

AUG 12 PM 4:53

RECEIVED  
PLANNING DEPARTMENT

POR. SECS. 5 THRU 9, T.9N., R.9E., M.D.M.

119:02

1" = 1,200'

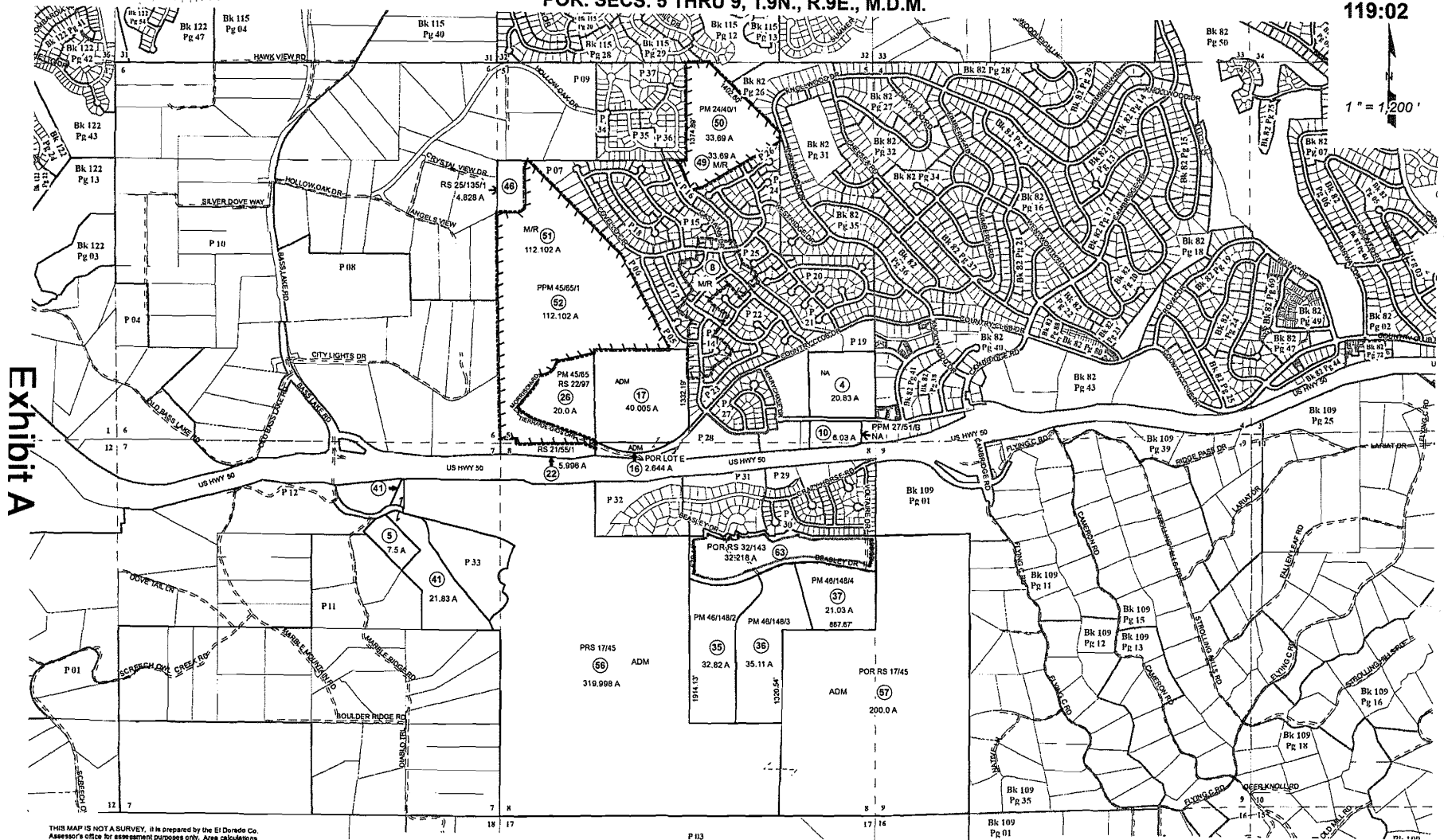


Exhibit A

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

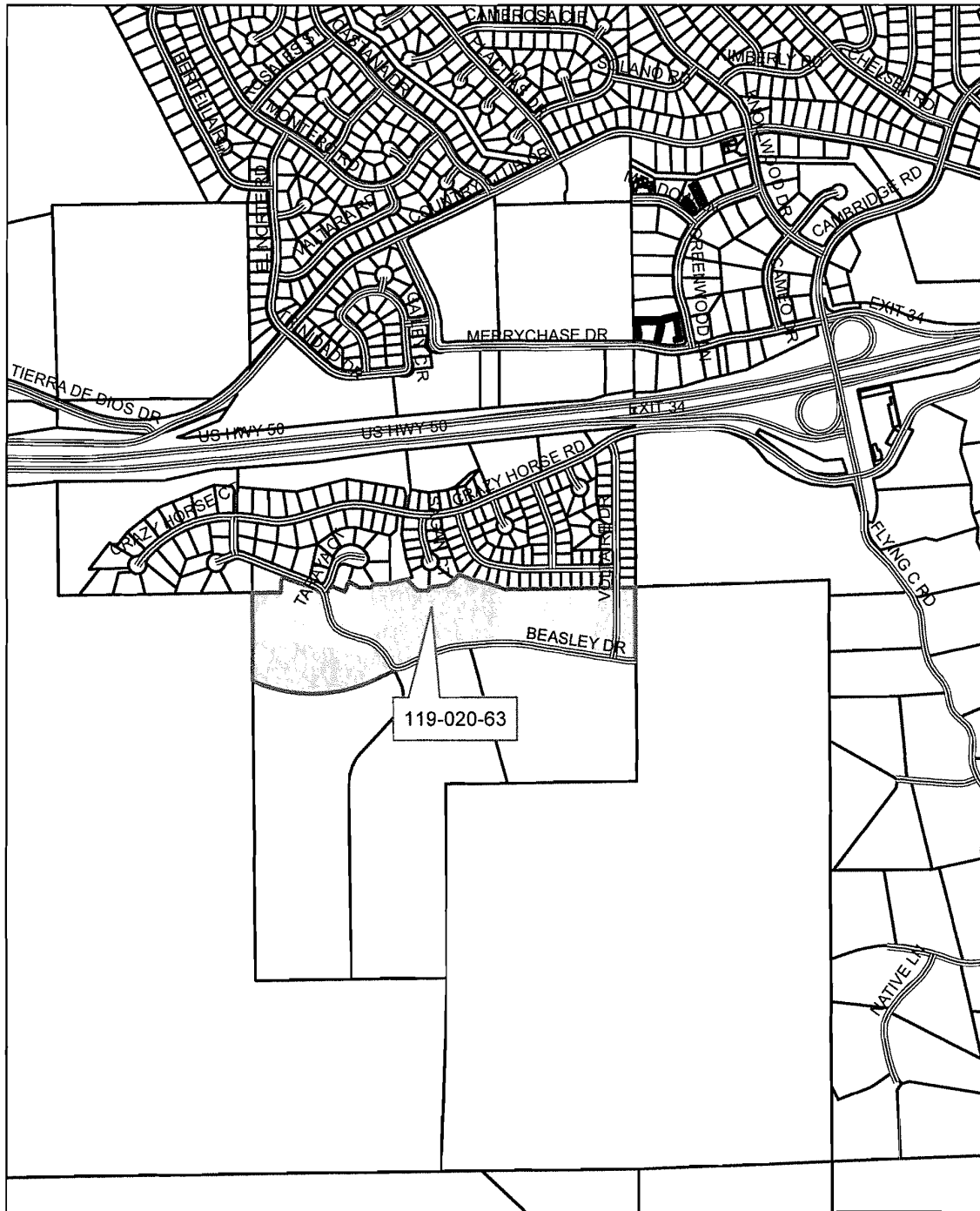
Acreages Are Estimates

P 113  
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. NOV 21, 2014

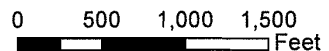
Assessor's Map Bk. 119 - Pg. 02  
County of El Dorado, CA

TM 05-1403-F



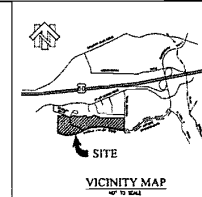
**File No. TM05-1403-F**  
**Campobello Large Lot Final Map**  
**Location Map**

