

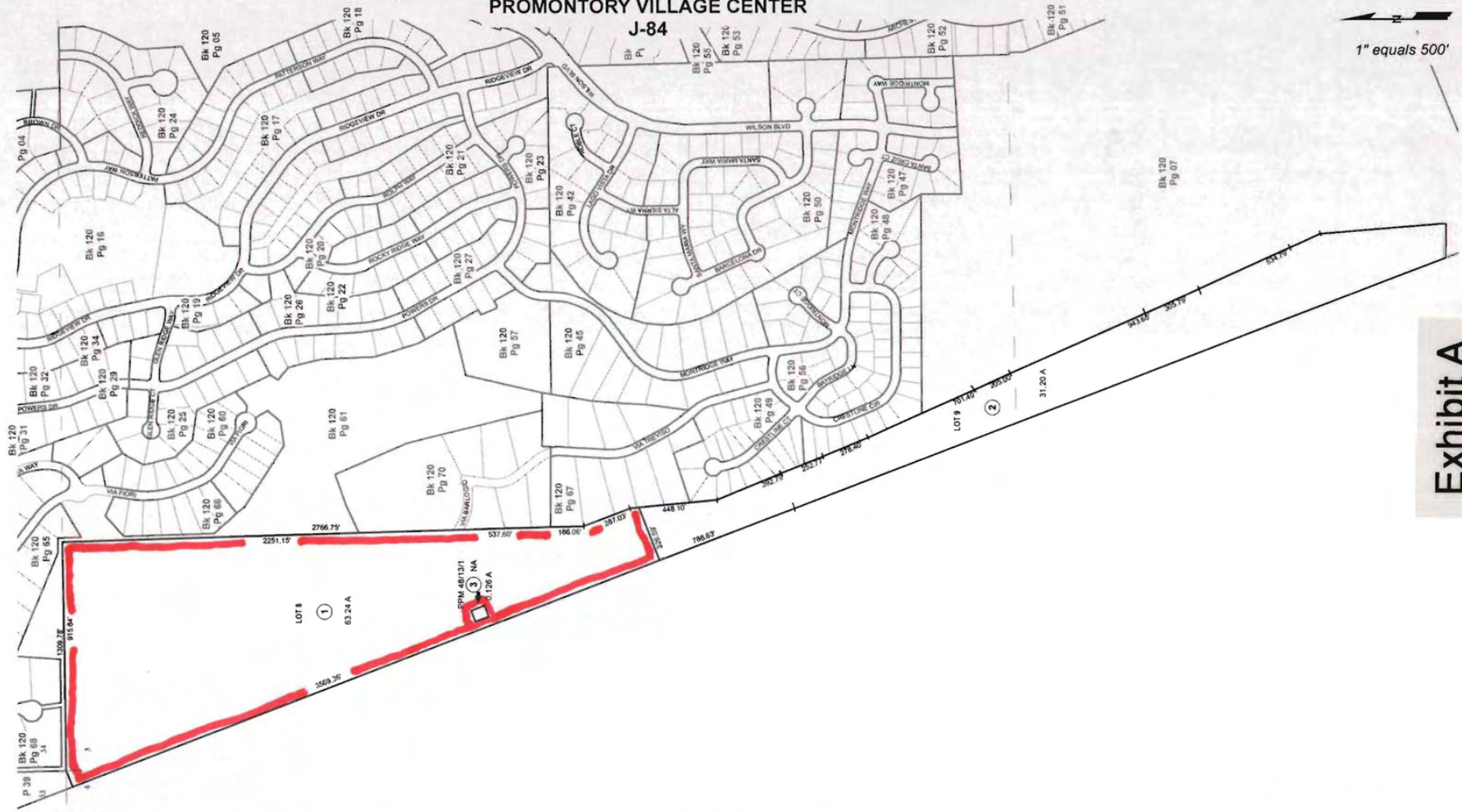
POR. SECS. 27, 28, 33, & 34, T.10N., R.8E., & SECS. 3 & 10, T.9N., R.8E., M.D.M.
PROMONTORY VILLAGE CENTER

J-84

124:40

1" equals 500'

Exhibit A



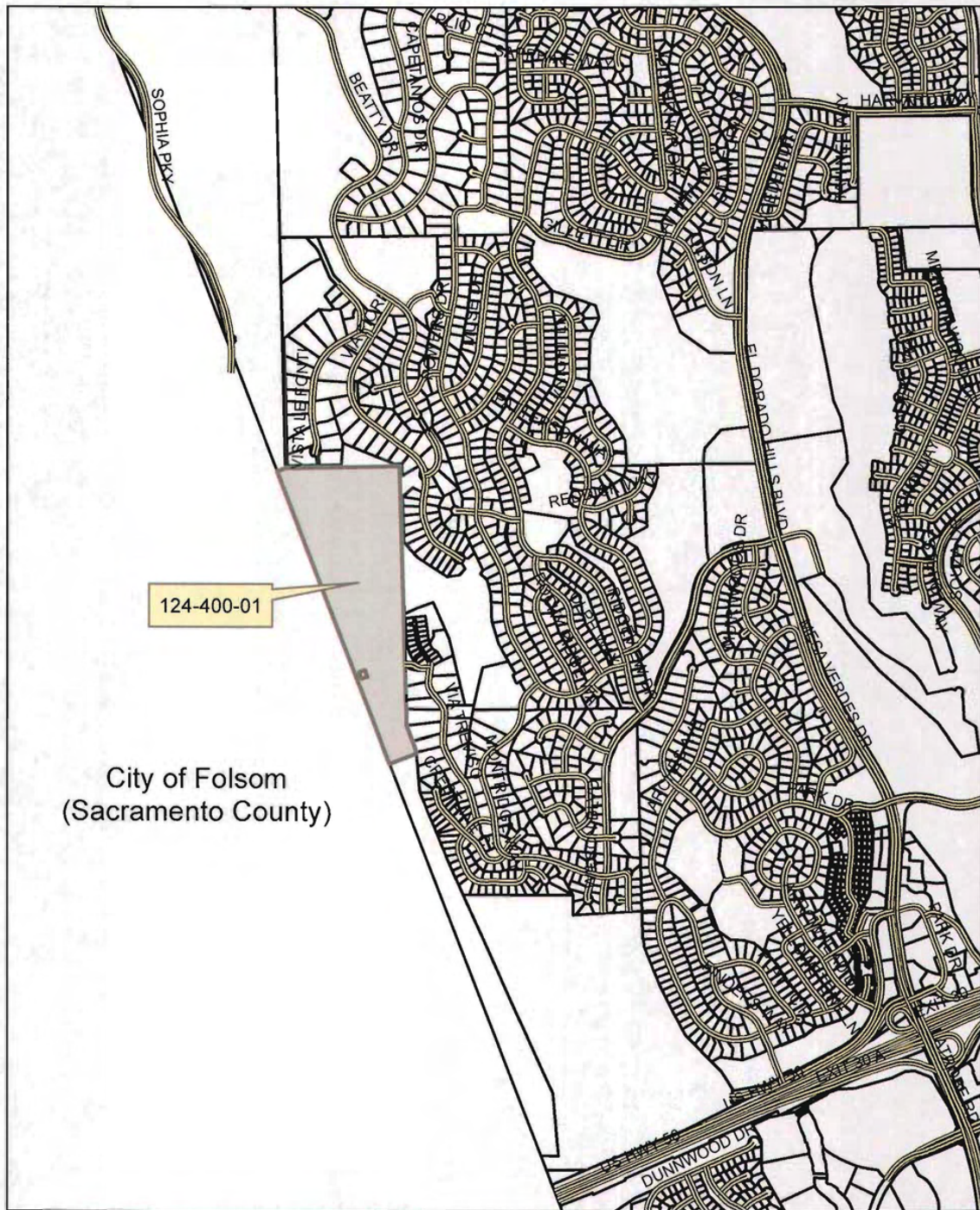
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Box
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev2, April 11, 2007

