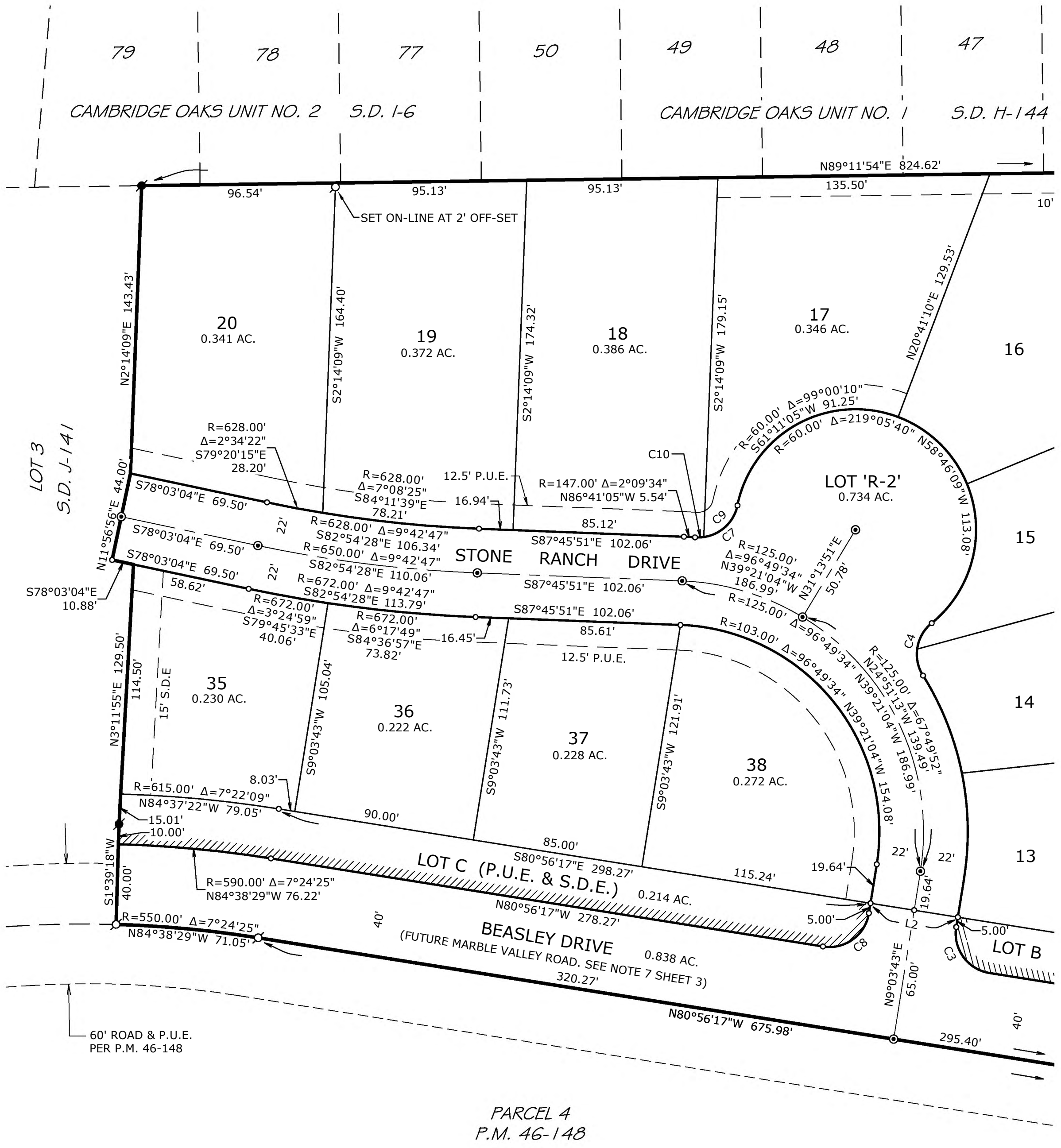
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BEING LOTS 1 AND 2 OF THE CAMPOBELLO LARGE LOT FINAL MAP, S.D. J-141  
LYING WITHIN THE NE 1/4 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
JUNE, 2021 SCALE: 1"=40'

cta Engineering & Surveying

SHEET 5 OF 5



## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊗ FOUND 5/8" REBAR W/ CAP STAMPED LS 2720 1970, N1/16, S8/S9
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- ⊗ VEHICULAR ACCESS RESTRICTION
- //// S.D.E. STORM DRAIN EASEMENT
- - - P.U.E. PUBLIC UTILITY EASEMENT
- (OA) OVERALL

LINE	BEARING	DIST.
L2	N80°56'17"W	44.00'

CURVE	RADIUS	DELTA	BEARING	DIST.
C3	R=20.00'	Δ=90°00'00"	N35°56'17"W	28.28'
C4	R=20.00'	Δ=82°42'42"	N09°25'20"E	26.43'
C7	R=20.00'	Δ=82°42'42"	N53°02'21"E	26.43'
C8	R=20.00'	Δ=90°00'00"	N54°03'43"E	28.28'
C9	R=20.00'	Δ=70°13'11"	N46°47'36"E	23.01'
C10	R=20.00'	Δ=12°29'31"	N88°08'57"E	4.35'