**Exhibit B**



# TENTATIVE MAP CAMPOBELLO

COUNTY OF EL DORADO      APRIL, 2007      STATE OF CALIFORNIA  
SHEET 1 OF 1



SCALE: 1"=100'

**OWNERS / APPLICANT**  
PROTZEL PROPERTIES  
JOHN AND LARRY PROTZEL  
3908 WATSONIA GLEN DRIVE  
EL DORADO HILLS, CA 92732

**ENGINEER**  
CTA Engineering - Surveying  
21500 W. 11th Street, Suite 100  
Torrance, CA 90503  
TEL: (310) 571-1111  
WWW.CTAENGINEERING.COM

**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**  
119-020-48

**EXISTING/PROPOSED ZONING**  
ESTATE RESIDENTIAL TO ACRE (RE10) /  
ONE-FAMILY RESIDENTIAL (R1) & ONE-HALF ACRE RESIDENTIAL (R20,000)

**TOTAL AREA**  
32.86 ACRES

**TOTAL NO. OF LOTS**  
45 SINGLE FAMILY LOTS  
6 LETTERED LOTS  
51 TOTAL LOTS

**MINIMUM SINGLE FAMILY LOT AREA**  
7,544 SQUARE FEET

**MAXIMUM LOT AREA**  
97,841 SQUARE FEET

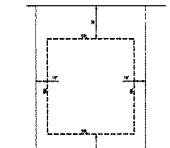
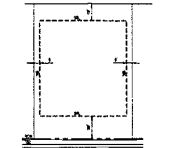
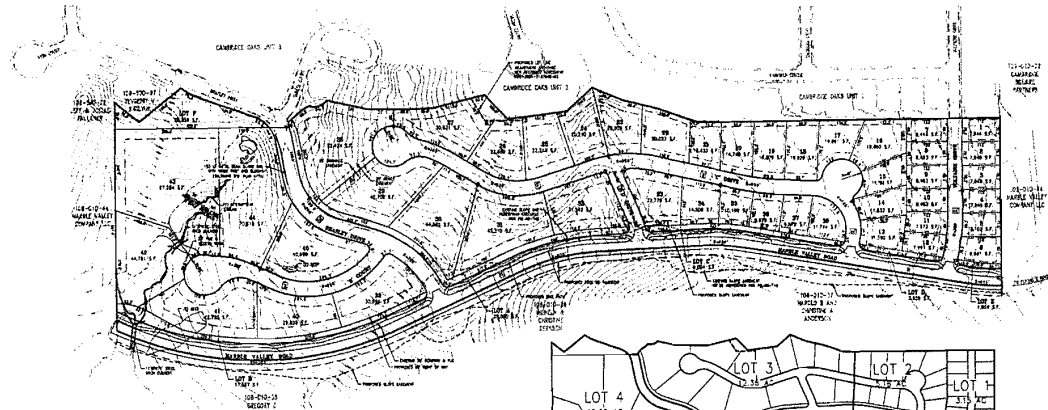
**WATER SUPPLY**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL**  
EL DORADO IRRIGATION DISTRICT

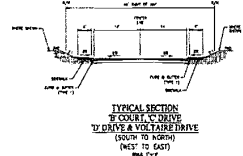
**PROPOSED STRUCTURAL FIRE PROTECTION**  
CAMERON PARK FIRE DEPARTMENT

**DATE OF PREPARATION**  
APRIL, 2007

**PHASING PLAN NOTICE**  
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROPRIATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVISOR SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66426.1)



NOTE: REFER TO THESE PRESENTATION PLAN FOR BUILDING ENVELOPES

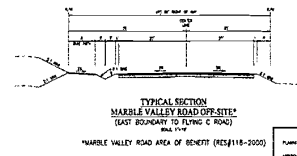
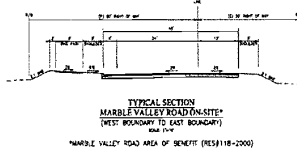
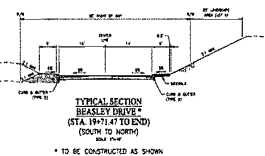
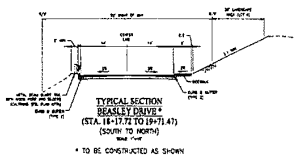


