

EXHIBIT A

POR. SECS. 27, 28 & 34, T.10N., R.8E., M.D.M.
THE PROMONTORY, I-86

124:07

1" equals 600'



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.

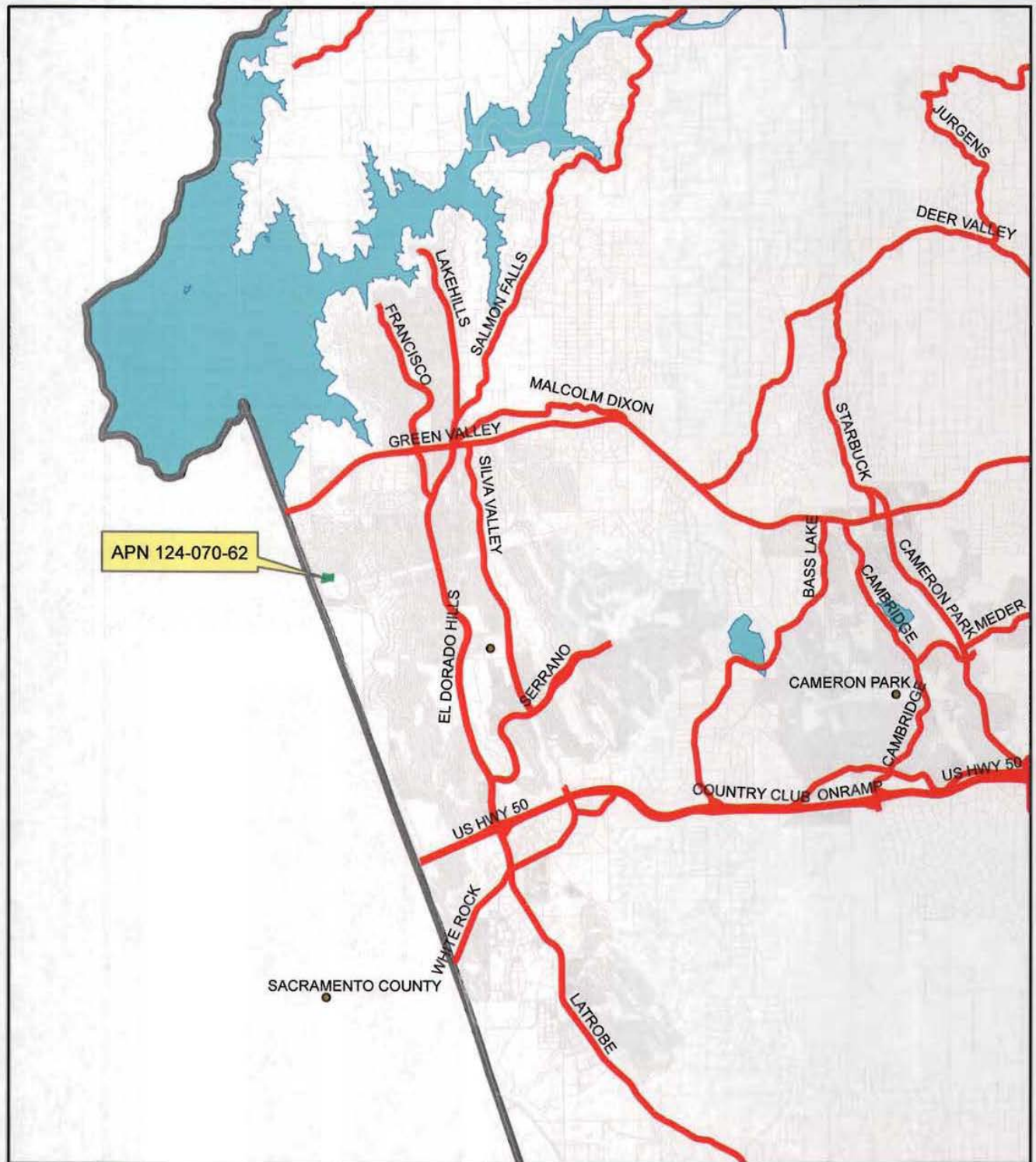
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

Rev. Feb. 11, 2010

Assessor's Map Bk. 124 Pg. 07
County of El Dorado, CA

Exhibit B: Location Map



- placenames
- major_roads
- ▭ prcibase
- ▭ cnty_bnd
- ▭ lakes



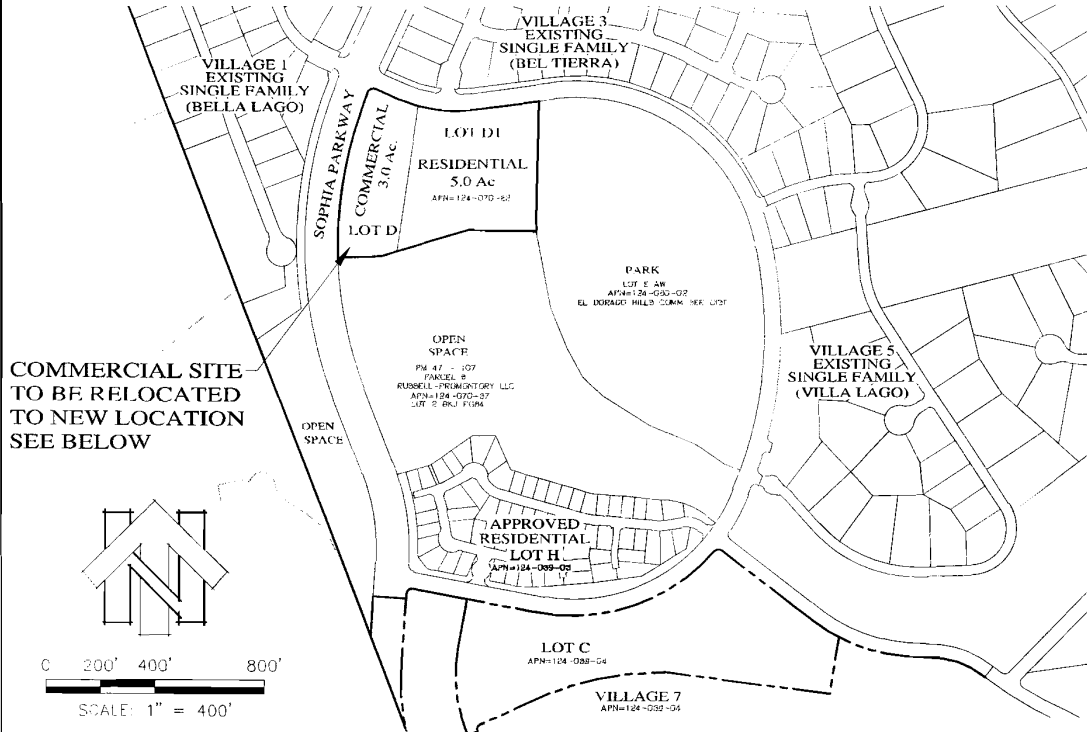
TM13-1512-F Promontory Lot D1
Prepared By Aaron Mount