# REVISED TENTATIVE MAP CAMPOBELLO

COUNTY OF EL DORADO NOVEMBER, 2015 STATE OF CALIFORNIA  
 SHEET 1 OF 1

**OWNERS / APPLICANT**

WACHTER RONALD D & JOAN D  
 49 PARK ROAD  
 BURLINGAME, CA 94010

**MAP SCALE**  
 1" = 100'

**CONTOUR INTERVAL**  
 CONTOUR INTERVAL = AS SHOWN

**SOURCE OF TOPOGRAPHY**  
 AERIAL PHOTOGRAPHY

**SECTION, TOWNSHIP and RANGE**  
 A PORTION OF THE E 1/2 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.

**ASSESSOR'S PARCEL NUMBERS**  
 119-020-63

**EXISTING/PROPOSED ZONING**  
 ONE-FAMILY RESIDENTIAL (R1) & ONE-HALF ACRE RESIDENTIAL (R20,000)  
 NO CHANGE

**TOTAL AREA**  
 32.218 ACRES

**TOTAL NO. of LOTS**  
 45 SINGLE FAMILY LOTS  
 5 LANDSCAPE LOTS  
 1 PUBLIC FACILITY LOT (EID)  
 51 TOTAL LOTS

**MINIMUM SINGLE FAMILY LOT AREA**  
 7,944 SQUARE FEET