- NOTES:**
- ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
  - ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON "B" VALUE AND T.S.
  - ALL TYPICAL ROAD CROSS SECTIONS ARE SHOWN SOUTH TO NORTH AND WEST TO EAST.
  - PROPOSED FIRE HYDRANT LOCATION

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT SHOWN IS COMPLETED HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID R. CRAGGARD    R.C.E. 34320    DATE



PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL DATE: \_\_\_\_\_

Exhibit C



**LEGEND**

- DIMENSION POINT
- ✕ FOUND MONUMENT AS NOTED
- ✕ FOUND 1 1/2" C.I.P. STAMPED "LS 3686"
- FOUND 3/4" C.I.P. STAMPED "LS 4663 1998"
- ⊕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5914"
- [ ] RECORD DATA PER REFERENCE NUMBER

**NOTES**

1. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 32.218 ACRES, CONSISTING OF FOUR (4) LARGE LOTS.
3. ALL LOTS SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
4. THE PARCELS SHOWN HEREON ARE SUBJECT TO THE ARGEEMENT RECORDED AS INSTRUMENT NO. 1998-7405 AND CONSTRUCTION EASEMENT RECORDED IN INSTRUMENT NO. 1998-7408



# LARGE LOT FINAL MAP CAMPOBELLO

TRACT 2 OF RECORD OF SURVEY, R.S. 34-59  
LYING WITHIN THE 1/4 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

cta Engineering & Surveying

AUGUST, 2015 PAGE 2 OF 3 SCALE: 1" = 100'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DISTANCE
C1	275.00'	11°41'30"	S65°30'46"E	56.02'
C2	95.00'	33°18'15"	N54°42'23"W	54.45'
C3	20.00'	69°24'39"	S15°58'12"W	22.77'
C4	95.00'	26°29'50"	N24°48'20"W	43.54'
C5	20.00'	90°00'00"	N19°43'34"E	28.28'