Assessor's Map Bk. 124, Pg. 40
County of El Dorado, CA



City of Folsom
(Sacramento County)

File No. TM13-1513-F
Promontory Village 8
Location Map

Exhibit B



0 500 1,000 2,000 3,000 Feet



LAND USE PLAN

LEGEND

V1-V8	RESIDENTIAL VILLA
VC	VILLAGE CENTER (COMMERCIAL AND RESIDENTIAL)
OS	PUBLIC OPEN SPACE
CP	COMMUNITY PARK
P	NEIGHBORHOOD PARK
ES	ELEMENTARY SCHOOL

Note: Perpetual conservation easements (private open space) will account for approximately 152.0 acres. See text.

The Promontory Specific Plan

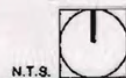


FIGURE 5

Exhibit C

TENTATIVE SUBDIVISION MAP

PROMONTORY VILLAGE

LOT 8 OF PROMONTORY SPECIFIC PLAN

COUNTY OF EL DORADO

AUGUST, 2013

STATE OF CALIFORNIA

OWNERS OF RECORD

PUSSELL-PROMONTORY, LLC
100 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95835

APPLICANT

RENAISSANCE DEVELOPMENT
28114 AGOURA ROAD, SUITE 105
AGOURA HILLS, CA 91301

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3000 NEW BLVD., SUITE 200, SACRAMENTO, CA 95833
TEL: (916) 444-1111 FAX: (916) 444-1112

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

POM. SECS. 27, 28, 33, & 34, T.10N., R. 3E., S. 10E., & SECS. 3 & 10,
T.10N., R. 3E., S. 10E.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 121-020-01

PROPOSED ZONING

LLSFD/MLSFD, MLSFD

PRESENT ZONING

PROMONTORY SPECIFIC PLAN

TOTAL AREA

63.24 ACRES

TOTAL NUMBER OF PARCELS

63 - RESIDENTIAL LOTS
7 - LETTERED LOTS (OPEN SPACE)
10 - LETTERED LOTS (OPEN SPACE/LANDSCAPE)
70 LOTS TOTAL

MINIMUM LOT AREA

8,545 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO COUNTY WATER DISTRICT (PIPE DEPARTMENT)

DATE OF PREPARATION

AUGUST, 2013

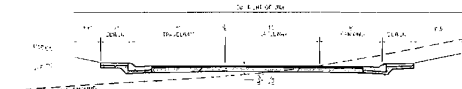
PHASING PLAN NOTICE

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 66455.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "LOT 8 OF THE PROMONTORY SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE SPECIFIC PLAN AND BY THE COUNTY OF EL DORADO.

DATE _____



VIA BARLOGGIO
SCALE 1"=5'

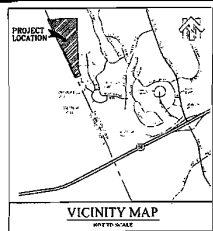
NOTE:
1. ALL LOTS ARE BUILT UP TO THE FULL 100% OF THE LOT AREA.
2. THE 100% BUILD UP AREA IS SHOWN BY THE SHADING.

SECTION A-A
UPLAND TWO-WAY ROAD
SCALE 1"=5'

SCALE 1"=10'

SECTION B-B
UPLAND TWO-WAY ROAD
SCALE 1"=5'

SECTION C-C
UPLAND TWO-WAY ROAD
SCALE 1"=5'



SUBDIVISION DATA		LEGEND
DATE	REVISION	--- BOUNDARY
1	1	--- LOT LINES
2	2	--- LOT AREA
3	3	--- LOT AREA
4	4	--- LOT AREA
5	5	--- LOT AREA
6	6	--- LOT AREA
7	7	--- LOT AREA
8	8	--- LOT AREA
9	9	--- LOT AREA
10	10	--- LOT AREA
11	11	--- LOT AREA
12	12	--- LOT AREA
13	13	--- LOT AREA
14	14	--- LOT AREA
15	15	--- LOT AREA
16	16	--- LOT AREA
17	17	--- LOT AREA
18	18	--- LOT AREA
19	19	--- LOT AREA
20	20	--- LOT AREA
21	21	--- LOT AREA
22	22	--- LOT AREA
23	23	--- LOT AREA
24	24	--- LOT AREA
25	25	--- LOT AREA
26	26	--- LOT AREA
27	27	--- LOT AREA
28	28	--- LOT AREA
29	29	--- LOT AREA
30	30	--- LOT AREA
31	31	--- LOT AREA
32	32	--- LOT AREA
33	33	--- LOT AREA
34	34	--- LOT AREA
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38	38	--- LOT AREA
39	39	--- LOT AREA
40	40	--- LOT AREA
41	41	--- LOT AREA
42	42	--- LOT AREA
43	43	--- LOT AREA
44	44	--- LOT AREA
45	45	--- LOT AREA
46	46	--- LOT AREA
47	47	--- LOT AREA
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63	63	--- LOT AREA
64	64	--- LOT AREA
65	65	--- LOT AREA
66	66	--- LOT AREA
67	67	--- LOT AREA
68	68	--- LOT AREA
69	69	--- LOT AREA
70	70	--- LOT AREA