**MAXIMUM LOT AREA**  
 97,641 SQUARE FEET

**WATER SUPPLY**  
 EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL**  
 EL DORADO IRRIGATION DISTRICT

**STRUCTURAL FIRE PROTECTION**  
 EL DORADO COUNTY FIRE PROTECTION DISTRICT

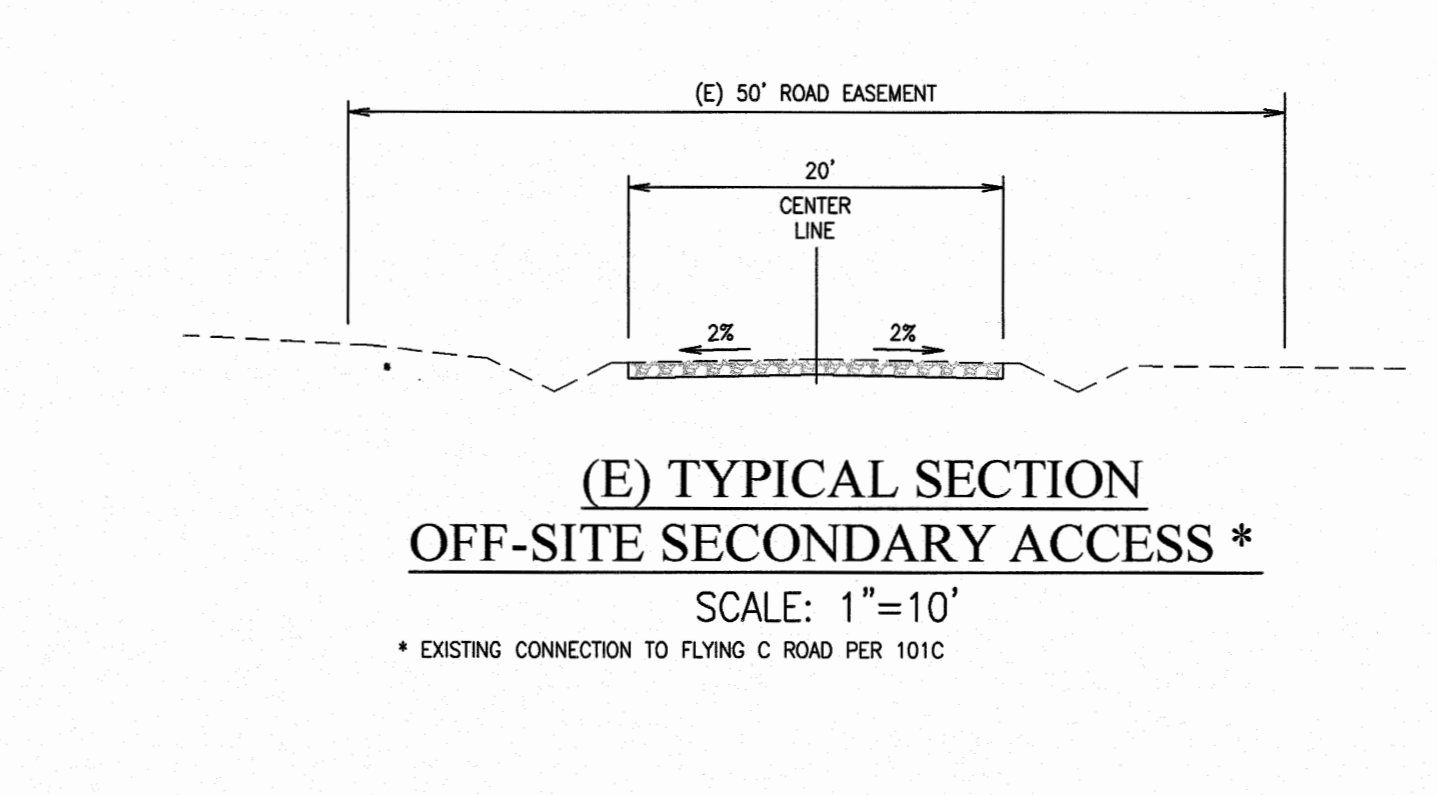
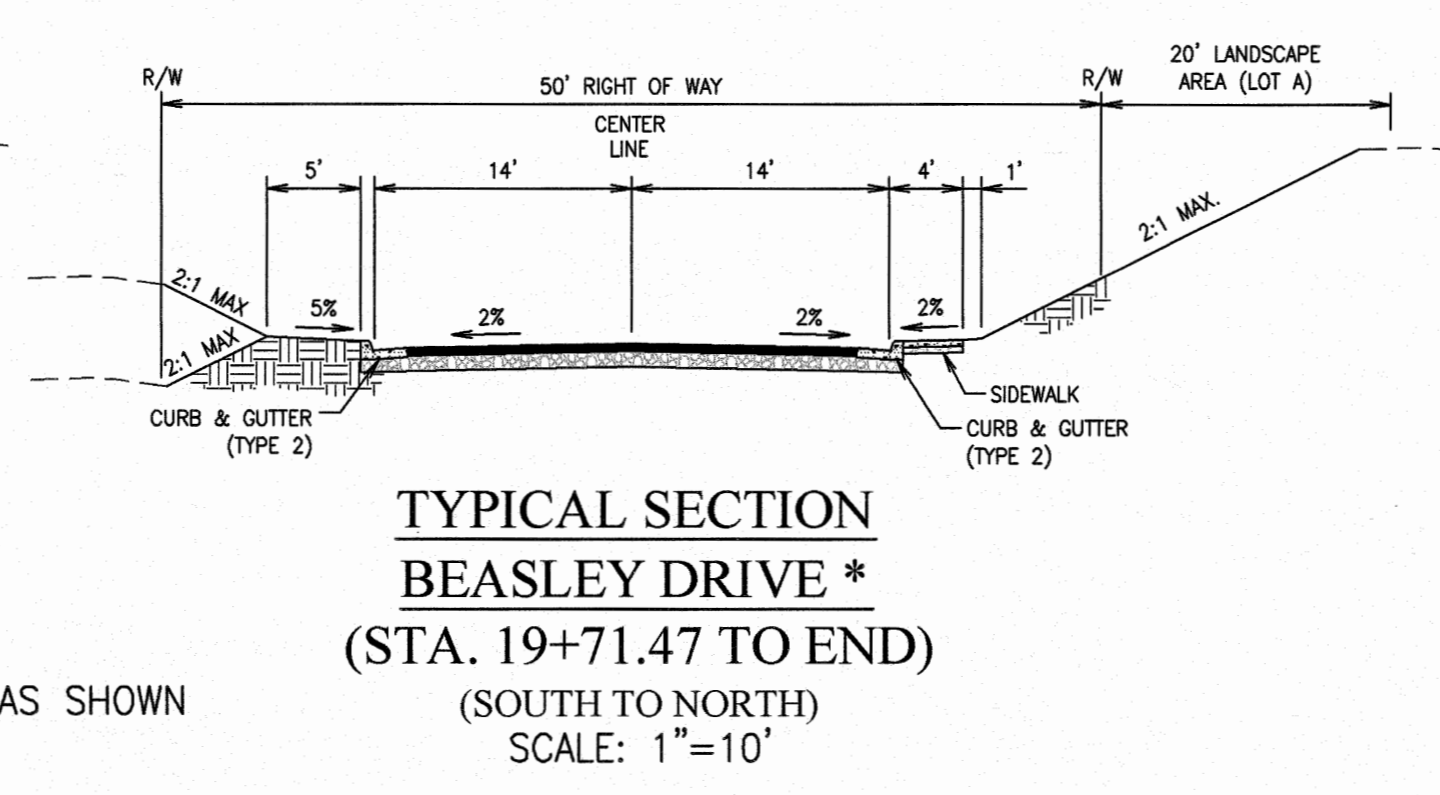
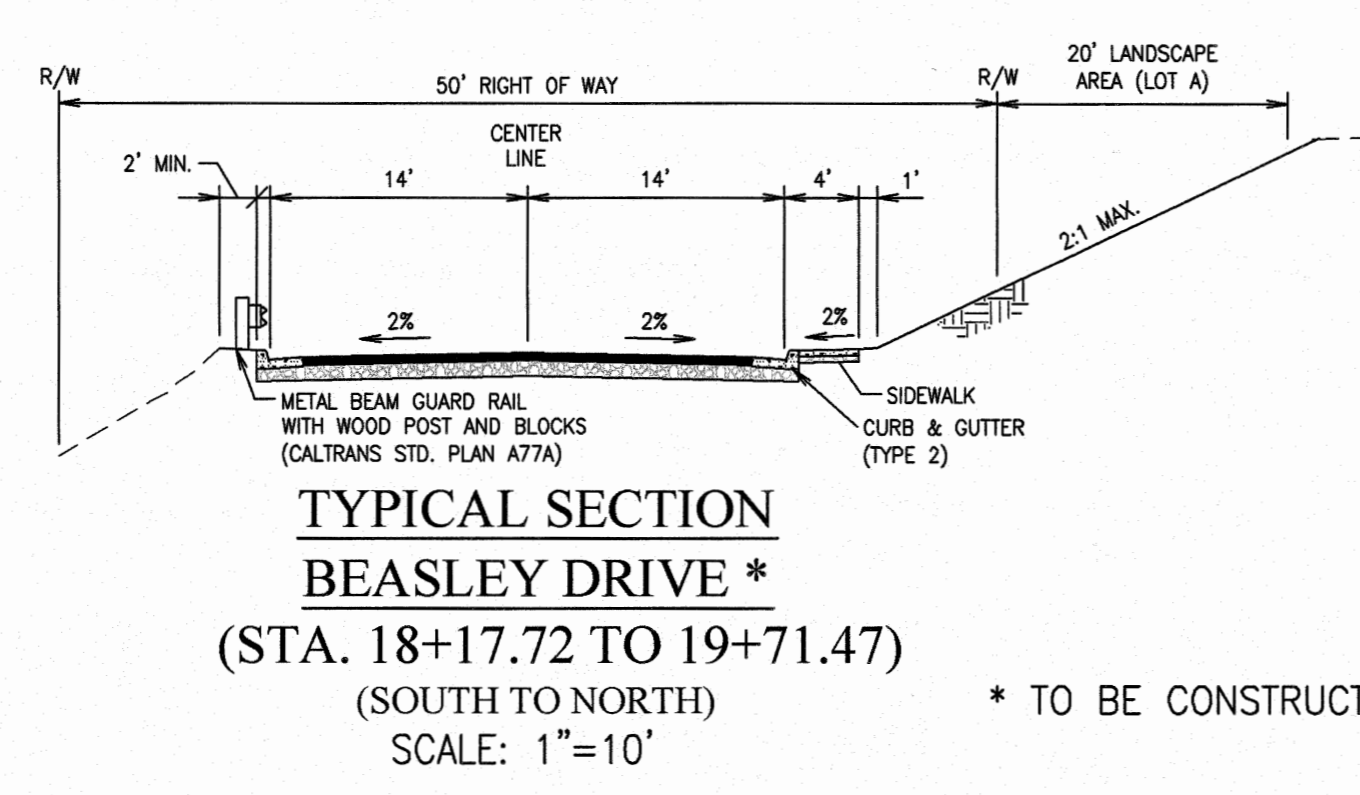