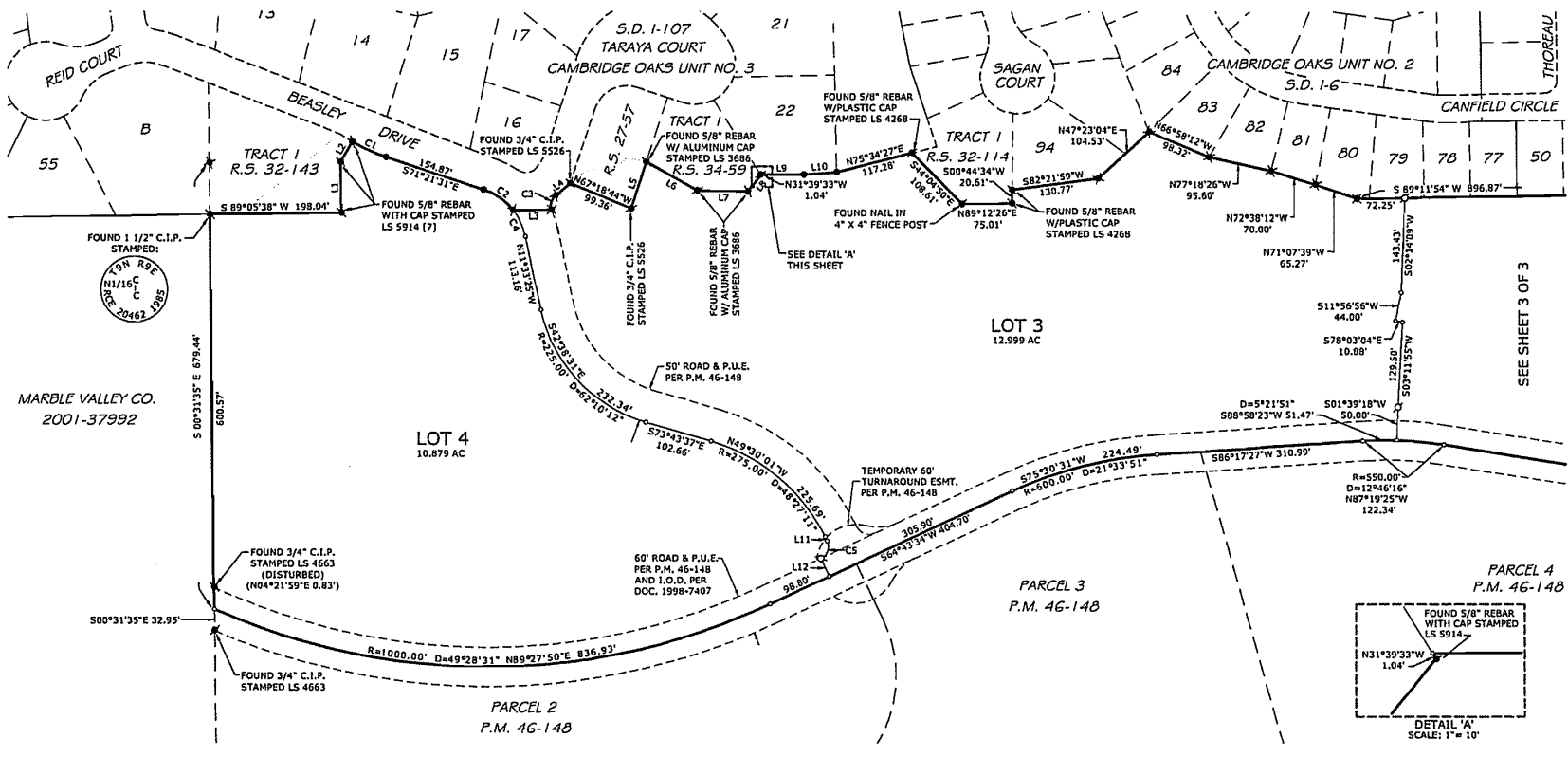
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°54'22"E	76.78'
L2	S30°20'00"W	35.54'
L3	S89°11'54"W	57.59'
L4	N50°40'31"E	28.58'
L5	S18°01'43"W	74.81'
L6	S60°23'06"E	88.09'
L7	S89°08'21"E	76.14'
L8	N38°40'44"E	31.52'
L9	N89°47'06"E	65.25'
L10	N85°53'10"E	50.00'
L11	N25°16'26"W	7.22'
L12	S25°16'26"E	30.00'

**REFERENCES**

1. P.M. 46-148
2. R.S. 27-57
3. S.D. H-144
4. S.D. I-6
5. S.D. I-107
6. R.S. 32-2
7. R.S. 32-114
8. R.S. 34-59

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF CAMBRIDGE OAKS UNIT NO. 2, (S.D. I-6) BASED UPON MONUMENTS SHOWN AS FOUND HEREON.



**LEGEND**

- DIMENSION POINT
- ⊗ FOUND MONUMENT AS NOTED
- ✕ FOUND 1 1/2" C.I.P. STAMPED "LS 3686"
- FOUND 3/4" C.I.P. STAMPED "LS 4663 1998"
- ⊕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5914"
- [ ] RECORD DATA PER REFERENCE NUMBER

**REFERENCES**

1. P.M. 46-148
2. R.S. 27-57
3. S.D. H-144
4. S.D. I-6
5. S.D. I-107
6. R.S. 32-2
7. R.S. 32-114
8. R.S. 34-59

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF CAMBRIDGE OAKS UNIT NO. 2, (S.D. I-6) BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