0 0.5 1 2 Miles

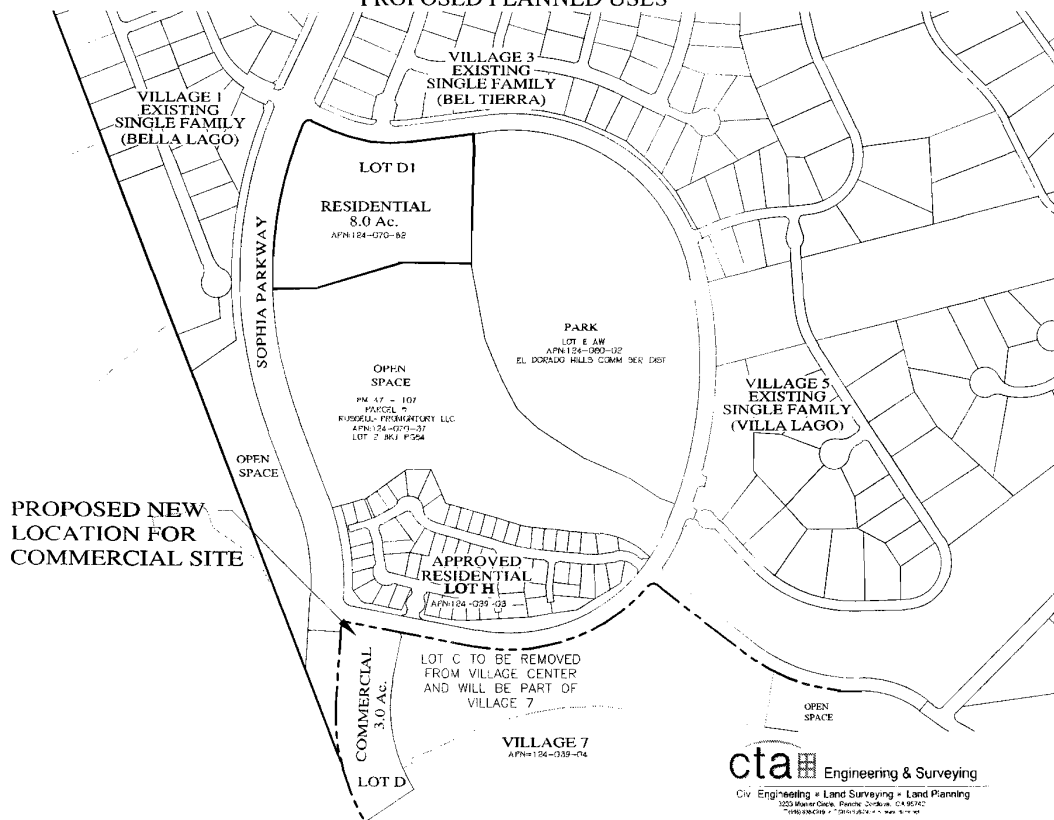
PROMONTORY SPECIFIC PLAN AMENDMENT EXHIBIT COUNTY OF EL DORADO, CALIFORNIA

EXISTING PLANNED USES

AUGUST, 2013



PROPOSED PLANNED USES



cta Engineering & Surveying
Civ. Engineering • Land Surveying • Land Planning
3025 Main Street, Suite 200, El Dorado, CA 95623
(916) 838-7777 • www.cta-engineers.com

EXHIBIT D

PROMONTORY VILLAGE CENTER LOT 'D-1'

A PORTION OF PARCEL 5, P.M. 47-107, BEING A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015

cta Engineering & Surveying

SHEET 1 OF 6

15 FEB 26 PM 2:24
RECEIVED
PLANNING DEPARTMENT

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 LOT 'K' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREOF FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR 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 HEREFTER 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 UTILITIES, WHICH WILL PROVIDE SERVICES:

- 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, LOTS 'A', 'B' AND 'C' AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'K' 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.
- SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOP OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.
- EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.
- POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

STANDARD PACIFIC CORP., A DELAWARE CORPORATION

BY: _____
NAME: _____
TITLE: _____

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 _____) SS
ON _____)
NOTARY PUBLIC, _____ A

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

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

WITNESS MY HAND.

NOTARY PUBLIC

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 STANDARD PACIFIC CORPORATION IN FEBRUARY, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2015 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEFNEY LS 5914



TM# 13-1517 APPROVED JANUARY 9, 2014

EXISTING ASSESSOR'S PARCEL NUMBER: 124-070-62

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, _____ HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JANUARY 9, 2014 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

BY: _____
MUNICIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

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

DATE: _____

ANDREW S. GABER, ACE 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 3 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: _____

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

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

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

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

BY: _____
DEPUTY

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 ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'K' WHICH ARE HEREBY REJECTED.

DATE: _____

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

BY: _____

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____

OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF

STANDARD PACIFIC CORP., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS

GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY

FIRST AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY

TM 13-1512-F

15-0884 C 4 of 25

PROMONTORY VILLAGE CENTER LOT 'D-1'

A PORTION OF PARCEL 5, P.M. 47-107, BEING A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015 SCALE: 1"= 100'



SHEET 2 OF 6

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS5854
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