OPEN SPACE TABLE	
LOT	AREA (AC)
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
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HILLSFD TABLE	
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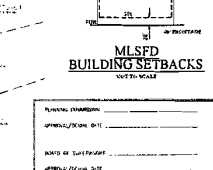
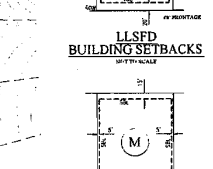
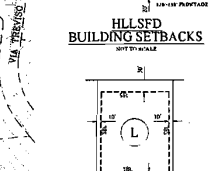
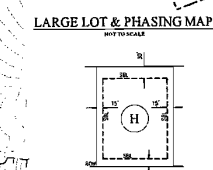
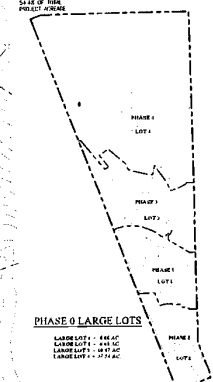


Exhibit D

TM 13-1513

15-1237 C 4 of 33

TENTATIVE SUBDIVISION MAP

PROMONTORY VILLAGE

LOT 8 OF PROMONTORY SPECIFIC PLAN

COUNTY OF EL DORADO

MARCH, 2014

STATE OF CALIFORNIA

OWNERS OF RECORD

RUSSELL-PROMONTORY, LLC
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

APPLICANT

RENASO DEVELOPMENT
28118 AQUILA ROAD, SUITE 105
AGOURA HILLS, CA 91301

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
10000 COLUMBIA AVENUE, SUITE 200
SACRAMENTO, CA 95826

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

FOR SECS 27, 28, 33, & 34, T.10, R.8E., & SECS 3 & 10,
T.9N, 1.8E, M.D.M.

ASSESSOR'S PARCEL NUMBERS

APN 124-400-01

PROPOSED ZONING

LLSFD/HLSFD/MLSFD

PRESENT ZONING

PROMONTORY SPECIFIC PLAN

TOTAL AREA

63.24 ACRES

TOTAL NUMBER OF PARCELS

63 - RESIDENTIAL LOTS
7 - LETTERED LOTS (OPEN SPACE)
10 - LETTERED LOTS (OPEN SPACE/LANDSCAPE)
70 LOTS TOTAL

MINIMUM LOT AREA

8,345 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

OCTOBER, 2013

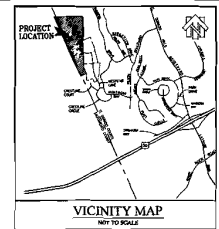
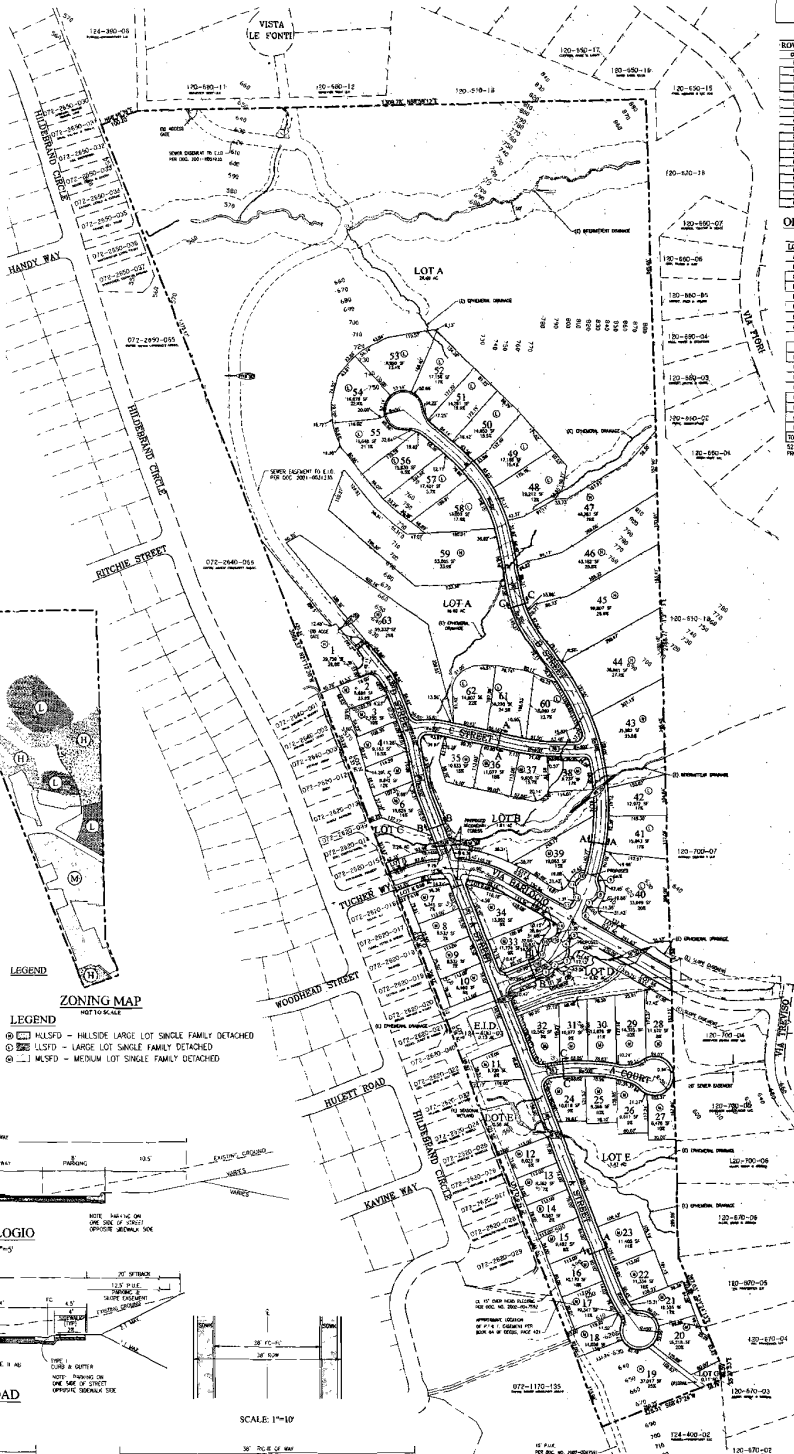
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ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "LOT 8 OF THE PROMONTORY SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE SPECIFIC PLAN AND BY THE COUNTY OF EL DORADO.