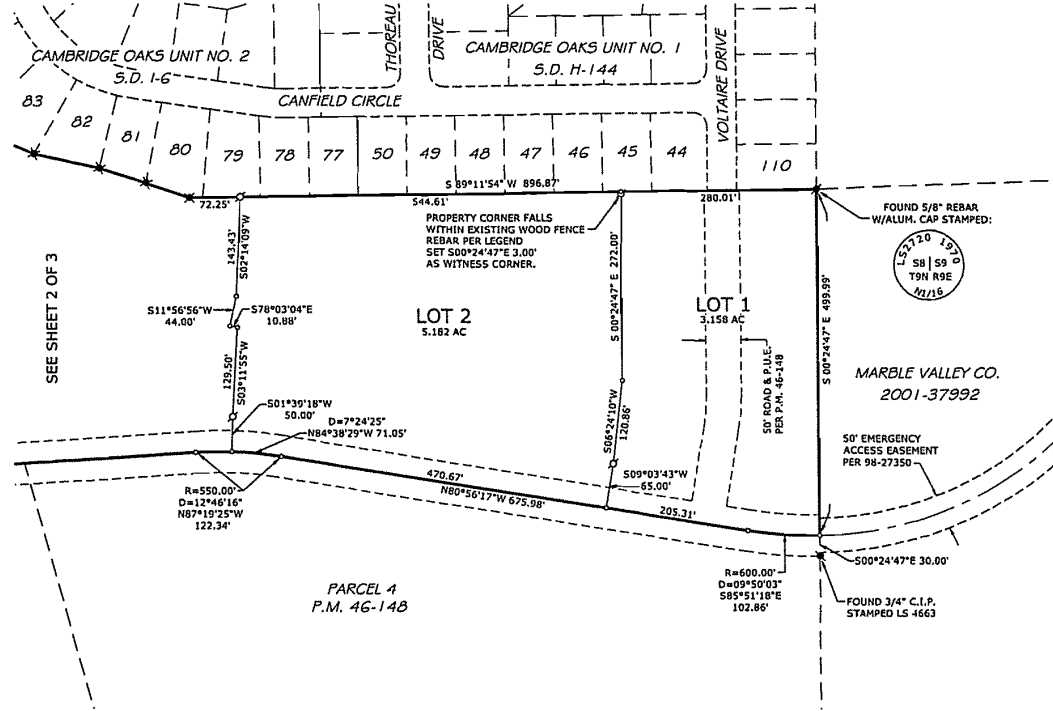
LARGE LOT FINAL MAP  
**CAMPOBELLO**

TRACT 2 OF RECORD OF SURVEY, R.S. 34-59  
LYING WITHIN THE NE1/4 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

cta Engineering & Surveying  
AUGUST, 2015 PAGE 3 OF 3 SCALE: 1" = 100'

**NOTES**

1. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 32.218 ACRES, CONSISTING OF FOUR (4) LARGE LOTS.
3. ALL LOTS SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
4. THE PARCELS SHOWN HEREON ARE SUBJECT TO THE ARGEMENT RECORDED AS INSTRUMENT NO. 1998-7405 AND CONSTRUCTION EASEMENT RECORDED IN INSTRUMENT NO. 1998-7408



**RECORDING REQUESTED BY:**

El Dorado County Development Services  
2850 Fairlane Court  
Placerville, CA 95667

When Recorded Return to  
El Dorado County Surveyor's Office

**NOTICE OF RESTRICTION**

Notice is hereby given that a development limitation is imposed upon Lots 1, 2, 3 and 4 of the Plat of "Large Lot Final Map of Campobello", filed in the Office of the County Recorder of the County of El Dorado, State of California, in Book \_\_\_\_\_ of Maps at Page \_\_\_\_\_.

This Notice of Restriction is imposed in order to facilitate project phasing and financing. Said development limitation states:

Lots 1 through 4 are phasing lots only. No building permits shall be issued until a final map consistent with the approved tentative map is recorded. Should the tentative map expire, no building permits shall be issued until a Certificate of Compliance, Parcel Map or Final Map is approved and filed with the County Recorder.

Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by El Dorado County. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.

RONALD D. WACHTER AND JOAN D. WACHTER

Ronald D. Wachter

Date: 9/15/15

Joan D. Wachter

Date: 9-15-15

Notary Acknowledgements Attached

**Exhibit E**

# California All-Purpose Certificate of 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 San Mateo

s.s.

On 9/15/15 before me, S. Wolfgram, a notary public

License of Notary Public Title

personally appeared Ronald D. Wachter and Joan D. Wachter

Name of the signer(s)

Name of Signer(s)

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.



S. Wolfgram  
Signature of Notary Public

Seal

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Notice of Restriction

containing 1 pages, and dated 9/15/15

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
(Title)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name of the Principal(s) (Printed Name(s) Also Acceptable)

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	



**Conditions**

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 7,910 to 97,641 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.

**CONDITIONS FROM THE MITIGATED NEGATIVE DELECRATION**

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

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.

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.