NOTES

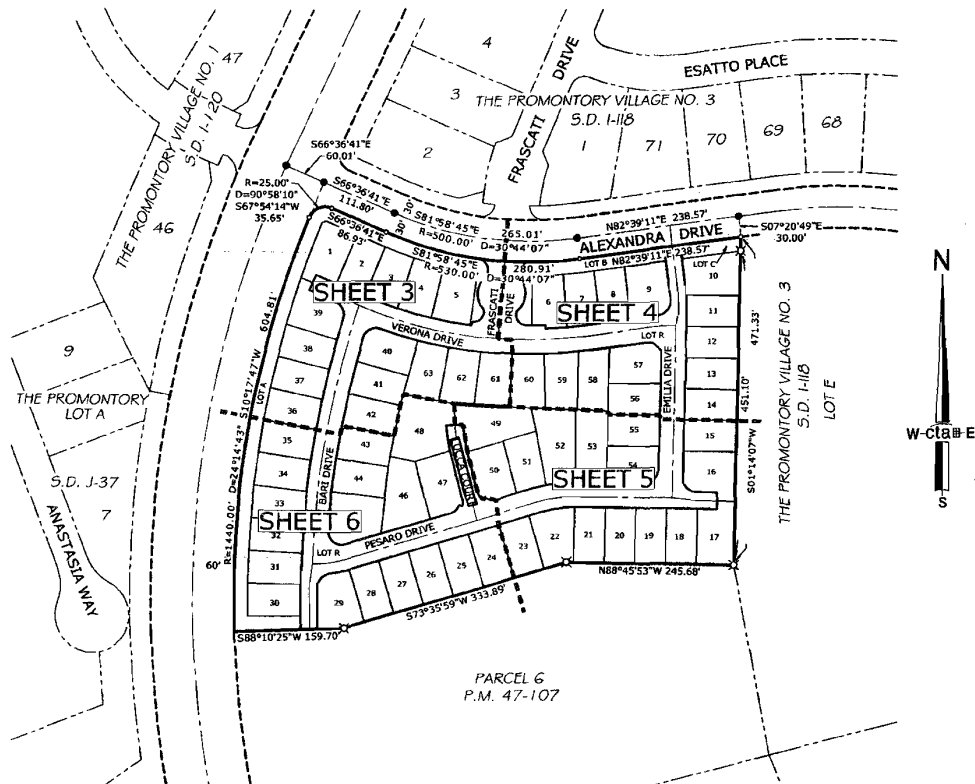
1. THIS SUBDIVISION CONTAINS 8.010 ACRES GROSS, CONSISTING OF 63 RESIDENTIAL LOTS AND 4 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP #TM 13-1512 APPROVED BY THE PLANNING COMMISSION ON JANUARY 9, 2014 AND ANY APPROVED ALTERATIONS THEREOF.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" 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.
3. 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.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
5. LOTS 'A', 'B' AND 'C' ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS / OPEN SPACE.

REFERENCES

1. P.M. 47-107
2. S.D. I-118
3. S.D. J-84

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF P.M. 47-107 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.



PROMONTORY VILLAGE CENTER LOT 'D-1'

A PORTION OF PARCEL 5, P.M. 47-107, BEING A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015 SCALE: 1" = 30'

cta Engineering & Surveying

SHEET 3 OF 6

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS5854
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

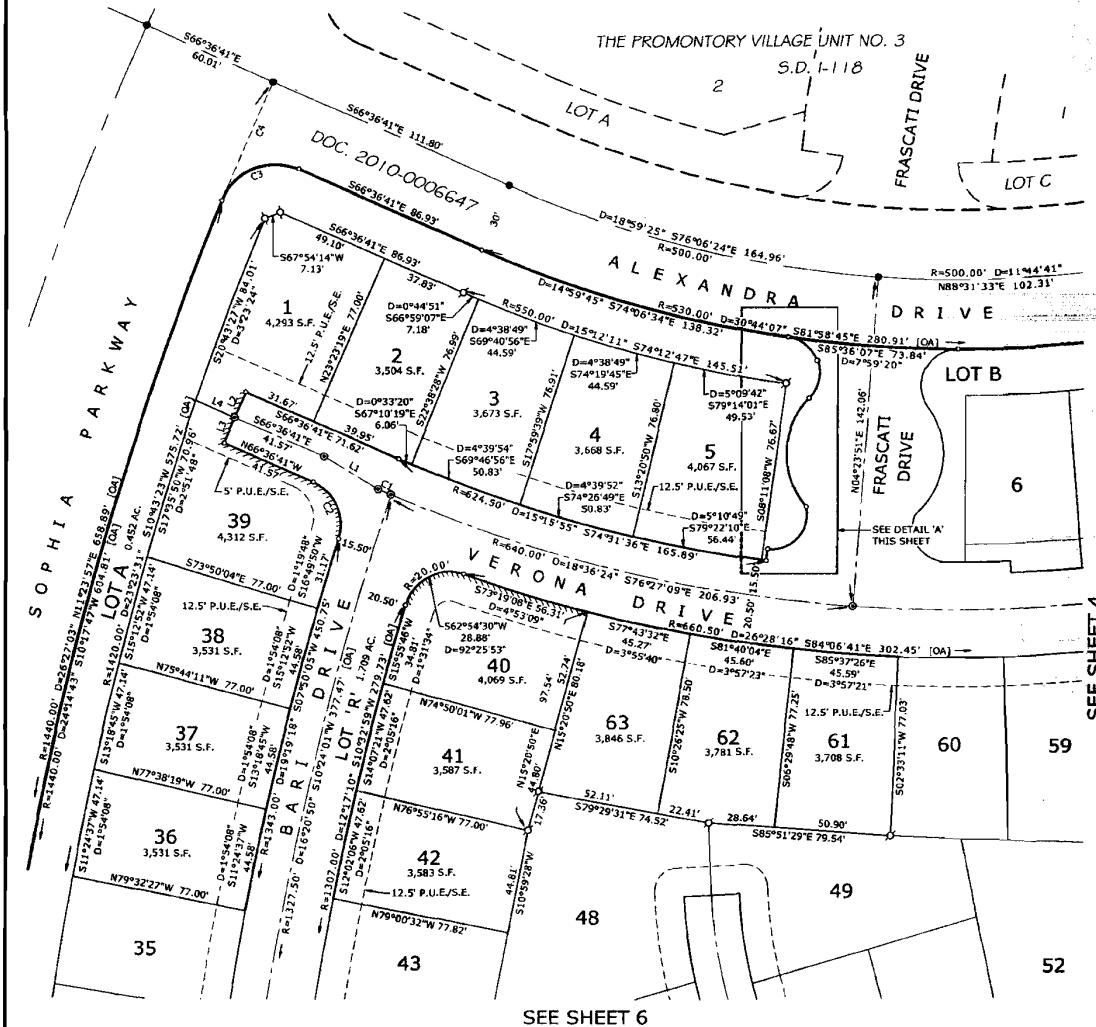
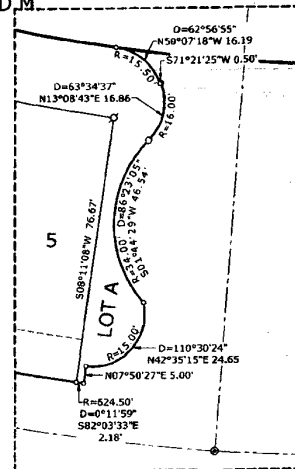
REFERENCES

1. P.M. 47-107
2. S.D. I-118
3. S.D. J-84

(SEE SHEET 2 OF 6 FOR NOTES AND BASIS OF BEARINGS)