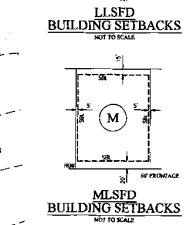
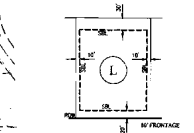
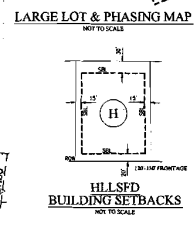
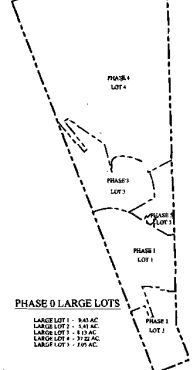
Charles Russell
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
DATE 2/10/14



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OPEN SPACE TABLE	
LOT	AREA (AC)
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HLSFD TABLE	
LOT	AREA (AC)
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PLANNING COMMISSION
APPROVAL/DATE: _____
BOARD OF SUPERVISORS
APPROVAL/DATE: _____

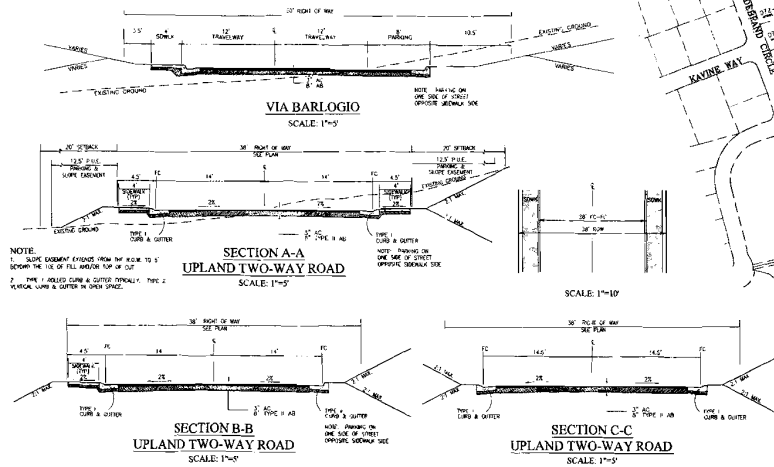


Exhibit E

PROMONTORY VILLAGE 8

LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: AS SHOWN

C&A Engineering & Surveying

15 OCT 13 AM 8:40

RECEIVED
PLANNING DEPARTMENT

OWNER'S STATEMENT

SHEET 1 OF 10

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 LOT R-1, R-2 AND VIA BARLOGGIO 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 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 UTILITIES, 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') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT "R1" 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 10% 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 AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

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.

REF II-RD WILLOWS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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) BEFORE ME,) A
NOTARY PUBLIC,

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 CAPACITIES, 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,

PRINCIPLE COUNTY OF BUSINESS

COMMISSION NO:

NAME COMMISSION EXPIRES:

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER DEED OF TRUST RECORDED JULY 15, 2015 AS INSTRUMENT NO. 2015-0032359, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION

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) BEFORE ME,) A
NOTARY PUBLIC,

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 CAPACITIES, 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,

PRINCIPLE COUNTY OF BUSINESS

COMMISSION NO:

NAME COMMISSION EXPIRES:

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 THE RREF II-RD WILLOWS, LLC IN JANUARY, 2015. 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 JANUARY, 2017 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE:

KEVIN A. HEENEY LS 5914

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 23, 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:

PRINCIPAL 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, RCE 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

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

DATE:

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

BY: PHILIP R. MOSBACHER, L.S. 7199
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, VIA BARLOGGIO AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOTS 'R-1' AND 'R-2', WHICH ARE HEREBY REJECTED.

DATE:

JAMES S. MITRISIN
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 RREF II-RD WILLOWS, LLC.

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

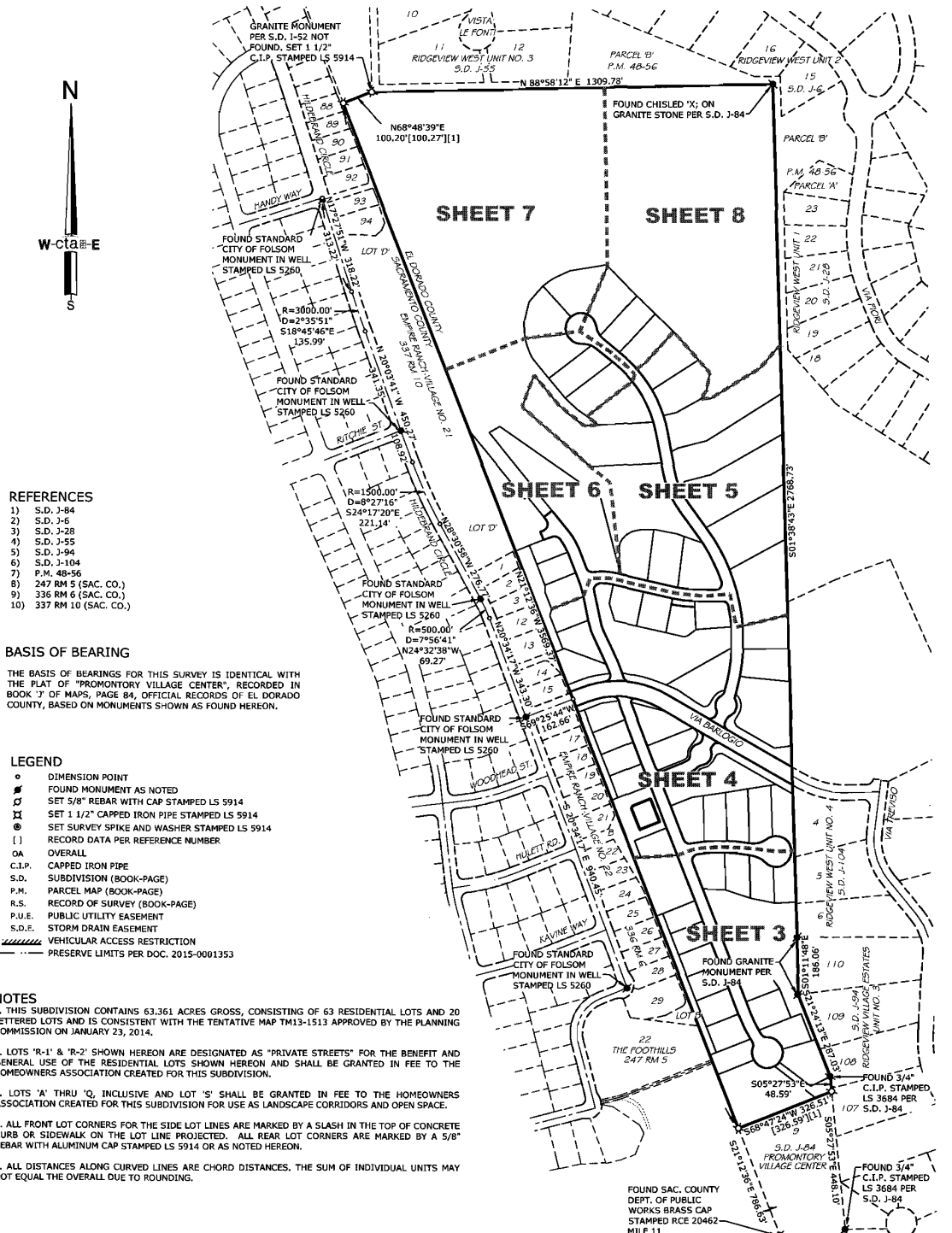
PROMONTORY VILLAGE 8

LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1"= 200'