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 on-site or off-site. A tree planting and preservation plan is required prior to issuance of a grading permit. If the applicant chooses to replace removed trees off-site, an easement for off-site 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 off-site 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<sup>6</sup>. 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.

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.

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

Monitoring Responsibility: Building Services

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

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. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,800.00 after approval but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

**Department of Transportation**

8. The applicant shall construct the following roadways as specified in Table 1. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map:

TABLE 1		
ROAD NAME	ROAD WIDTH	EXCEPTIONS/NOTES
Marble Valley Road(on-site)	40 ft roadway with 50 ft ROW along frontage per Std Plan 101B	Standard Plan Type 2 vertical curb and gutter (no sidewalk), with Class 1 Bike Path. 40 foot roadway with four (4) foot wide paved shoulder along frontage and 6 foot wide native shoulder on both sides of roadway
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.
Voltare and Beasley Drive, 'C' & 'D' Drive, 'B' Court	28 ft roadway (44 - 50 ft ROW) per Std Plan 101B	Standard Plan Type 1 curb and gutter with four (4) foot wide sidewalks, Type 2 vertical curb for 'D' Drive. Beasley Drive Standard Plan Type 2 vertical curb and gutter with six (6) foot wide sidewalk on east side of roadway only and two (2) foot wide shoulder with guard rail on west side of roadway from STA 18+18 to 19+72 as shown on tentative map. 'B' Court and 'C' Drive cul-de-sac according to Standard Plan 114.

*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."*

9. The approved traffic study requires that the applicant shall improve the Cambridge Road/ US 50 eastbound on-off ramps. Specific improvements to be provided are limited to signage and striping relating to an all way stop as identified in the approved traffic study. The improvements shall be substantially

completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map. In addition, the applicant shall obtain an approved encroachment permit from Caltrans for the required improvements.

10. The required off-site improvements to Marble Valley Road, as specified in Table 1 of DOT conditions, shall adhere to the "Area of Benefit for the Construction of Marble Valley Road – Resolution 118-2000" and shall be consistent with the MacKay & Somps "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 the associated Area of Benefit Engineer's Report to adhere to current County Design Standards and the improvements shall be substantially completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
11. The required on and off-site 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 on-site and off-site road improvement plans for Marble Valley Road.
12. The applicant shall irrevocably offer to dedicate (IOD), in fee, 50 feet of right of way along the entire on-site frontage of Marble Valley Road, with the appropriate slope easements. This offer will be accepted by the County.
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.
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.
15. The applicant shall irrevocably offer to dedicate (IOD) a 44 foot road and public utility easement for Voltare and 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.
16. A vehicular access restriction shall be established along the entire north side of the on-site 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.

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.
18. The applicant shall join and/or form, prior to filing the final map, a zone of benefit or entity satisfactory to DOT, to maintain all on-site roads and/or drainage facilities not maintained by the County.
19. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the final map, acquire by negotiation or commencement proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Agent, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:
  - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
  - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
  - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.
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.
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 on-site improvements described in special project Condition 1 to be constructed as a part of Phase 4 as shown on the tentative map.

**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.
23. The developer shall construct Beasley Road and Voltaire Drive to a 28-foot roadway width.
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.
25. A Fire Safe Plan, approved by CDF and El Dorado County FPD, is required prior to occupancy.
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.

**LAFCO**

27. Prior to final map filing, the applicant shall complete the annexation process into EID through LAFCO and submit evidence of the satisfaction of this condition to Planning Services upon completion.

**Planning Services**

28. The applicant shall provide to Planning Services, a meter award letter or similar document from EID, prior to filing the final map.
29. 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.
30. The subdivider shall pay a \$150.<sup>00</sup> appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
31. The developer shall enter into an agreement with the school districts to pay the sum of \$8,288.<sup>00</sup> 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.

32. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.
33. The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

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

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

35. 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.
36. 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.

#### **El Dorado County Resource Conservation District**

37. 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.
38. 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.



39. 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.

**California Regional Water Quality Control Board**

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

**Cameron Park Community Services District**

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

**El Dorado County Department of Environmental Health**

43. 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.
44. Project construction shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
45. 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.
46. The project construction shall adhere to District Rule 215 Architectural Coatings.