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	640.00'	0°32'16"	S66°52'49"E	6.01'
C2	20.00'	84°06'25"	N24°33'28"W	26.79'
C3	25.00'	90°58'10"	S67°54'14"W	35.65'
C4	1440.00'	2°12'19"	S23°31'19"W	55.42'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S58°12'09"E	27.20'
L2	N23°23'19"E	12.00'
L3	N23°23'19"E	12.00'
L4	S66°36'41"E	18.52'



PROMONTORY VILLAGE CENTER LOT 'D-1'

A PORTION OF PARCEL 5, P.M. 47-107, BEING A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015 SCALE: 1" = 30'

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS5854
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- STORM DRAIN EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- (OA) OVERALL

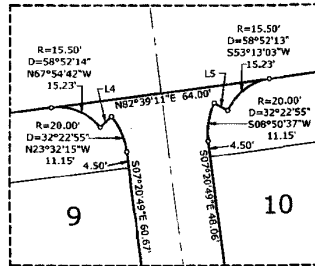
REFERENCES

1. P.M. 47-107
2. S.D. 1-118
3. S.D. 1-84

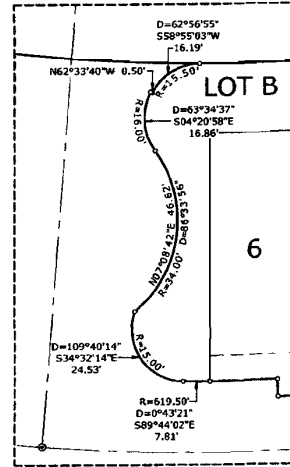
(SEE SHEET 2 OF 6 FOR NOTES AND BASIS OF BEARINGS)

cta Engineering & Surveying

SHEET 4 OF 6



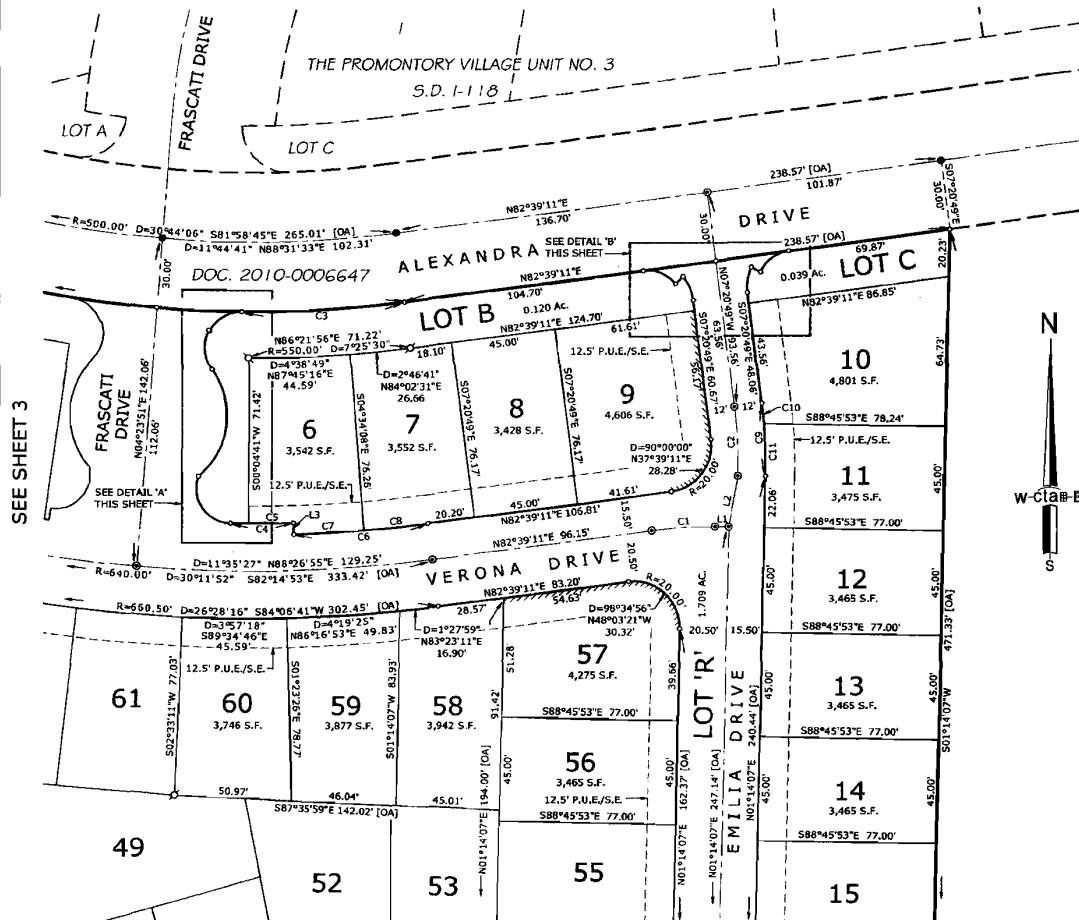
DETAIL 'B'
SCALE: 1" = 20'



DETAIL 'A'
SCALE: 1" = 20'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	200.00'	7°58'35"	S86°38'28"W	27.82'
C2	200.00'	8°34'56"	N03°03'21"W	29.93'
C3	530.00'	7°45'02"	N86°31'42"E	71.64'
C4	619.50'	2°33'16"	N89°21'01"E	27.62'
C5	619.50'	1°49'55"	N88°59'21"E	19.81'
C6	624.50'	8°22'23"	N85°21'52"E	59.09'
C7	624.50'	2°49'49"	N86°39'39"E	30.85'
C8	624.50'	2°35'34"	N83°55'58"E	28.26'
C9	212.00'	8°34'56"	N03°03'21"W	31.73'
C10	212.00'	2°22'17"	N06°09'40"W	8.77'
C11	212.00'	6°12'39"	N01°52'12"W	22.97'

LINE	BEARING	DISTANCE
L1	S89°22'14"E	6.01'
L2	N10°01'31"E	22.07'
L3	S01°33'25"E	5.00'
L4	N45°58'13"E	4.52'
L5	S60°39'51"E	4.52'



SEE SHEET 5

PROMONTORY VILLAGE CENTER LOT 'D-1'

A PORTION OF PARCEL 5, P.M. 47-107, BEING A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015 SCALE: 1"= 30'