Cta Engineering & Surveying

SHEET 2 OF 10



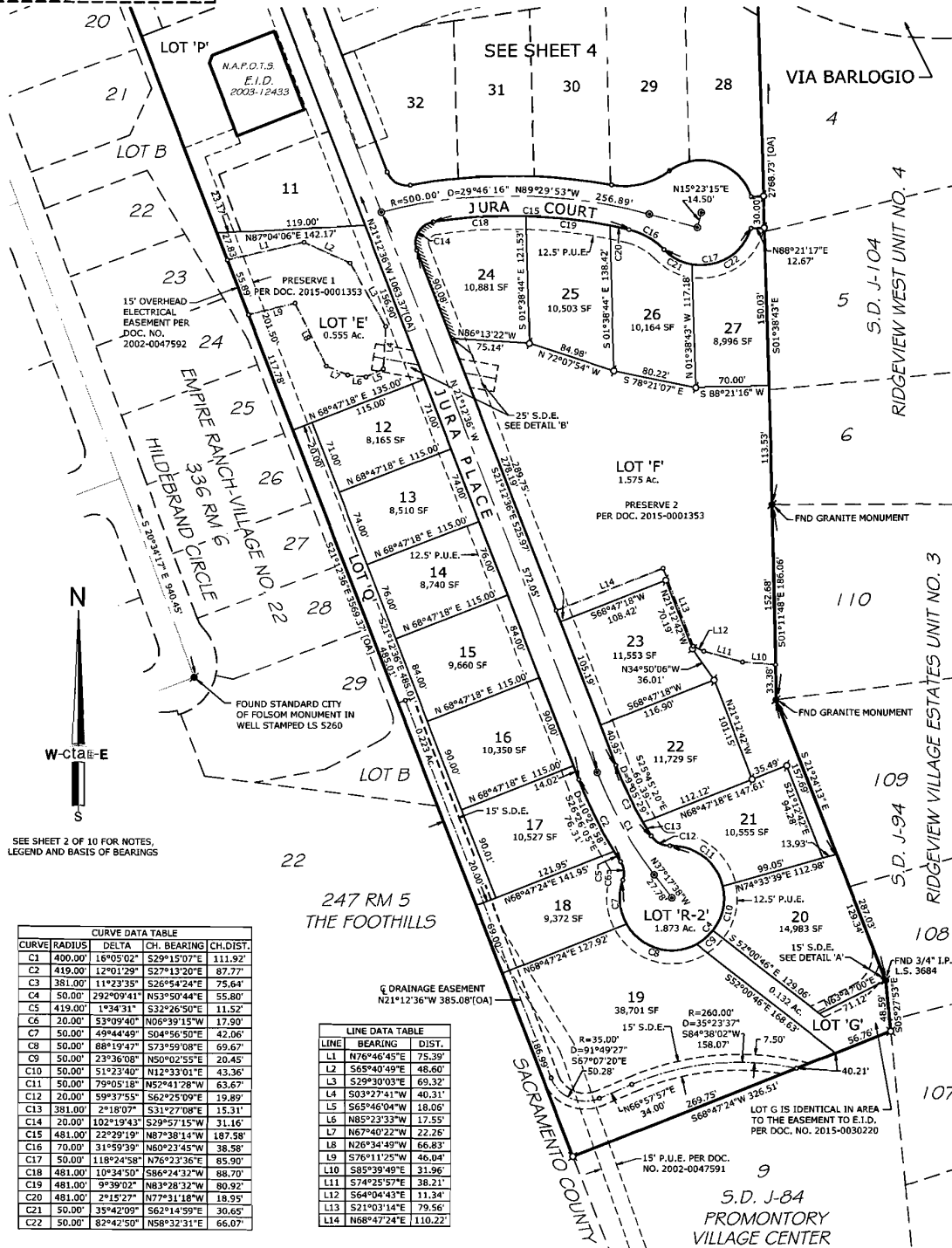
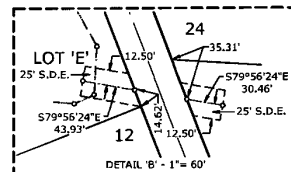
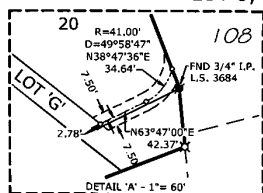
PROMONTORY VILLAGE 8

LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1"= 60'

Cta Engineering & Surveying

SHEET 3 OF 10



SEE SHEET 2 OF 10 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	400.00'	18°05'02"	S29°15'07"E	111.92'
C2	419.00'	12°01'29"	S27°13'20"E	87.77'
C3	381.00'	11°23'35"	S26°42'24"E	75.64'
C4	50.00'	292°09'41"	N53°50'44"E	55.80'
C5	419.00'	1°34'31"	S32°26'50"E	11.52'
C6	20.00'	53°09'40"	N06°39'15"W	17.90'
C7	50.00'	49°44'49"	S04°56'50"E	42.06'
C8	50.00'	88°19'47"	S73°59'08"E	69.67'
C9	50.00'	23°36'08"	N50°02'55"E	20.45'
C10	50.00'	51°23'40"	N12°33'01"E	43.36'
C11	50.00'	70°05'18"	N52°41'28"W	63.67'
C12	20.00'	59°37'55"	S62°25'09"E	19.89'
C13	381.00'	2°18'07"	S31°27'06"E	15.31'
C14	20.00'	102°19'43"	S29°57'15"W	31.16'
C15	481.00'	22°29'19"	N87°38'14"W	187.58'
C16	70.00'	31°59'39"	N60°23'45"W	38.58'
C17	50.00'	118°24'58"	N76°23'36"E	85.90'
C18	481.00'	10°34'50"	S86°24'32"W	68.70'
C19	481.00'	9°39'02"	N83°28'32"W	80.92'
C20	481.00'	2°15'27"	N77°31'18"W	18.95'
C21	50.00'	35°42'09"	S62°14'59"E	30.65'
C22	50.00'	87°42'50"	N58°32'31"E	66.07'

LINE	BEARING	DIST.
L1	N76°46'45"E	75.39'
L2	S65°40'49"E	48.60'
L3	S29°30'03"E	69.32'
L4	S03°27'41"W	40.31'
L5	S65°46'04"W	18.08'
L6	N85°23'33"W	17.55'
L7	N67°40'22"W	22.26'
L8	N26°34'49"W	66.83'
L9	S76°11'25"W	46.04'
L10	S85°39'49"E	31.96'
L11	S74°25'57"E	38.21'
L12	S64°04'43"E	11.34'
L13	S21°03'14"E	79.56'
L14	N68°47'24"E	110.22'