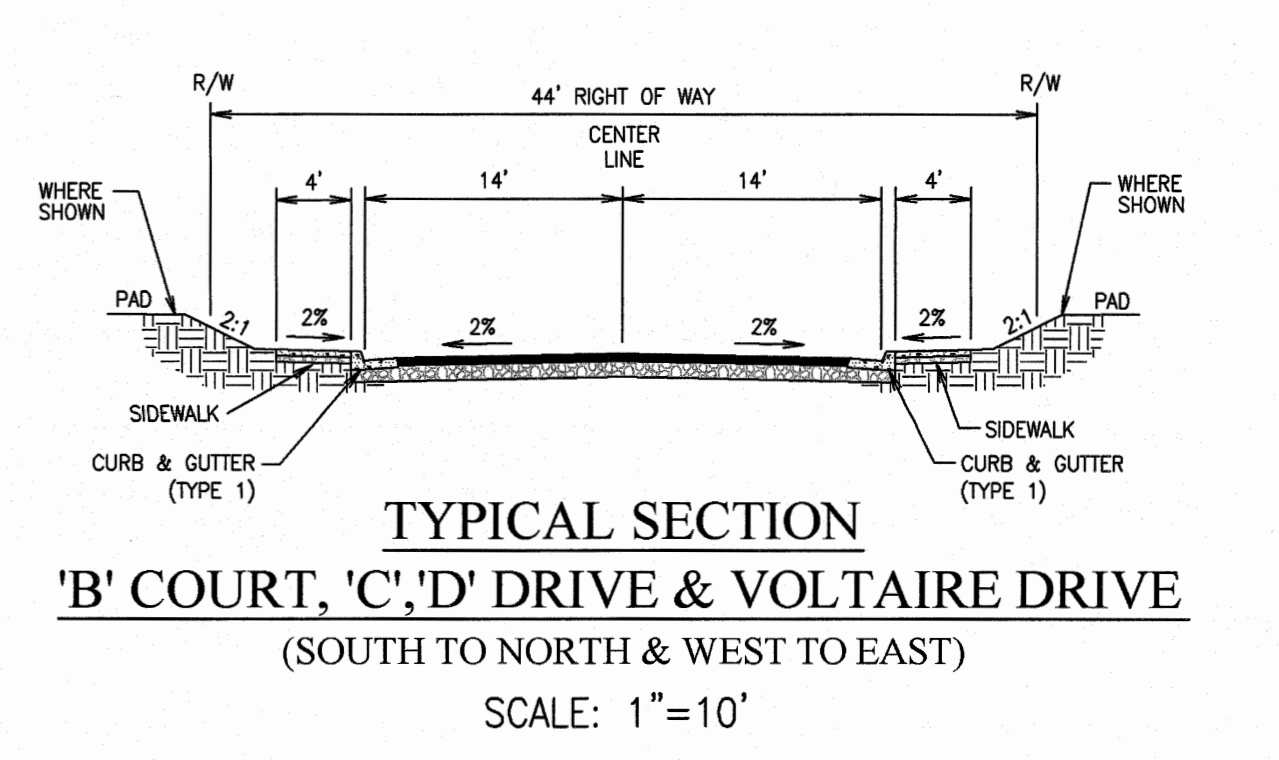
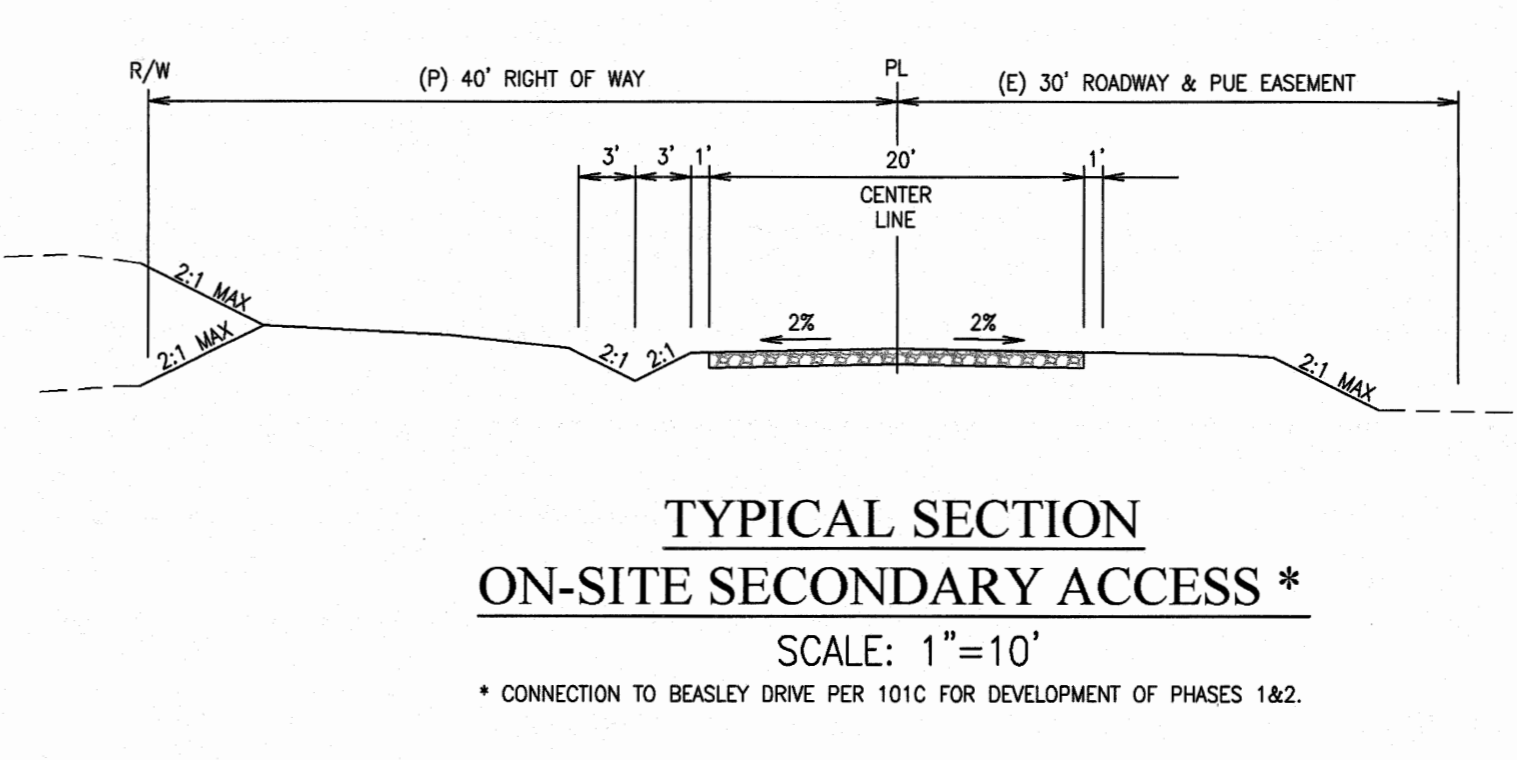
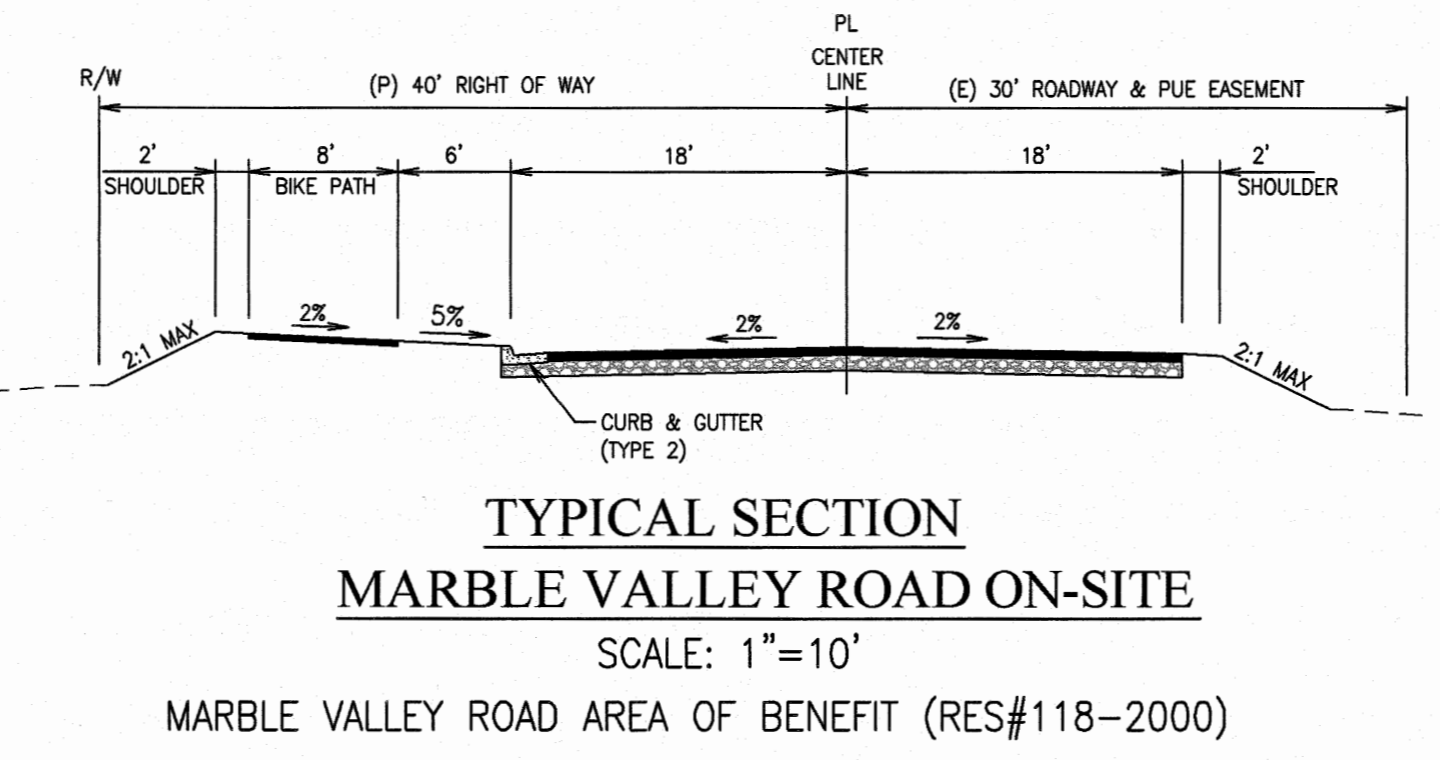
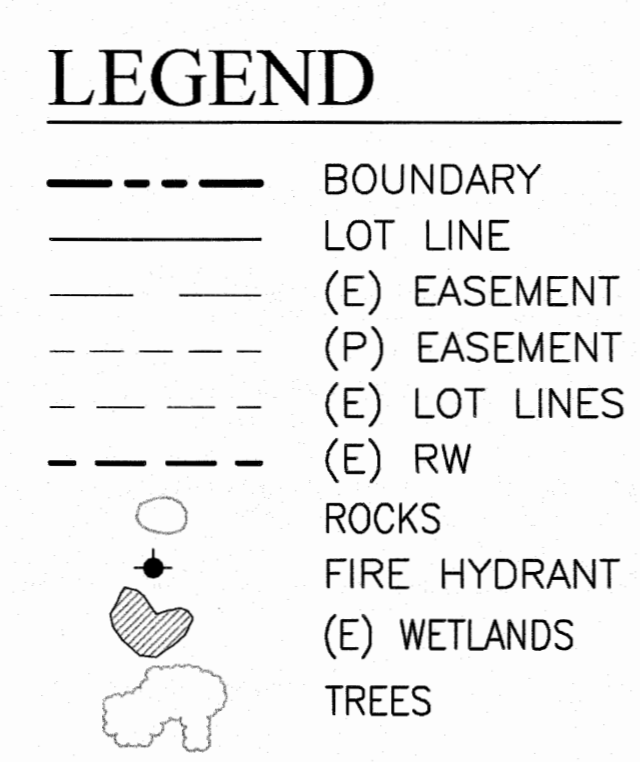
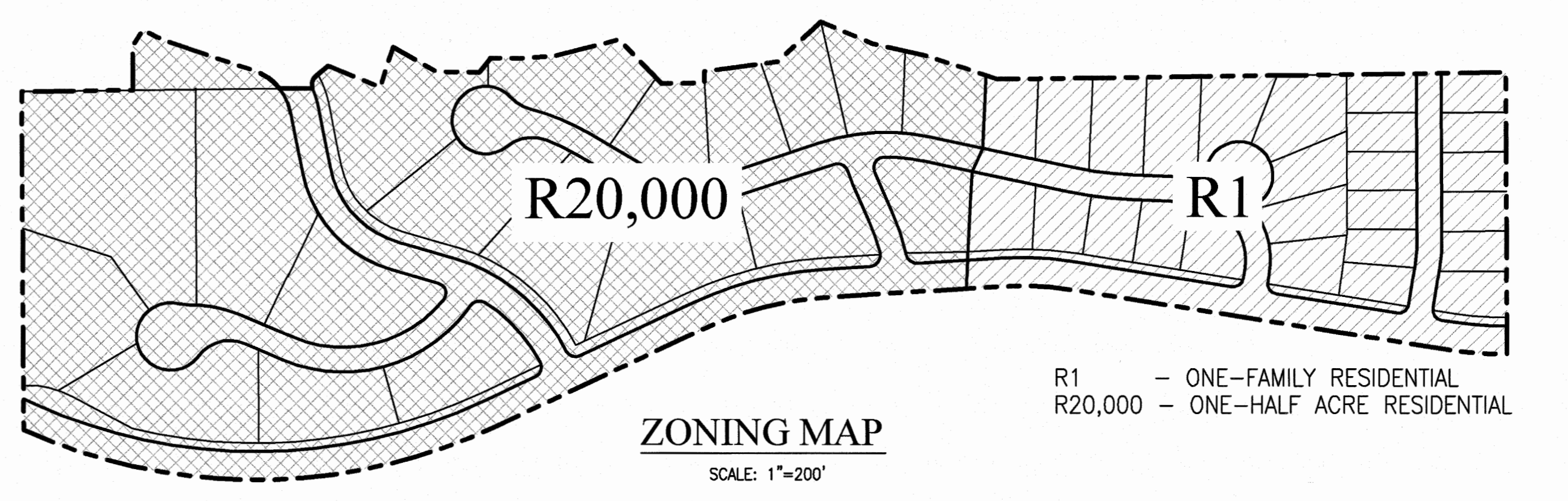
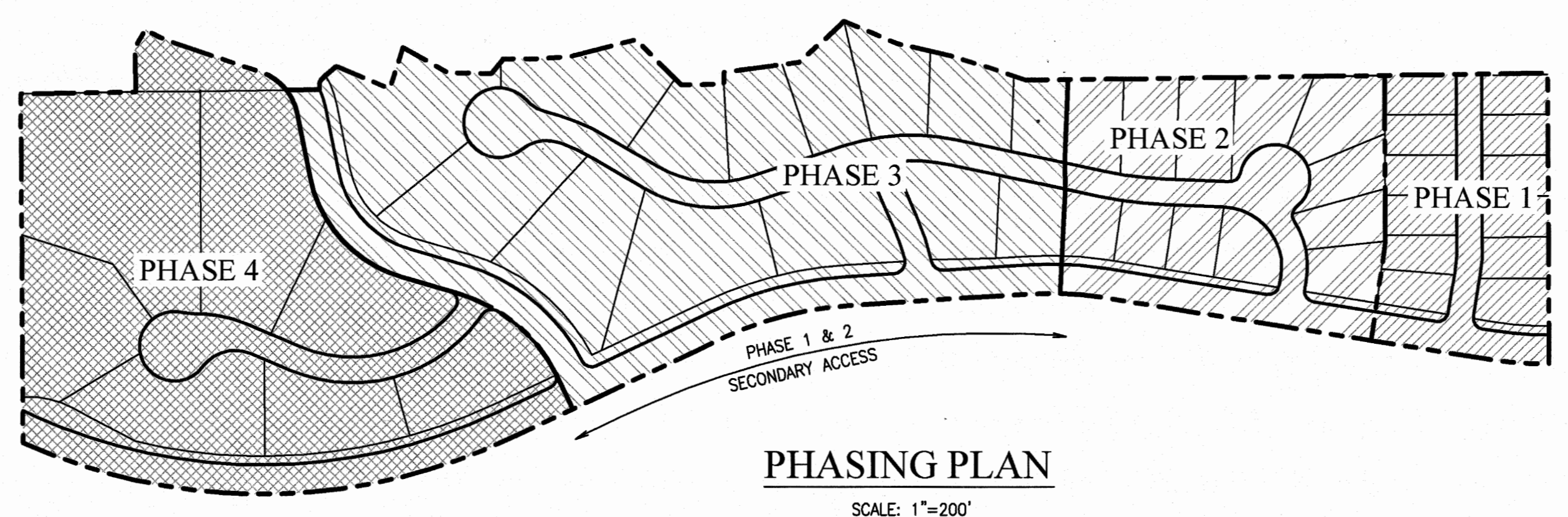
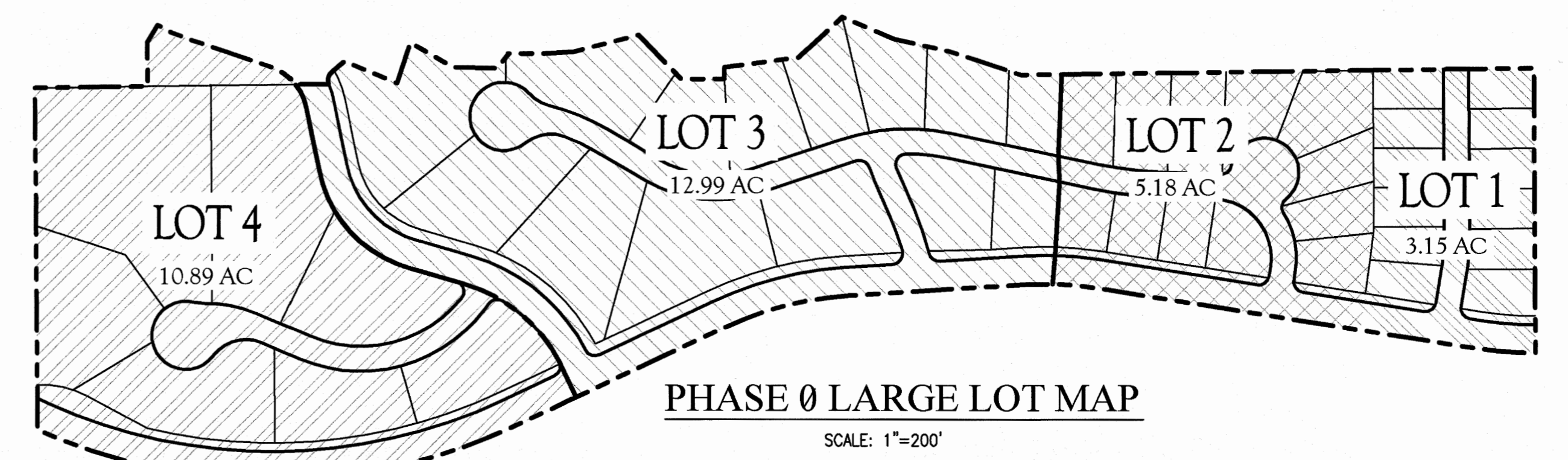
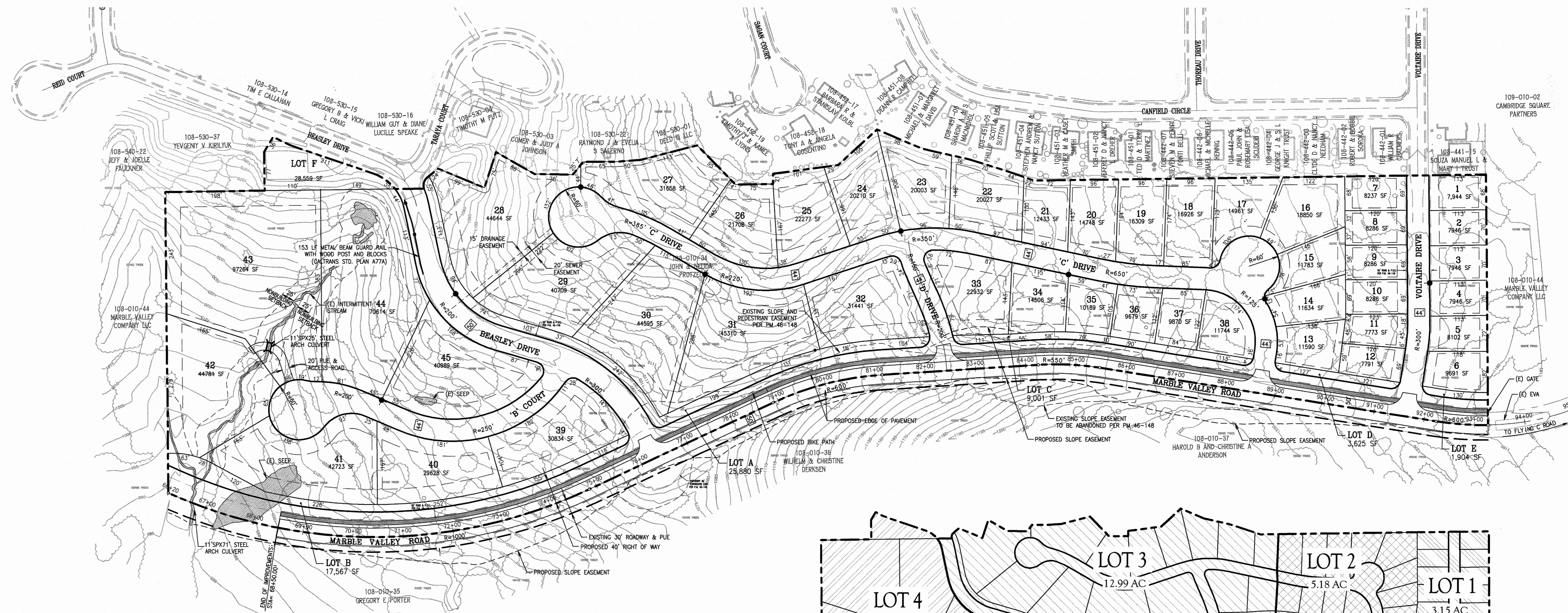
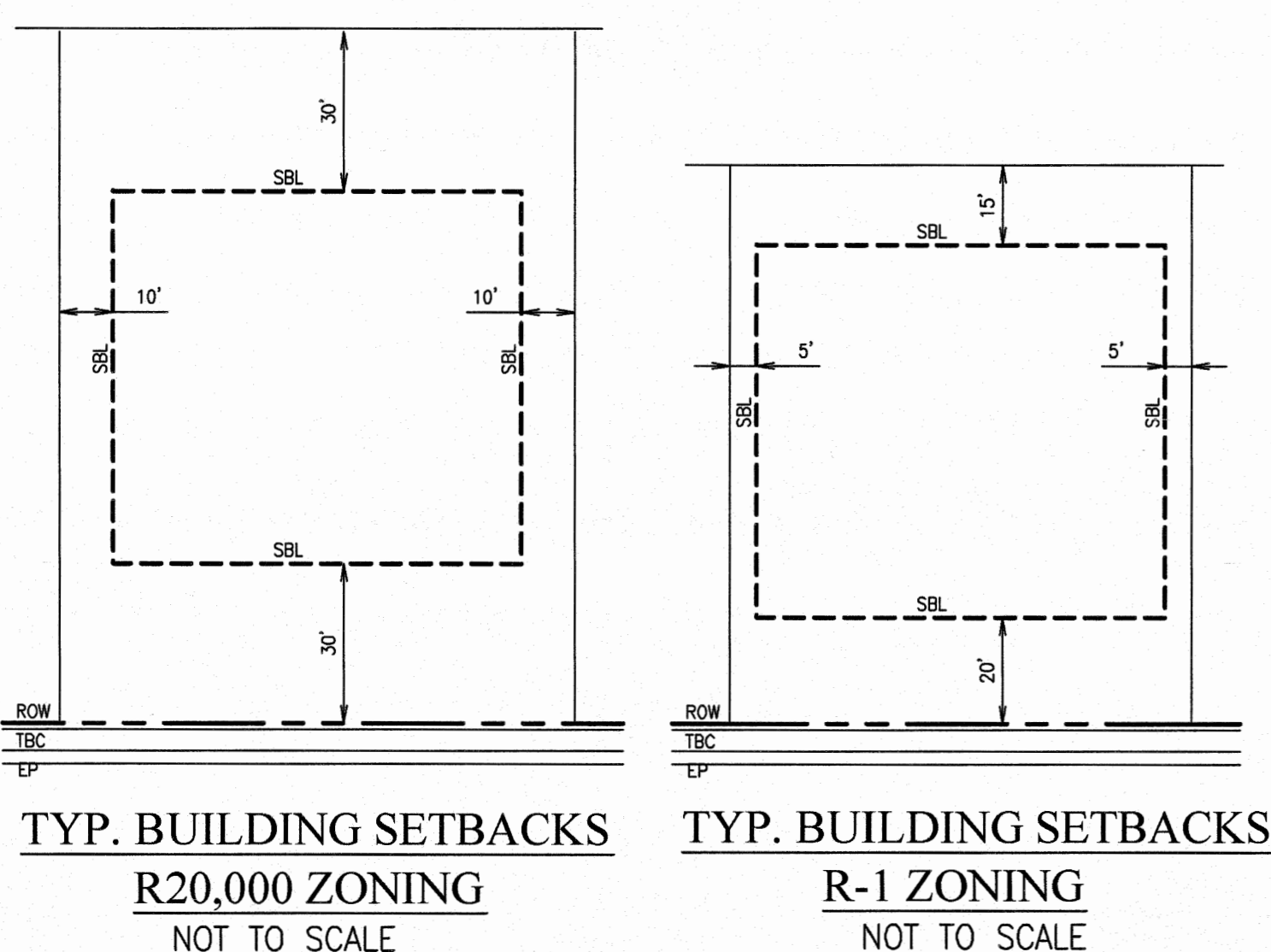
**DATE OF PREPARATION**  
 NOVEMBER, 2015