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS5854
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

cta Engineering & Surveying

SHEET 5 OF 6

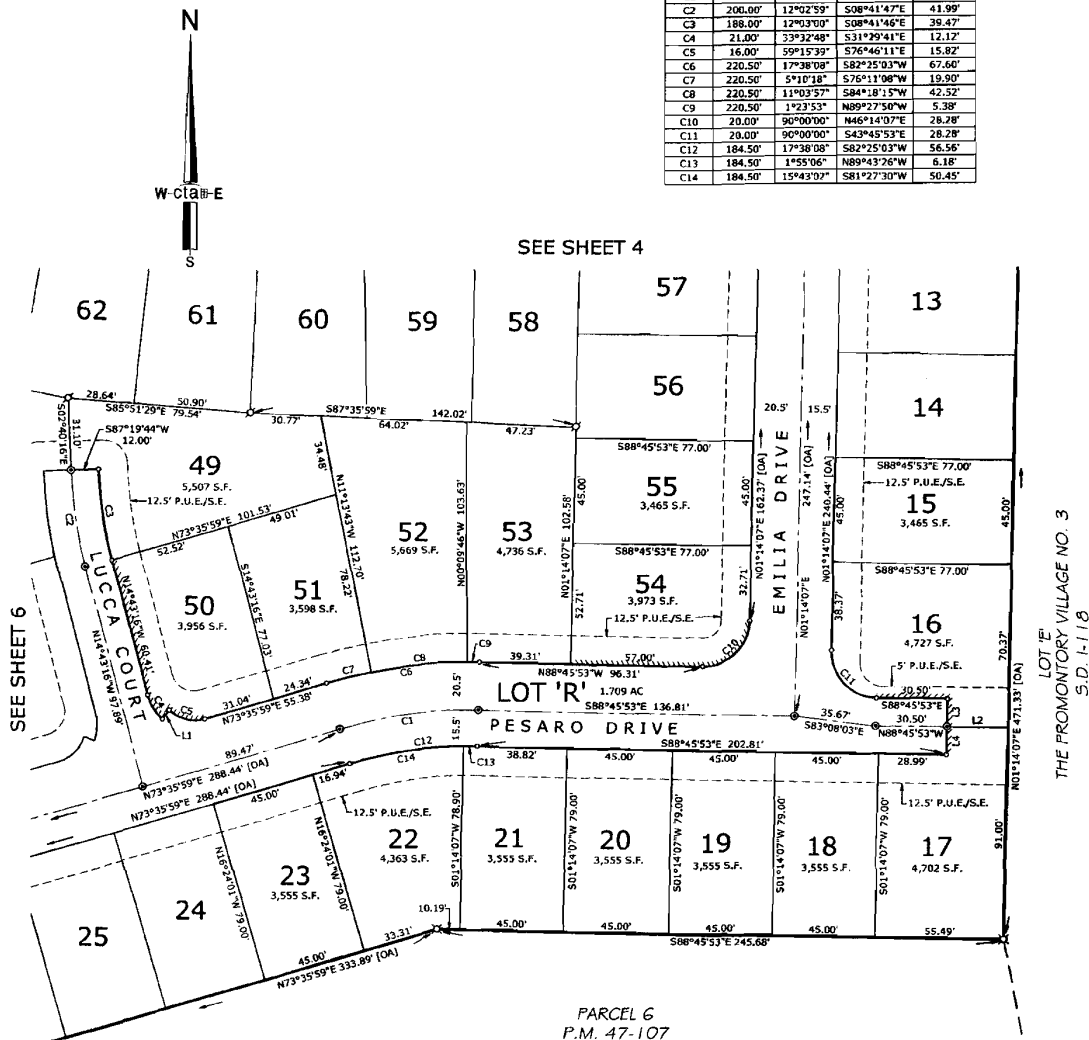
REFERENCES

1. P.M. 47-107
2. S.D. 1-118
3. S.D. 3-84

(SEE SHEET 2 OF 6 FOR NOTES AND BASIS OF BEARINGS)

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S38°07'39"W	5.01'
L2	N88°45'53"W	26.50'
L3	S01°14'07"W	12.00'
L4	S01°14'07"W	12.00'

CURVE DATA TABLE			
CURVE	RADIUS	DELTA	CH. BEARING
C1	200.00'	17°38'08"	S82°25'03"W
C2	200.00'	12°02'59"	S08°41'47"E
C3	188.00'	12°03'00"	S08°41'46"E
C4	21.00'	33°32'48"	S31°29'41"E
C5	16.00'	59°15'39"	S76°46'11"E
C6	220.50'	17°38'08"	S82°25'03"W
C7	220.50'	5°17'18"	S76°11'08"W
C8	220.50'	1°10'33"	S84°18'15"W
C9	220.50'	1°23'53"	N89°27'50"W
C10	20.00'	90°00'00"	N46°14'07"E
C11	20.00'	90°00'00"	S43°45'53"E
C12	184.50'	17°38'08"	S82°25'03"W
C13	184.50'	1°55'06"	N89°43'26"W
C14	184.50'	15°43'02"	S81°27'30"W



PROMONTORY VILLAGE CENTER LOT 'D-1'

A PORTION OF PARCEL 5, P.M. 47-107, BEING A PORTION OF THE
SOUTHEAST 1/4 OF SECTION 28, T. 10 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015 SCALE: 1"= 30'

cta Engineering & Surveying

SHEET 6 OF 6

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS554
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

REFERENCES

1. P.M. 47-107
2. S.D. J-118
3. S.D. J-84

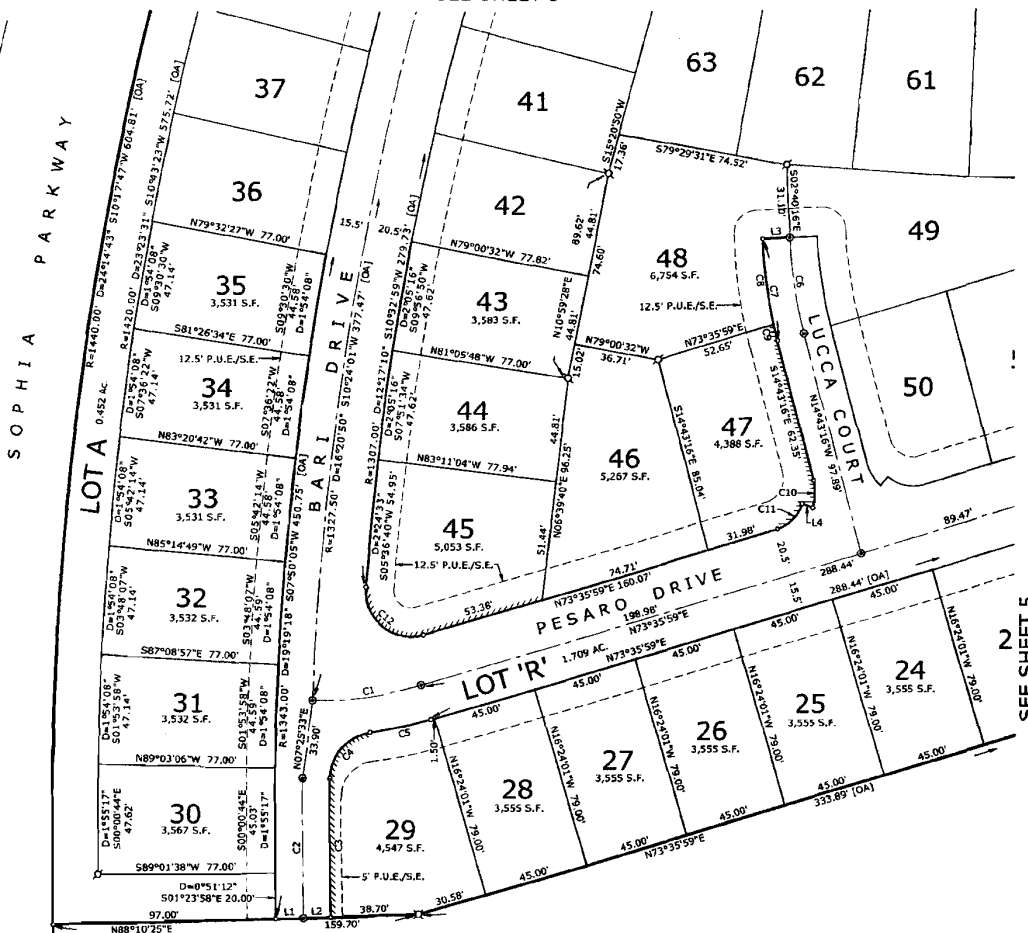
(SEE SHEET 2 OF 6 FOR NOTES AND BASIS OF BEARINGS)