PROMONTORY VILLAGE 8

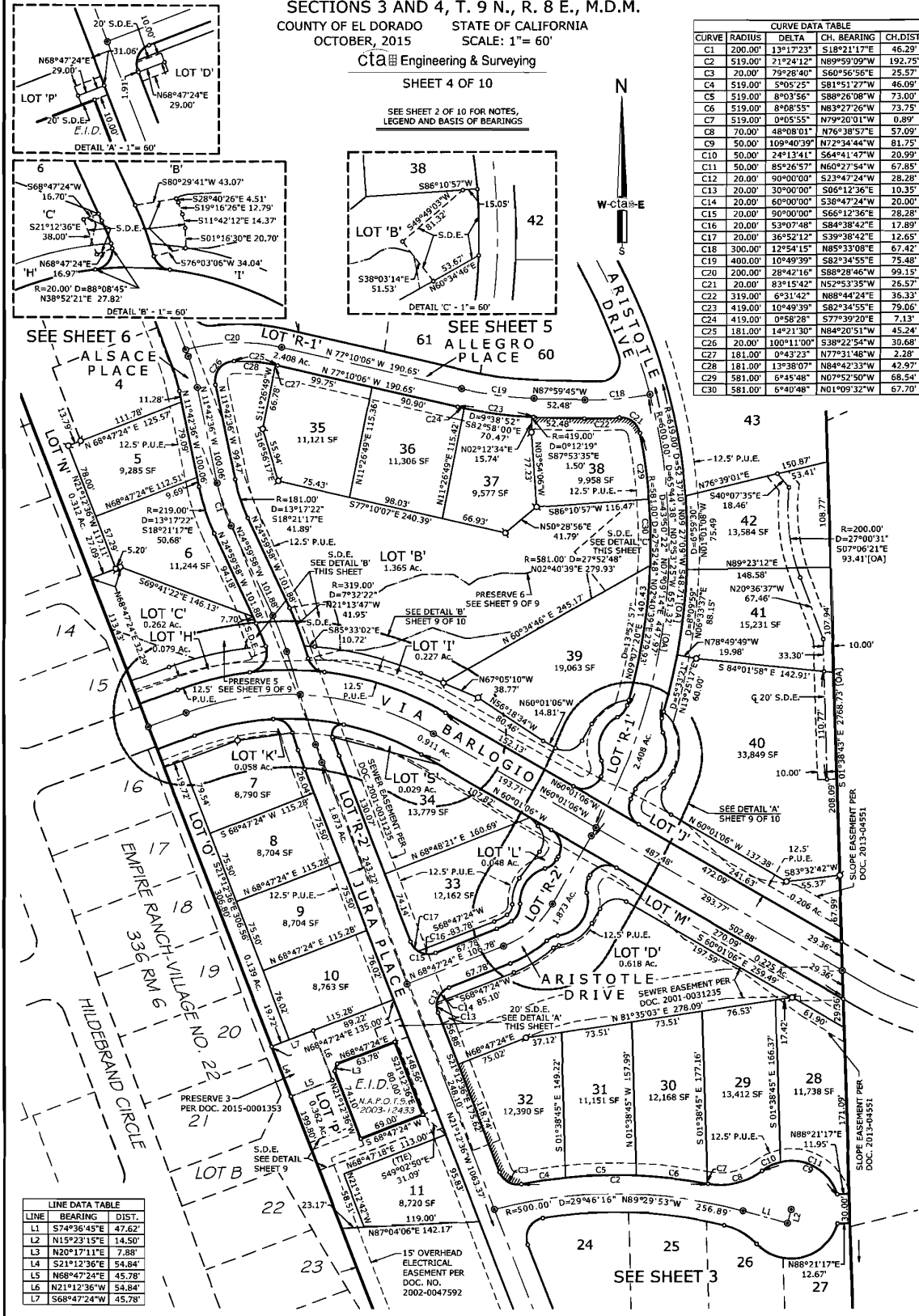
LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1"= 60'

Cta Engineering & Surveying

SHEET 4 OF 10

SEE SHEET 2 OF 10 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	200.00'	13°17'23"	S18°21'17"E	46.29'
C2	519.00'	21°24'12"	N89°53'09"W	192.75'
C3	70.00'	79°26'40"	S60°56'58"E	25.57'
C4	519.00'	5°05'25"	S81°51'27"W	46.09'
C5	519.00'	8°03'56"	S88°26'08"W	73.00'
C6	519.00'	8°08'55"	N83°27'26"W	73.75'
C7	519.00'	0°05'55"	N79°20'01"W	0.89'
C8	70.00'	48°08'01"	N76°38'57"E	57.09'
C9	50.00'	109°40'39"	N72°34'44"W	81.75'
C10	50.00'	24°13'41"	S64°41'47"W	20.99'
C11	50.00'	85°26'57"	N60°27'34"W	67.85'
C12	20.00'	90°00'00"	S23°47'24"W	28.28'
C13	20.00'	30°00'00"	S06°12'36"E	10.35'
C14	20.00'	60°00'00"	S38°47'24"W	20.00'
C15	20.00'	90°00'00"	S66°12'36"E	28.28'
C16	20.00'	53°07'48"	S84°38'42"E	17.89'
C17	20.00'	36°52'12"	S39°38'08"E	12.65'
C18	300.00'	12°54'15"	N85°33'08"E	67.42'
C19	400.00'	10°49'39"	S82°34'55"E	75.48'
C20	200.00'	28°42'16"	S88°28'46"W	99.15'
C21	20.00'	83°15'42"	N52°53'35"W	26.57'
C22	319.00'	6°31'42"	N88°44'24"E	36.33'
C23	419.00'	10°49'39"	S82°34'55"E	79.06'
C24	419.00'	0°58'28"	S77°39'20"E	7.13'
C25	181.00'	14°21'30"	N84°20'51"W	45.24'
C26	20.00'	100°11'00"	S38°22'54"W	30.68'
C27	181.00'	0°43'23"	N77°31'46"W	2.28'
C28	181.00'	13°38'07"	N84°42'33"W	42.97'
C29	581.00'	6°45'48"	N07°52'50"W	68.54'
C30	581.00'	6°40'48"	N01°09'32"W	67.70'



LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S74°36'43"E	47.62'
L2	N15°23'15"E	14.50'
L3	N20°17'11"E	7.88'
L4	S21°12'36"E	54.84'
L5	N68°47'24"E	45.78'
L6	N21°12'36"W	54.84'
L7	S68°47'24"W	45.78'

LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1"= 60'