**PHASING PLAN NOTICE**  
 THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

**ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CAMPOBELLO HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

*Olga V. Sciorelli*  
 OLGA V. SCIORELLI R.C.E. 71204  
 71204 Exp. 12/17/17  
 12/14/15 DATE

- NOTES:**
- ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
  - ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON 'R' VALUE AND T.I.
  - ALL TYPICAL ROAD CROSS SECTIONS ARE SHOWN SOUTH TO NORTH AND WEST TO EAST.
- ..... PROPOSED FIRE HYDRANT LOCATION



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





**El Dorado Irrigation District**  
**METER AWARD LETTER**

This serves as an award for: DS0621-164 Date: June 16, 2021

SUBDIVISION  PARCEL SPLIT  OTHER

APPLICANT/S NAME AND ADDRESS	PROJECT NAME, LOCATION & APN
<u>Campobello, 24-8 LLC</u>	<u>Campobello Unit 1</u>
<u>Attn: Tom Kollen</u>	<u>Beasley Drive, Cameron Park</u>
<u>Email:tom@evergreencommunities.net</u>	<u>APN: 119-380-001, -002</u>

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: 26 EDUs (Equivalent Dwelling Unit).  
RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).  
WASTEWATER: 24 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3006DEV/849039  
Service Purchase Project No.: 3196SP

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

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

\_\_\_\_\_  
Owner/Applicant Signature

\_\_\_\_\_  
Development Services

**TM-F21-0006 Exhibit F**  
**Conditions of Approval Conformance Verification**  
**For Campobello Unit One Final Map**

The following is the verification of conformance of the proposed Campobello Unit One Final Map with the approved Campobello Unit One Tentative Subdivision Map (TM05-1403-R) and applicable conditions of approval as approved by the Planning Commission on June 14, 2018.

**Conditions of Approval**

1. This tentative subdivision map and zone change approval is based upon and limited to compliance with the Project description, dated June 2006, and Conditions of Approval set forth below. Any deviations from the Project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

**The project description is as follows:**

The “Project” is for a tentative subdivision map to create 45 lots ranging in size from 7,944 to 85,814-square-feet and a zone change from Estate Residential Ten-Acre (RE-10) to One-family Residential (R1) and One-half Acre Residential (R20,000). The “Project” includes two design waiver requests to construct a four-foot wide sidewalk in lieu of the six-foot wide sidewalk along the east side of Beasley Drive and both sides of Voltaire Drive, and reduce the right of way along Voltaire Drive and internal streets C and D Drive to 44-feet, as well as a reduction from 60-feet to 50-feet on Beasley Drive, all variations of the requirements of Standard Plan 101B.

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

*Staff Response: Condition Satisfied. The Campobello Unit One Final Map, which consists of 24 residential lots, two (2) private street lots, and three (3) miscellaneous lots, conforms to the Phase One portion of the TM05-1403-R approval. Phase Two will be submitted for recordation under a separate final map filing. Therefore, the project is consistent with this condition.*

**Conditions from the Mitigated Negative Declaration**

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

**TM+-F21-0006 Exhibit F:**  
**Verification of Campobello Unit One Final Map Conformance to Conditions of Approval**



2. The applicant shall avoid take of any active raptor nests, and pre-construction surveys shall be conducted by a qualified biologist no more than 30-days prior to initiation of the proposed development activities. The survey results shall be submitted to the California Department of Fish and Game (CDFG) and Planning Services prior to issuance of a grading permit. If active raptor nests are found on or immediately adjacent to the site, consultation must be initiated with CDFG to determine appropriate avoidance. The applicant shall follow the appropriate avoidance measures issued by CDFG. If no nesting is found to occur, then necessary tree removal may proceed, without additional notification to CDFG, upon approval by Planning Services.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Planning Services shall ensure that adequate surveys are prepared prior to issuance of grading permit.

*Staff Response: A pre-construction survey was performed by Barnett Environmental on May 14, 2019 prior to grading of the site. Pre-construction nesting bird surveys will be required if future grading is proposed and prior to any other site development. Therefore, the project is consistent with this condition.*

3. The Project applicant shall place construction fencing around the oak trees to protect them from disturbance during construction. Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding each oak tree unless otherwise specified by a certified Project arborist. This fenced area shall not be encroached for any reason, without authorization by the certified Project arborist. No materials, equipment, or vehicles shall be stored or parked within the projected tree zone. No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the trees without direct supervision of the Project arborist.

Monitoring Responsibility: Building Services

Monitoring Requirement: During construction, the building inspector shall ensure that protective fencing is properly erected and that the fenced area is not encroached, unless supervised by the Project Arborist on site.

*Staff Response: Condition Satisfied. Protective tree fencing is shown on the Improvement Plans approved on May 29, 2019; therefore, the project is consistent with this condition.*

4. Any oak trees removed from the site shall be mitigated as specified in the Interim Interpretive Guidelines for El Dorado County as adopted by the County on November 9, 2006. Mitigation for loss of tree canopy shall be implemented to reduce impacts from oak tree loss. Fulfillment of any one of the following options will reduce impacts to a less than significant level:

For tree replacement under Policy 7.4.4.4 of the General Plan, oak trees shall be replanted at a rate of 200 tree saplings per acre, or 600 acorns per acre, whether onsite or offsite. A tree planting and preservation plan is required prior to issuance of a grading permit. If the applicant chooses to replace removed trees offsite, an easement for offsite replacement must be obtained prior to the recordation of the Tentative Map. A letter from the certified Project arborist or qualified biologist verifying the replacement of trees and a contract for intensive to moderate maintenance and monitoring shall be required for a minimum of 15-years after planting. The survival rate shall be 90-percent. Any trees that do not survive during this period of time shall be replaced by the property owner. The arborist or biologist contract, planting and maintenance plan, and all compliance documents necessary to meet the Oak Woodlands Interim Interpretive Guidelines shall be provided to Planning Services prior to issuance of a grading permit.

Payment of all fees required under Option B of General Plan Policy 7.4.4.4 to the County's Integrated Natural Resources Management Plan (INRMP). Payment of fees shall be at a migration ratio of 2:1 and based on all impacted oak woodland acreage. Payment of fees and successful completion of this alternative is dependent upon County adoption and implementation of the INRMP by the County and approval of Planning Services.

Acquisition of an offsite conservation easement covering property with healthy oak woodland canopy area of 5.62-acres, equivalent to 100-percent of the oak canopy area proposed to be removed by the Project. The conservation easement shall be in close proximity to the Project site or within or adjacent to an Important Biological Corridor or Ecological Preserve, as designated in the General Plan. The conservation easement shall provide for the preservation of the area in perpetuity and shall include such terms, conditions, and financial endowments for monitoring and management deemed necessary by the County to ensure the long-term preservation of the oak woodland area. The easement shall be in favor of the County or a County-approved conservation organization.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Planning Services shall ensure the Project adheres to the Interim Interpretive Guidelines and the mitigation measure conditions.

*Staff Response: Condition Satisfied. The County Recorder's Office has reviewed and approved the submitted Conservation Easement Deed, Administrative Permit AOM19-0054. Therefore, this project is consistent with this condition.*

5. During preliminary site grading, a cultural resources specialist shall be present on site in the event that subsurface artifacts are uncovered. If a deposit is found to be significant, data shall be collected and consultation shall be initiated with the appropriate agency. Work in the area of the discovery shall be halted until artifacts can be evaluated in accordance with state and federal regulations regarding cultural resources. A contract



demonstrating that a cultural resources specialist has been retained for site grading activity shall be submitted to Planning Services for review prior to issuance of a grading permit.