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S88°10'25"W	12.00'
L2	S88°10'25"W	12.00'
L3	S87°19'44"W	12.00'
L4	N68°43'27"W	5.01'

CURVE DATA TABLE			
CURVE	RADIUS	DELTA	CH. BEARING
C1	160.00'	17°25'59"	N82°18'59"E
C2	1331.00'	2°15'58"	S00°31'35"E
C3	1319.00'	2°38'13"	S00°31'28"E
C4	20.00'	81°57'16"	S41°45'17"W
C5	175.50'	9°07'56"	N78°09'57"E
C6	200.00'	12°02'59"	S08°41'47"E
C7	212.00'	12°03'00"	S08°41'46"E
C8	212.00'	10°04'33"	S07°42'33"E
C9	212.00'	1°08'27"	S13°44'03"E
C10	21.00'	32°23'33"	N01°28'31"E
C11	16.00'	57°03'26"	N45°04'16"E
C12	20.00'	110°48'24"	S50°59'48"E

SEE SHEET 3



PARCEL 6
P.M. 47-107

SEE SHEET 5

124:07



TM 13-1512-F

OWNERS OF RECORD

STANDARD PACIFIC HOMES
3650 INDUSTRIAL BLVD. SUITE 140
WEST SACRAMENTO, CA 95691

APPLICANT

AM PROPERTIES, LLC
10271 SUNCOAST LANE SUITE 111
EL DORADO HILLS, CA 95762

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2000 W. 12th Street, Suite 200
Sacramento, CA 95811

MAP SCALE

1" = 40'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 28, T.19 N., R.8 E.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 124-070-02, & A PORTION OF 124-300-06

PRESENT ZONING

PROMONTORY SPECIFIC PLAN

TOTAL AREA

2.01 ACRES

TOTAL NUMBER OF PARCELS

63 - RESIDENTIAL LOTS

3 - LETTERED LOTS (OPEN SPACE/LANDSCAPE LOTS)

67 LOTS TOTAL

MINIMUM LOT AREA

3,465 SQUARE FEET

**WATER SUPPLY and
SEWAGE DISPOSAL**

EL DORADO RIRGADON DISTRICT

**PROPOSED STRUCTURAL
FIRE PROTECTION**

EL DORADO COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

SEPTEMBER, 2013

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS (PER THE SUBDIVISION MAP ACT, SECTION 66456.1).

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "LOT D-1" OF THE "PROMONTORY SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO & PROMONTORY SPECIFIC PLAN.

Richard A. Cline
R.C.E. DATE 9/11/13

NOTE:

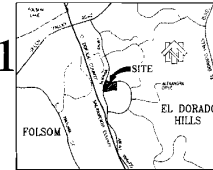
SEE "BUILDING ENVELOPE PLAN" FOR PROPOSED BUILDING SETBACKS

TENTATIVE MAP PROMONTORY VILLAGE CENTER LOT D1 PARCEL 5 BK 47, PG 107

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA

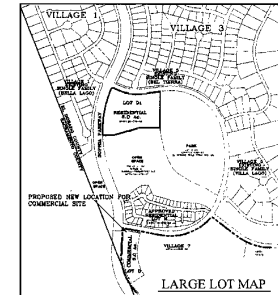


VICINITY MAP
NOT TO SCALE



SCALE: 1"=40'

LEGEND
--- LOT BOUNDARY
--- DRIVE RIGHT OF WAY
--- EXISTING PROPERTY LINE
--- EXISTING CURB & GUTTER
--- EXISTING HIGHWAY
--- LOT AREA
--- ROAD CENTERLINE



LOT E AW
A.P.N. 124-080-02
EL DORADO HILLS COMM. SET DIST.