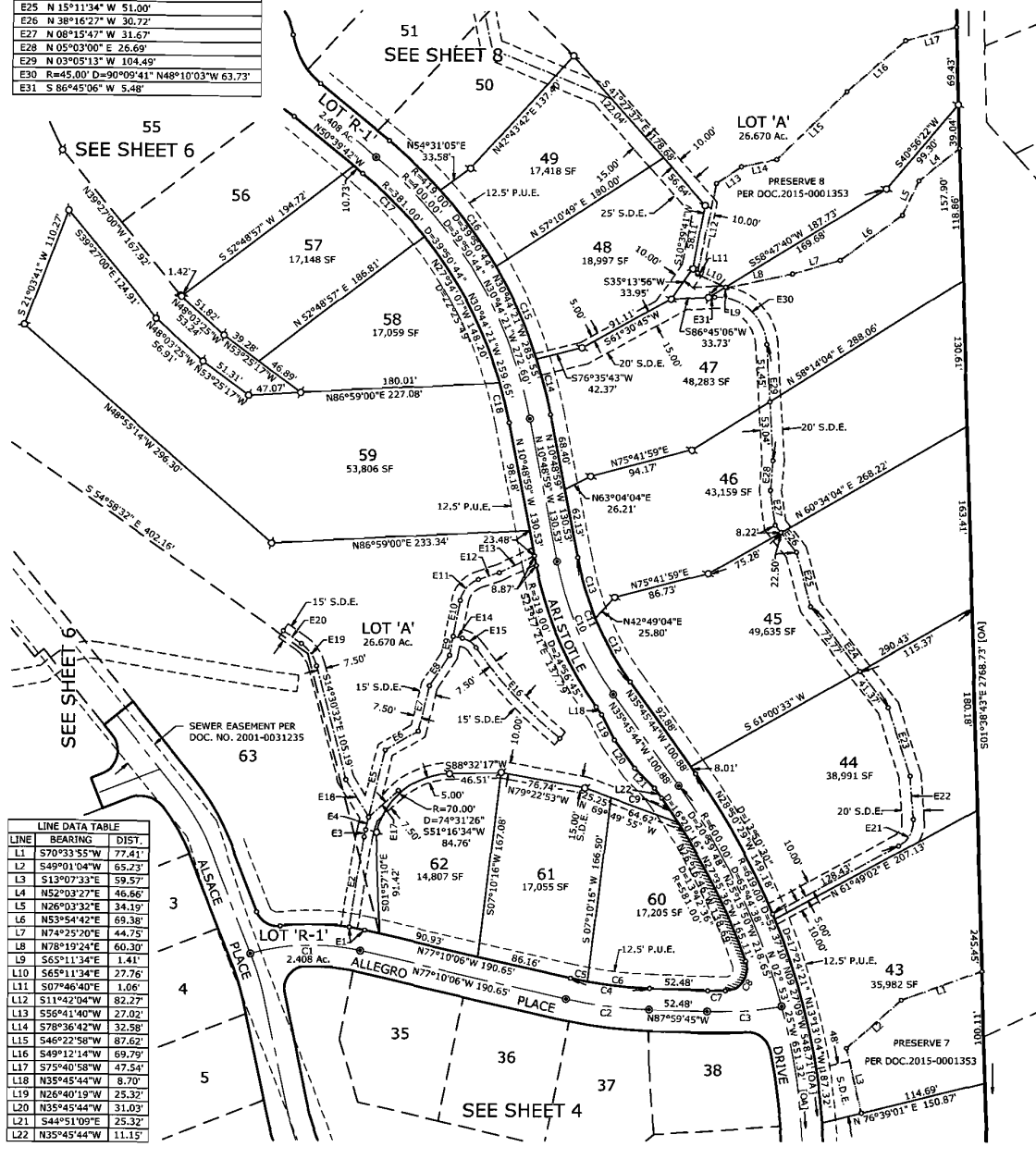
SHEET 5 OF 10



SEE SHEET 2 OF 10 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

E1	EASEMENT Q DATA TABLE
E1	R=219.00'D=D=34°43'52" N79°02'02" W 14.26'
E2	N 09°06'02"E D= 82.30"
E3	R=80.00'D=D=45°00'34" S11°31'03" W 6.75'
E4	S 13°56'05" W 11.58'
E5	S 13°56'05" W 61.88'
E6	S 59°55'34" W 34.45'
E7	N 13°41'43"E D= 41.94'
E8	N 33°39'41"E D= 32.75'
E9	N 11°15'25"E D= 17.11'
E10	N 11°15'25"E D= 32.72'
E11	S 15°05'00"E D= 40.42'41" S41°10'16" W 24.94'
E12	S 71°05'06" W 19.52'
E13	N 64°17'45" W 35.32'
E14	N 78°44'35" W 8.25'
E15	R=20.00'D=D=43°46'21"N S56°51'25" W 11.91'
E16	R=400.00'D=D=13°55'58" S42°57'22"E 111.14'
E17	N 48°25'09" E 35.75'
E18	N 31°33'53" W 39.38'
E19	R=35.00'D=D=40°27'59" N34°44'32" W 24.21'
E20	S 54°58'32"E D= 19.97'
E21	R=75.00'D=D=65°55'19" N28°51'23" E23.27.20'
E22	S 04°06'17"E D= 38.96'
E23	S 17°05'25" W 51.01'
E24	S 37°42'33" W 64.40'
E25	N 15°11'34" W 64.00'
E26	N 38°16'27" W 30.72'
E27	N 08°15'47" W 31.67'
E28	N 05°03'00" W 26.69'
E29	N 03°05'13" W 104.49'
E30	R=645.00'D=D=90°09'41" N48°10'03" W 63.73'
E31	S 86°45'06" W 5.48'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH.DIST.
C1	200.00'	28°24'16"	S88°26'46"E	99.15'
C2	400.00'	10°49'39"	S82°34'55"E	75.48'
C3	300.00'	12°54'15"	N85°33'08"E	67.42'
C4	381.00'	10°49'39"	S82°34'55"E	71.89'
C5	381.00'	2°19'59"	S78°20'05"E	15.51'
C6	381.00'	8°29'40"	S83°44'45"E	56.43'
C7	281.00'	3°14'09"	S89°36'49"E	15.87'
C8	200.00'	10°68'11"34"	N34°40'19"E	32.40'
C9	581.00'	2°37'40"	N34°26'54"E	26.64'
C10	300.00'	24°56'45"	S23°17'21"E	129.59'
C11	281.00'	24°56'45"	S23°17'21"E	121.38'
C12	281.00'	13°14'26"	S29°08'13"E	64.79'
C13	281.00'	11°42'20"	S16°40'09"E	57.31'
C14	419.00'	7°03'22"	N14°20'40"E	51.57'
C15	419.00'	12°27'33"	N24°06'07"E	90.93'
C16	419.00'	11°38'10"	N36°08'59"E	84.95'
C17	381.00'	11°52'40"	N44°43'32"E	78.84'
C18	381.00'	5°32'14"	N13°35'06"E	36.81'