Monitoring Responsibility: Building Services

Monitoring Requirement: During grading, Building Inspector shall ensure that a cultural resource specialist is on site.

*Staff Response: The Cultural Resources Study did not indicate that there were any resources in Unit One. Approval of the Improvement Plans which include Standard General Notes 17 and 44 and this mitigation measure warrant compliance to this condition. The Building Inspector will verify compliance during any future construction activities. Therefore, this project is consistent with this condition.*

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

Monitoring Responsibility: Building Services

Monitoring Requirement: Building Inspector shall ensure that construction documents indicate hour limitations as specified in mitigation measure.

*Staff Response: Condition Satisfied. Approval of the Improvement Plans which includes Standard General Note 12 and this mitigation measure warrant compliance to this condition. The Building Inspector will verify compliance during any future construction activities. Therefore, this project is consistent with this condition.*

7. This Project is located within or adjacent to an area which has wildlife resources and was referred to the California Department of Fish and Game. A \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County prior to filing a Notice of Exemption for the Project.

*Staff Response: Condition Satisfied. Payment of CDFG fee occurred on July 3, 2018 and is recorded as document number 09-2018-72. Therefore, this project is consistent with this condition.*

**Department of Transportation**

8. The applicant shall construct the following roadways as specified in Table 1.

TABLE 1		
ROAD NAME	ROAD WIDTH	EXCEPTIONS/NOTES
Marble Valley Road(on-site)	40 ft. roadway with 40 ft. ROW along	Std. Plan Type 2 vertical curb and gutter (no sidewalk), with Class I Bike Path. 40 ft. roadway with four (4) foot

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**Verification of Campobello Unit One Final Map Conformance to Conditions of Approval**

	frontage per Std Plan 101B	wide paved shoulder along frontage and 6 foot wide native shoulder on both sides of roadway. Required On-site improvements to Marble Valley Road are reimbursable through the “Area of Benefit for the Construction of Marble Valley Road” – Resolution 118-2000”  Section as shown on the revised Tentative Map
Marble Valley Road (off-site) Eastern Boundary to Flying ‘C’ Road	40 ft. roadway with 60 ft. ROW	No curb/gutter/sidewalk. Two (2) lane roadway. Required Off-site improvements of Marble Valley Road are reimbursable through the “Area of Benefit for the Construction of Marble Valley Road – Resolution 118-2000”  Timing for Improvement: Prior to Final Map for Phase 3
Voltare Drive	28 foot roadway  44 foot R/W  Per Std Plan 101B	Type 1 curb and gutter.  Four (4) foot wide sidewalks on both sides  Section as shown on Revised Tentative Map
Beasley Drive	28 foot roadway  50 foot R/W  Per Std Plan 101B	Four (4) foot wide sidewalk on north/east side only.  Reduced shoulder width and Metal  Beam Guard Rail on south/west side ~Sta. 18+17 to ~ Sta. 19+71.  Sections as shown on Revised Tentative Map.
‘C’ & ‘D’ Drive, ‘B’ Court	28 ft roadway (44 ft. ROW) per Std Plan 101B	Type 1 curb and gutter. No sidewalks, Type 2 vertical curb on ‘D’ Drive. Section as shown on Revised Tentative Map.

*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.*

*Required improvements of Marble Valley Road are reimbursable through the “Area of Benefit for the Construction of Marble Valley Road – Resolution 118-2000.”*

*Staff Response: Per Resolution Number 118-2000, as approved by the Board of Supervisors on May 2, 2000, an Area of Benefit for the construction of Marble Valley Road was created. Approval of the Improvement Plans warrants compliance to this condition. Therefore, this project is consistent with this condition.*

9. Offsite Improvements:

- a. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Cambridge Road/US 50 eastbound on/off ramps.
  - i. Striping and Signing for All-Way Stop Control (AWSC) as described in the Traffic Study. The applicant shall obtain an approved encroachment permit form Caltrans for the required improvements.
  - ii. In order to ensure proper timing for the installation of AWSC, the applicant shall be responsible to perform a supplemental traffic analysis in

**TM+-F21-0006 Exhibit F:**

**Verification of Campobello Unit One Final Map Conformance to Conditions of Approval**



- conjunction with each Final Map application to determine Level of Service (LOS) to include existing traffic (at the time of the Final Map) plus traffic generated by each Final Map.
- iii. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by the Final Map, the applicant shall construct the improvements prior to issuance of a Building Permit for any lot within that Final Map.
  - iv. If the necessary improvement is constructed by the County or others prior to triggering of mitigation by the Project, payment of TIM fees is considered to be the Project's proportionate fair share towards mitigation of the impact.

*Staff Response: Condition Satisfied. The updated traffic count coupled with the Technical Memo dated November 29, 2019 prepared by the Project Traffic Engineer warrants compliance with this condition. Therefore, the project is consistent with this condition.*

- 10. The required offsite improvements to Marble Valley Road are subject to the "Area of Benefit for the Construction of Marble Valley Road – Resolution 118-2000" (AOB) and shall be consistent with the MacKay & Soms "Conceptual Plans for the Improvements of Marble Valley", which were approved by DOT on September 3, 1999. The applicant shall update these Improvement Plans and from Sta. 68+50+ to Sta. 115+50+ to adhere to current County Design Standards and the improvements shall be substantially completed to the approval of DOT or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the Final Map for Phase 3.

*Staff Response: Condition Satisfied. This condition is not applicable to the area encompassed within the Unit One final map filing. Unit One is consistent with Phases One and Two of the TM05-1403-R approval. Therefore, this project is consistent with this condition.*

- 11. The required on and offsite improvements to Marble Valley Road shall be signed and striped as a two (2) lane road as shown on the approved Tentative Map and California Design Manual for Traffic Control and the required Onsite and Offsite Road Improvement Plans for Marble Valley Road.

*Staff Response: Condition Satisfied. This condition is not applicable to the area encompassed within the Unit One final map filing. Unit One is consistent with Phases One and Two of the TM05-1403-R approval. Therefore, this project is consistent with this condition.*

- 12. The applicant shall irrevocably offer to dedicate (IOD), in fee, 40-feet of right of way along the entire onsite frontage of Marble Valley Road, with the appropriate slope easements. This offer will be accepted by the County.

*Staff Response: The Final Map includes the dedication of the Marble Valley Road right of way as note number two on sheet three of the final map plan sheets. Therefore, the project is consistent with this condition.*

13. The applicant shall irrevocably offer to dedicate (IOD), in fee, 60-feet of right of way from the eastern boundary of this Project to Flying 'C' Road, where it intersects with Crazy Horse Road, with the appropriate slope easements, as depicted on the revised MacKay & Somps Conceptual Plans for the Improvements of Marble Valley, which were approved by DOT on September 3, 1999. This offer will be accepted by the County.

*Staff Response: This condition is not applicable to the area encompassed within the Unit One Final Map filing. Unit One is consistent with Phases One and Two of the TM05-1403-R approval. Therefore, this project is consistent with this condition.*

14. The applicant shall irrevocably offer to dedicate (IOD), in fee, adequate right of way to realign Flying 'C' Road to intersect with Marble Valley Road, with the appropriate slope easements, as depicted on the revised MacKay & Somps Conceptual Plans for the Improvements of Marble Valley, which were approved by DOT on September 3, 1999. This offer will be accepted by the County.

*Staff Response: This condition is not applicable to the area encompassed within the Unit One Final Map filing. Unit One is consistent with Phases One and Two of the TM05-1403-R approval. Therefore, this project is consistent with this condition.*

15. The applicant shall irrevocably offer to dedicate (IOD) a 50-foot road and public utility easement for Beasley Drive, prior to filing the Final Map. This offer will be rejected by the County.

*Staff Response: This condition is not applicable to the area encompassed within the Unit One Final Map filing. Unit One is consistent with Phases One and Two of the TM05-1403-R approval. Therefore, this project is consistent with this condition.*

16. A vehicular access restriction shall be established along the entire north side of the onsite frontage of Marble Valley Road except for the proposed access locations shown on the Tentative Map prior to filing the Final Map. All lots that front on two roads shall take access on the minor roadway, and a non-vehicular access easement shall be established along the entire frontage on the major roadway.

*Staff Response: The Final Map includes the Access Restriction. County approval of the Final Map warrants compliance to this condition. Therefore, the project is consistent with this condition.*

17. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued



for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied.

*Staff Response: This condition will be verified upon building permit issuance. Therefore, this project is consistent with this condition.*

18. The applicant shall join and/or form, prior to filing the Final Map, a Zone of Benefit or entity satisfactory to County, to maintain all onsite roads and/or drainage facilities. Marble Valley Road is not subject to this condition.