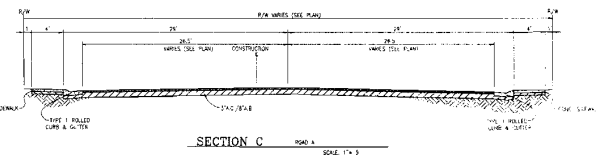
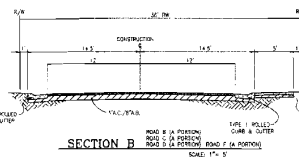
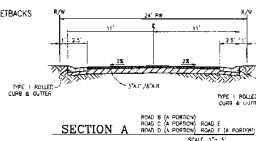
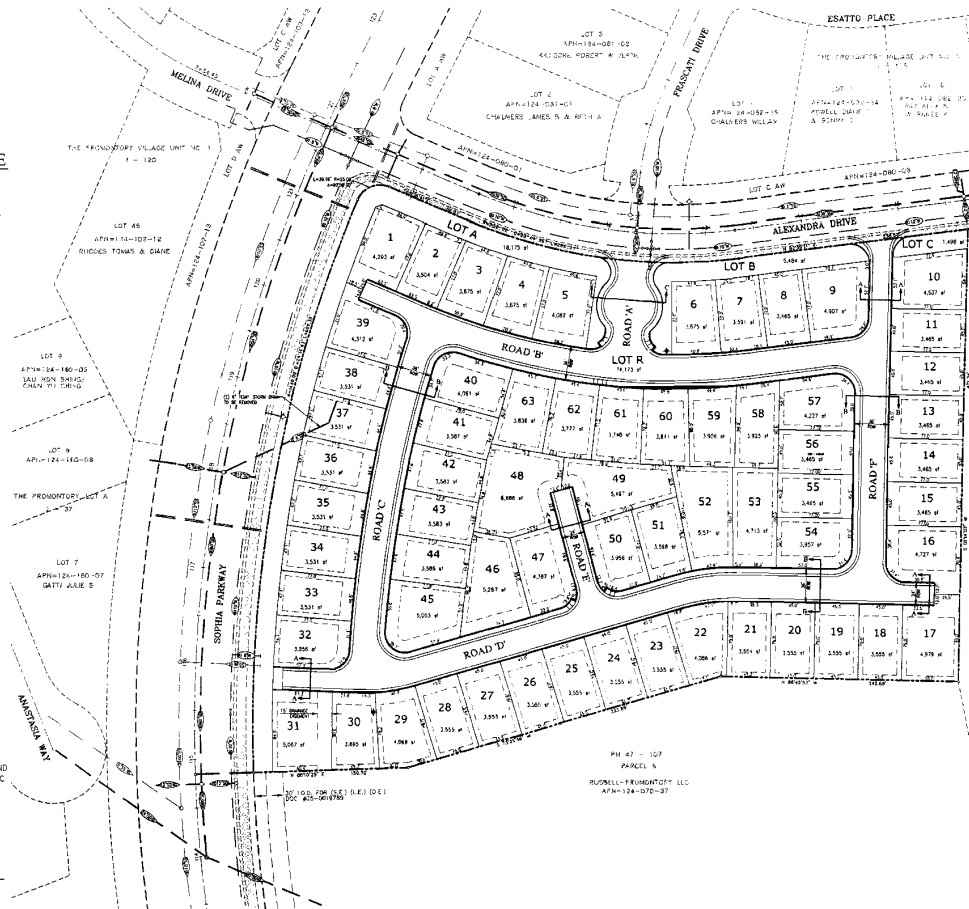


EXHIBIT E

EXHIBIT F

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM13-1512-F – Promontory, Lot D1

TM13-1512/Promontory Village Center, Lot D1 – As approved by the Planning Commission on January 9, 2014

Conditions of Approval TM13-1512

Community Development Agency – Planning Division:

1. This Tentative Map approval is based upon and limited to compliance with the project description, hearing Exhibits E through F and J, 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 tentative map and/or further environmental review. Deviations without the above described approval will constitute a violation of tentative map approval.

The project description is as follows:

Administrative Modification to the Specific Plan: Change the commercial designation of Lot D to residential; change 3.0 acres of Village 7 at the northeast corner of Village 7 from residential to commercial; and revise the Village Center and Village 7 boundaries to include the proposed 3.0 acres of commercial in the Village Center and Lot C acreage in Village 7. (Exhibit J).

Tentative Map: A tentative subdivision map for Lot D1 creating 67 parcels consisting of 63 residential lots, three open space/landscape lots, and one roadway lot, ranging in size from 2,000 to 75,000 square feet on a proposed 8.01 acre site (Exhibit E); and

Design Waiver requests to:

- a. Reduce internal right-of-ways to 36 and 24 feet; and
- b. Increase concrete sidewalk width to 5.8 feet from curb face to back of sidewalk.

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 (Tentative Subdivision Map, Slope Map, Preliminary Grading and Drainage, Utility, Noise Barrier, and Final Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Staff Verification: Consistent. County reviews of the Promontory Lot D1 plans including Improvement Plan, Grading Plan, and Final Map have been verified for conformance with the above condition of approval.

2. The final landscape plan prepared in compliance with the Model Water Efficient Landscape Ordinance, if applicable, shall be reviewed and approved by the Development Services Director or designee, prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.

Staff Verification: Consistent. Landscape plans were accepted by the County and change ordered into the improvement plans in January 2015.

3. Prior to final map recordation, 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.

Staff Verification: Consistent. The document was submitted with the final map application.

4. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map, the subdivider shall submit to the Development Services Director or his designee for approval:
 - A. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - B. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - C. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

5. Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.
In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

6. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Development Services Director or his designee.

Staff Verification: Consistent. Note 43 in the approved improvement plans warrants compliance with this conditions.

7. Prior to filing a 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. Signature on the Mylar Map by the Tax Collector demonstrates compliance with this condition.

8. This Tentative Subdivision Map shall expire in 36 months from its date of approval unless a timely extension has been filed.

Staff Verification: Consistent. The tentative map was approved on January 9, 2014 and is in effect until January 9, 2017. This final map was submitted February 26, 2015.

9. A water and sewer meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.

Staff Verification: Consistent. An EID Meter Award Letter dated July 6, 2015 has been secured for the necessary public water and sewer service.

10. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs

County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

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

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

Staff Verification: Consistent. The applicant stated in a letter dated March 16, 2015, that they acknowledge this condition.

Transportation Division:

11. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), and as shown in Table 1. The improvements shall be completed to the satisfaction of the Transportation Division 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	PROMONTORY REFERENCE	ROAD WIDTH* / SIDEWALK WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Portion of Roads B, C, D & F	Section B	28ft / 5ft sidewalk on one side	36ft	Type 1 rolled curb & gutter. Sidewalk on frontage of lots 40-47 & 50-63.
Portion of Roads B, D & F and all of Road E.	Section A	21ft / no sidewalks	24ft	Type 1 rolled curb & gutter.
Road A	Section C	57ft max. / 4ft sidewalk on both sides	68ft max.	Type 1 rolled curb & gutter.
* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb. ** Non-exclusive road and public easements included.				

Staff Verification: Consistent. Approval of the Subdivision Improvement Agreement demonstrates compliance with this condition.

12. A vehicular access restriction shall be designated on the final map, on the frontage of Sophia Parkway and Alexandra Drive (specifically Lots 1 through 10, and 31 through 39).

Staff Verification: Consistent. Vehicular access onto Sophia Parkway and Alexandria Drive is prevented by Lots A, B, and C of the final map. Additionally, Transportation Division approval of the final map demonstrates compliance with this condition.

13. The applicant shall obtain an encroachment permit from the Transportation Division and shall construct the encroachments from Road A and Road F onto Alexandra Drive in accordance to the Tentative Subdivision Map dated: July, 2013, prepared by CTA Engineering & Surveying. The improvements shall be substantially completed to the approval of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

14. The applicant shall construct a secondary emergency access gate at the Road F encroachment to Alexandra Drive. The gate shall be for egress only except for emergency services, where this would be a secondary access point. The gate shall meet fire department standards. The improvements shall be substantially completed to the approval of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

15. A final drainage report shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, CTA) and the Willow-Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Transportation Division. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

16. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case a County

Service Area Zone of Benefit or Homeowner's Association shall be established in order to provide for the long term maintenance of the roads.

Staff Verification: Consistent. A master HOA currently exists and this project is within the boundary of the HOA. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

17. All applicable existing and proposed easements shall be shown on the project plans.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

18. 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 the Transportation Division prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

19. All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

20. The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. The Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: Consistent. A master HOA currently exists and this project is within the boundary of the HOA. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

21. 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. CC&Rs for this project are in place. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

22. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

23. 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 6:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends.

Staff Verification: Consistent. Note 13 on sheet 2 of the improvement plans. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

24. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Transportation Division, and pay all applicable fees prior to filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

25. The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway frontage improvements along Alexandra Drive, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of the Transportation Division or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

26. 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.

27. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division for review and approval. The plan shall be

in conformance with the County of El Dorado Design and Improvement Standards Manual, the Grading, Erosion and Sediment Control Ordinance, the Drainage Manual, the Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the Transportation Division prior to final occupancy.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

28. Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

Staff Verification: Consistent. A NOI/SWPPP was filed with the State (WDID# 5S09C369982). Transportation Division approval of the improvement plans demonstrates compliance with this condition.

29. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Staff Verification: Consistent. A NOI/SWPPP was filed with the State (WDID# 5S09C369982). Transportation Division approval of the improvement plans demonstrates compliance with this condition.

30. At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report consistent with requirements in the El Dorado County Grading Ordinance and receive approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Staff Verification: Consistent. A soils report was prepared by Youngdahl (April 2014 E00345.056). Transportation Division approval of the improvement plans demonstrates compliance with this condition.

31. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division. The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:
- 1) The site can be adequately drained;
 - 2) The development of the site will not cause problems to nearby properties, particularly downstream sites;
 - 3) The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
 - 4) The ultimate drainage outfall of the project.
- Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a State registered Civil Engineer. The improvements shall be completed to the approval of the Transportation Division prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Staff Verification: Consistent. A NOI/SWPPP was filed with the State (WDID# 5S09C369982). Transportation Division approval of the improvement plans demonstrates compliance with this condition.

32. Cross lot drainage shall be avoided wherever possible. 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 and/or in the CC&R's, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

33. 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 demonstrates compliance with this condition.

34. At the time that an application is submitted for improvement plans or a grading permit and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a Notice of Intent (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the application shall be submitted to the County prior to building permit issuance and by state law must be done prior to commencing construction.

Staff Verification: Consistent. A NOI/SWPPP was filed with the State (WDID# 5S09C369982). Transportation Division approval of the improvement plans demonstrates compliance with this condition.

35. Upon completion of the improvements required and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the full size record drawings in TIF format.

Staff Verification: Consistent. Transportation Division approval of the improvement plans demonstrates compliance with this condition.

36. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

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

El Dorado County Air Quality Management District:

37. Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.

Staff Verification: Notes 16 and 17 of the improvement plans demonstrates compliance with this condition.

38. Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

Staff Verification: Consistent. The applicant stated in a letter dated March 16, 2015, that they acknowledge this condition.

39. 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).

Staff Verification: Note 32 of the improvement plans demonstrates compliance with this condition.

40. 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.

Staff Verification: Consistent. The applicant stated in a letter dated March 16, 2015, that they acknowledge this condition.

41. 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.

Staff Verification: Consistent. The applicant stated in a letter dated March 16, 2015, that they acknowledge this condition.

42. The installation of open hearth wood-burning fireplaces shall be prohibited in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas. If fireplaces are desired, AQMD recommends using "natural-gas only" fireplaces with flues/chimneys designed to only accommodate natural gas burning.

Staff Verification: Consistent. The applicant stated in a letter dated March 16, 2015, that they acknowledge this condition.

El Dorado County Surveyor's Office:

43. All survey monuments must be set prior to the 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. Monumentation has been completed. An email dated 03/05/15 from the County Surveyor provided proof of release of bond back to the developer.

44. The roads serving the development shall be named by submitting a completed Road Name Petition, with 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 has been accepted by the County Surveyor.

El Dorado Hills Fire Department:

45. Parking restrictions under El Dorado Hills County Water District Ordinance 35 shall be applied, as follows:

- A. On Roads B, C, D, and F parking shall be on one side of the street only, and on the side of the street OPPOSITE the sidewalk. The side with no parking shall be signed every 25 feet "No Parking Fire Lane" and/or street curbs shall be marked red.
- B. Road E, the terminal stubs of Roads B and D, and the secondary access portion of Road F between Road B and Alexandra Drive will have NO parking and the roadway shall be signed every 25 feet "No Parking Fire Lane." All street curbs shall be marked red.

Staff Verification: Consistent. Fire Department approval of Sheet 20 of the improvement plans demonstrates compliance with this condition.

46. 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 Note 6 of the improvement plans demonstrates compliance with this condition.

47. This development shall install Mueller Dry Barrel fire hydrants, or any other hydrant which conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

Staff Verification: Consistent. Fire Department approval of Note 10 of the improvement plans demonstrates compliance with this condition.

48. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.

Staff Verification: Consistent. Issuance of a building permit will warrant compliance with this condition.

49. A Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations shall be submitted to the El Dorado County Fire District. Lots that back up to wildland open space shall be required to use non-combustible type fencing.

Staff Verification: Consistent. Fire Department acceptance of a Wildland Fire Safe Plan demonstrates compliance with this condition.

50. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

Staff Verification: Consistent. The applicant stated in a letter dated March 16, 2015, that they acknowledge this condition.



El Dorado Irrigation District

METER AWARD LETTER

This serves as an award for:

Date: July 6, 2015

☒ SUBDIVISION

☐ PARCEL SPLIT

☐ OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Standard Pacific Homes
3650 Industrial Blvd. Ste. 140
West Sacramento, CA 95691-6513

Promontory Village Center Lot D1
El Dorado Hills, CA 95762
APN: 124-070-62

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.

☒ **FOR SUBDIVISIONS** - 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.

☐ **FOR PARCEL SPLITS** - 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: 49 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 49 EDUs (Equivalent Dwelling Unit).

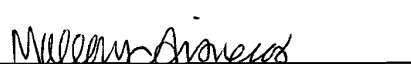
63 Lots Total: 56 Attached Homes/7 Detached Homes

Project No. / Work Order No: 1971DEV 667748
Service Purchase Project No.: 2271SP

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

Original Copy - Project File

1 Copy - Applicant

1 Copy - County/City