*Staff Response: Conditions Covenants and Restrictions (CC&R) for the establishment of a Home Owners Association (HOA) are provided as part of this Final Map filing. Therefore, this project is consistent with this condition.*

19. Offsite Improvements (Acquisition): As specified elsewhere in these Conditions of Approval, the applicant is required to perform offsite improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said offsite improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The Agreement will allow the County to acquire the title or interests necessary to complete the required offsite improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition with the acquisition of the title or inters; provide a cash deposit letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the offsite improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibits map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the offsite improvements, prepared by a Civil Engineer.

*Staff Verification: The project proponent has acknowledged this condition as it is not applicable to the Unit One Final Map filing. Therefore, the project is consistent with this condition.*

20. The applicant shall adhere to all DOT standard conditions as specified on Attachment A, which were provided to the Applicant's engineer on June 7, 2007.

*Staff Verification: DOT has verified the project has adhered to this condition. Therefore, the project is consistent with this condition.*

21. Should the property located adjacent to the Project to the south (Assessor's Parcel Number 119-020-35) obtain Tentative Map approval from the County prior to construction of Marble Valley Road, the applicant shall be responsible for posting security totaling one-half of the cost of the onsite improvements described in special Project Condition 1 to be constructed as a part of Phase 4 as shown on the Tentative Map.

*Staff Verification: This condition is not applicable to the area encompassed within the Unit One Final Map filing. Therefore, this condition is not applicable to this project.*

### **El Dorado County Fire Protection District**

22. The District shall require eight new hydrants, of Muller model Centurion 200, for this project, as approved by the Fire District in an appropriate location. The applicant shall install the hydrants along with roadway and utility improvements.

*Staff Verification: Fire hydrants are shown on the Tentative Map and have been verified by the El Dorado County Fire Protection District as consistent with this condition. Therefore, this project is consistent with this condition.*

23. The developer shall construct Beasley Road and Voltaire Drive to a 28-foot roadway width.

*Staff Verification: Beasley Drive roadway improvements are not applicable for the Unit One phase. Therefore, this condition is not applicable to this project.*

24. The developer shall limit on-street parking for Roads C and D on only one side of the street prior to occupancy. No parking signs or red curbs are required.

*Staff Verification: This restriction is recorded on the Final Map. Therefore, the project is consistent with this condition.*

25. A Fire Safe Plan, approved by CDF and El Dorado County FPD, is required prior to occupancy.

*Staff Verification: A Wildfire Safe Plan dated December 6, 2015 was approved by the El Dorado County Fire Protection District on January 12, 2016. Therefore, this project is consistent with this condition.*

26. The developer shall ensure that cul-de-sacs and all access roads are open to public use with no gates immediately prior to and after occupancy.



*Staff Verification: This condition will be verified upon occupancy permit issuance. Therefore, this condition is not applicable to this project at this time.*

### **Planning Services**

27. The applicant shall provide to Planning Services, a meter award letter or similar document from EID, prior to filing the Final Map.

*Staff Verification: A meter award letter dated June 16, 2021 grants 26 Equivalent Dwelling Unit (EDU's) of water, 24 EDU's of wastewater, and no EDU's of recycled water.*

28. 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 applicant shall pay all fees at the time of filing the Final Map.

*Staff Verification: The property had been issued a park in-lieu fee appraisal on May 18, 2021. These fees were paid on June 15, 2021. Therefore, this project is consistent with this condition.*

29. The subdivider shall pay a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

*Staff Verification: This fee was paid on April 16, 2021 and park in-lieu fee as noted in Condition of Approval No. 28 . Therefore, the project is consistent with this condition.*

30. The developer shall enter into an agreement with the school districts to pay the sum of \$8,288.00 per residential unit constructed within the boundaries of the subdivision. The agreement shall provide for an annual adjustment in the fee by the increase in the Engineering News Record Construction Cost Index. The increase is calculated by the districts as of January 1 of each year and implemented on July 1 of each year. The applicant shall contact the County Office of Education prior to the issuance of any building permits to verify the applicable fee at the time of building permit issuance. The Owner of record shall pay the fee at the time the building permit is issued. The Owner of record shall record on the property the agreement or a notice of restriction to alert subsequent Owners of this obligation.

*Staff Verification: This condition will be verified upon Building Permit issuance. Therefore, the project is consistent with this condition.*

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

*Staff Verification: The project proponent has acknowledged this condition. No legal action against this project or landowner has been instituted as of the approval of the Final Map. Therefore, this project is consistent with this condition.*

32. 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: The project proponent has acknowledged this condition. Therefore, this project is consistent with this condition.*

33. All Development Services Planning fees shall be paid prior to issuance of any Building Permit.

*Staff Verification: This condition will be verified upon Building Permit issuance. Therefore, this project is consistent with this condition.*

#### **Surveyor's Office**

34. 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 the surety of work to be done by bond or cash deposit. The Project applicant shall ensure that verification of set survey monuments, or amount of bond or deposit are acceptable to the County Surveyor's Office.

*Staff Verification: A Monumentation fee estimate of \$7,500.00 was issued by the County Surveyor's Office on March 26, 2019. This fee estimate memo was agreed to via signature by both parties on October 4, 2019. Therefore, the project is consistent with this condition.*

35. The applicant shall file a completed road name petition for roads serving the development with the County Surveyor's Office prior to filing the Final Map.

*Staff Verification: A Road Name Petition was approved by the County Surveyor's Office on January 30, 2019. Therefore, the project is consistent with this condition.*

#### **El Dorado County Resource Conservation District (RCD)**

36. Prior to grading operations, the developer shall contact the District for review of an erosion control plan. The erosion control plan must be approved by the District prior to grading operations.

*Staff Verification: The project proponent has included an RCD letter dated December 3, 2018 which verifies conformance to this condition. Therefore, this project is consistent with this condition.*

37. Revegetation of all disturbed soils will be accomplished with approved amounts and types of vegetative species, mulch, and fertilizer materials per the “El Dorado County Erosion Control Requirements and Specifications – MLRA18.” The applicant shall include these specifications as a part of the engineering drawings for the Project.

*Staff Verification: These specifications are found within the Improvement Plans. Therefore, this project is consistent with this condition.*

38. The applicant shall analyze the downstream drainage areas for the capacity of existing structures to adequately handle runoff created by the proposed development and problems related to erosion control. The applicant shall complete this as part of the erosion control plan.

*Staff Verification: An analysis of drainage impacts is provided within the Improvement Plan Sheets. Therefore, this project is consistent with this condition.*

#### **California Regional Water Quality Control Board**

39. The applicant shall obtain a permit for the project under the National Pollutant Discharge Elimination System (NPDES). The applicant shall obtain the General Permit to cover this project prior to construction.

*Staff Verification: This condition will be verified upon Building Permit issuance. Therefore, this project is consistent with this condition.*

40. The project applicant shall obtain a 401 Water Quality Certification prior to issuance of a grading permit.

*Staff Verification: This condition is not applicable at this time. Therefore, the project is consistent with this condition.*

#### **Cameron Park Community Services District**

41. Should the property be annexed into the CSD prior to filing the final map, the developer shall pay adequate park fees, based on County appraisal. The developer shall ensure that any CC&Rs established for the project are reviewed and approval by the CSD.

*Staff Verification: The property is not within the Cameron Park CSD. As such, the CCR’s and the park fees will be executed for the subdivision. The property had been issued a park in-lieu fee appraisal on May 18, 2021- these fees were paid on June 15, 2021. Therefore, this project is consistent with this condition.*



**El Dorado County Department of Environmental Health**

42. Project applicant shall adhere to Rules 223, 223.1, and 223.2 during construction. The applicant shall submit a Fugitive Dust Plan Application or Asbestos Dust Mitigation Plan Application to and receive approval by the District prior to the issuance of a grading permit and start of project construction.

*Staff Verification: An Erosion and Dust Control Plan sheet, shown on sheet 15 of the improvement plans, shows adherence to these rules. Therefore, this project is consistent with this condition.*

43. Project construction shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

*Staff Verification: Adherence to this rule is shown within the improvement plans. Therefore, the project is consistent with this condition.*

44. Burning of wastes on-site requires the applicant contact the District prior to the commencement of any burning for necessary burn permit requirements. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.

*Staff Verification: The project proponent acknowledges this condition. Therefore, the project is consistent with this condition.*

45. The project construction shall adhere to District Rule 215 Architectural Coatings.

*Staff Verification: The project proponent acknowledges this condition. Therefore, the project is consistent with this condition.*