PROMONTORY VILLAGE 8

LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1" = 60'

Cta Engineering & Surveying

SHEET 6 OF 10

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N38°54'43"W	86.77'
L2	S38°54'43"E	61.64'
L3	S38°54'43"E	25.13'
L4	N68°47'18"E	60.91'
L5	N51°05'17"E	19.00'
L6	S51°05'17"W	14.50'
L7	N68°47'18"E	10.27'
L8	S21°12'42"E	14.50'
L9	S21°12'42"E	14.50'
L10	S68°47'24"W	7.22'
L11	N11°47'36"W	11.28'
L12	N50°35'33"E	10.98'
L13	N72°26'59"E	20.00'

EASEMENT & DATA TABLE		
E1	S 68°47'24" W	23.23'
E2	S 86°38'11" W	46.12'
E3	S 79°45'23" W	25.69'
E4	N 52°53'53" E	21.59'
E5	R=40.00' D=46°15'51" S76°01'48" W 31.43'	
E6	S 82°51'29" E	33.76'

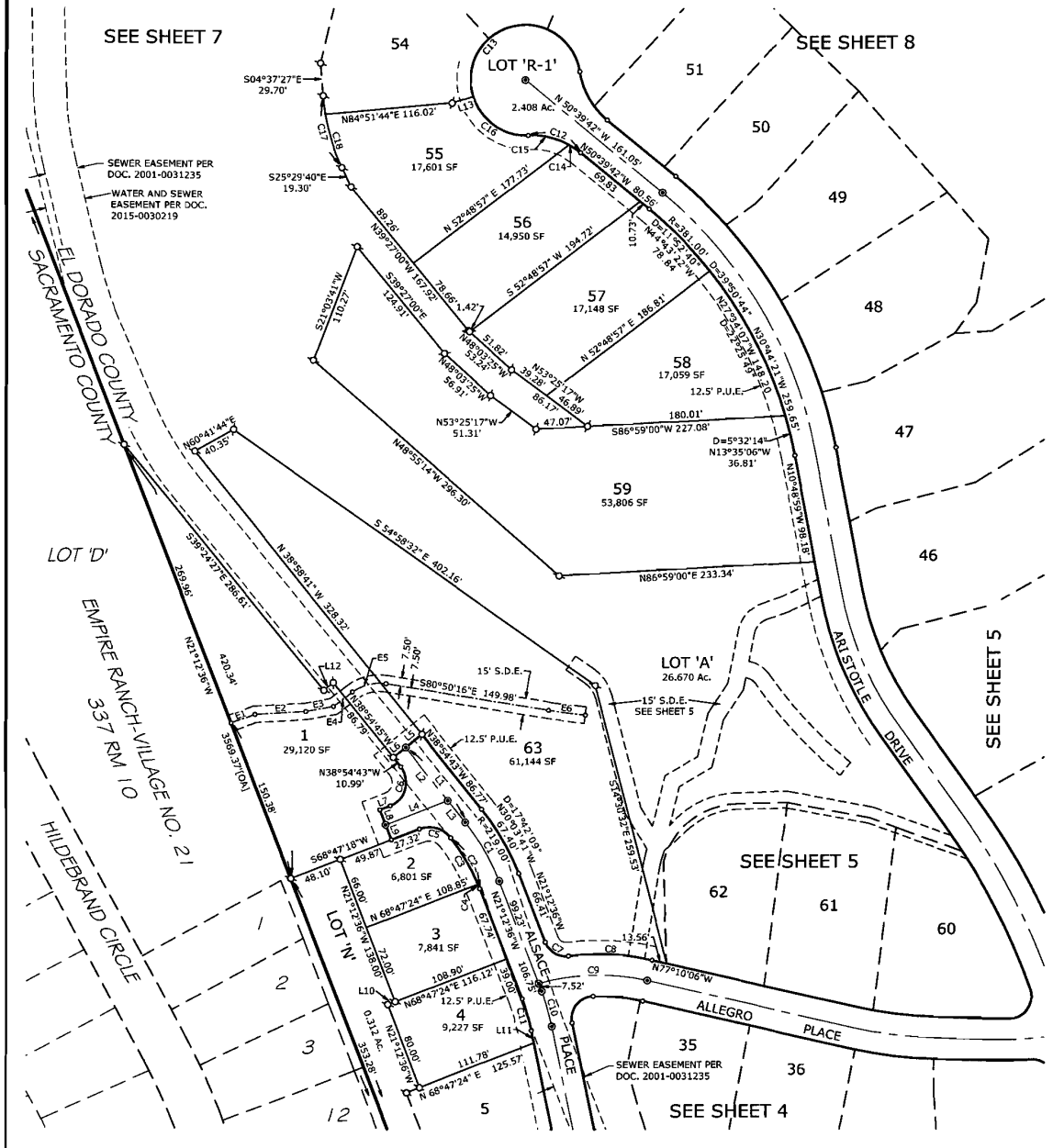
CURVE DATA TABLE			
CURVE	RADIUS	DELTA	CH. BEARING
C1	200.00'	17°42'09"	N30°03'41"W
C2	181.00'	16°51'52"	N29°38'32"W
C3	181.00'	15°31'00"	N30°18'58"W
C4	181.00'	1°20'52"	N21°53'02"W
C5	25.00'	73°08'14"	N74°38'35"W
C6	22.50'	107°42'01"	N14°56'17"E
C7	20.00'	76°03'13"	S59°14'12"E
C8	219.00'	20°05'43"	N87°12'58"W
C9	200.00'	28°42'16"	S88°28'46"W
C10	200.00'	9°30'00"	N16°27'36"W
C11	181.00'	9°30'00"	N16°27'36"W
C12	70.00'	42°07'35"	N71°43'30"W
C13	50.00'	264°15'10"	S39°20'18"W
C14	70.00'	10°28'16"	N55°53'50"W
C15	70.00'	31°39'20"	N76°57'38"W
C16	50.00'	75°14'17"	S55°10'09"E
C17	185.00'	20°52'14"	S15°03'33"E
C18	185.00'	15°41'30"	S17°38'55"E

N

W-Cta-E

SEE SHEET 7

SEE SHEET 2 OF 10 FOR NOTES,
LEGEND AND BASIS OF BEARINGS

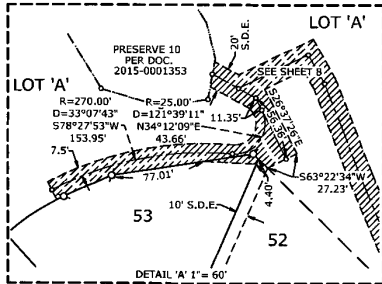


PROMONTORY VILLAGE 8

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SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1"= 60'

Cta Engineering & Surveying

SHEET 7 OF 10



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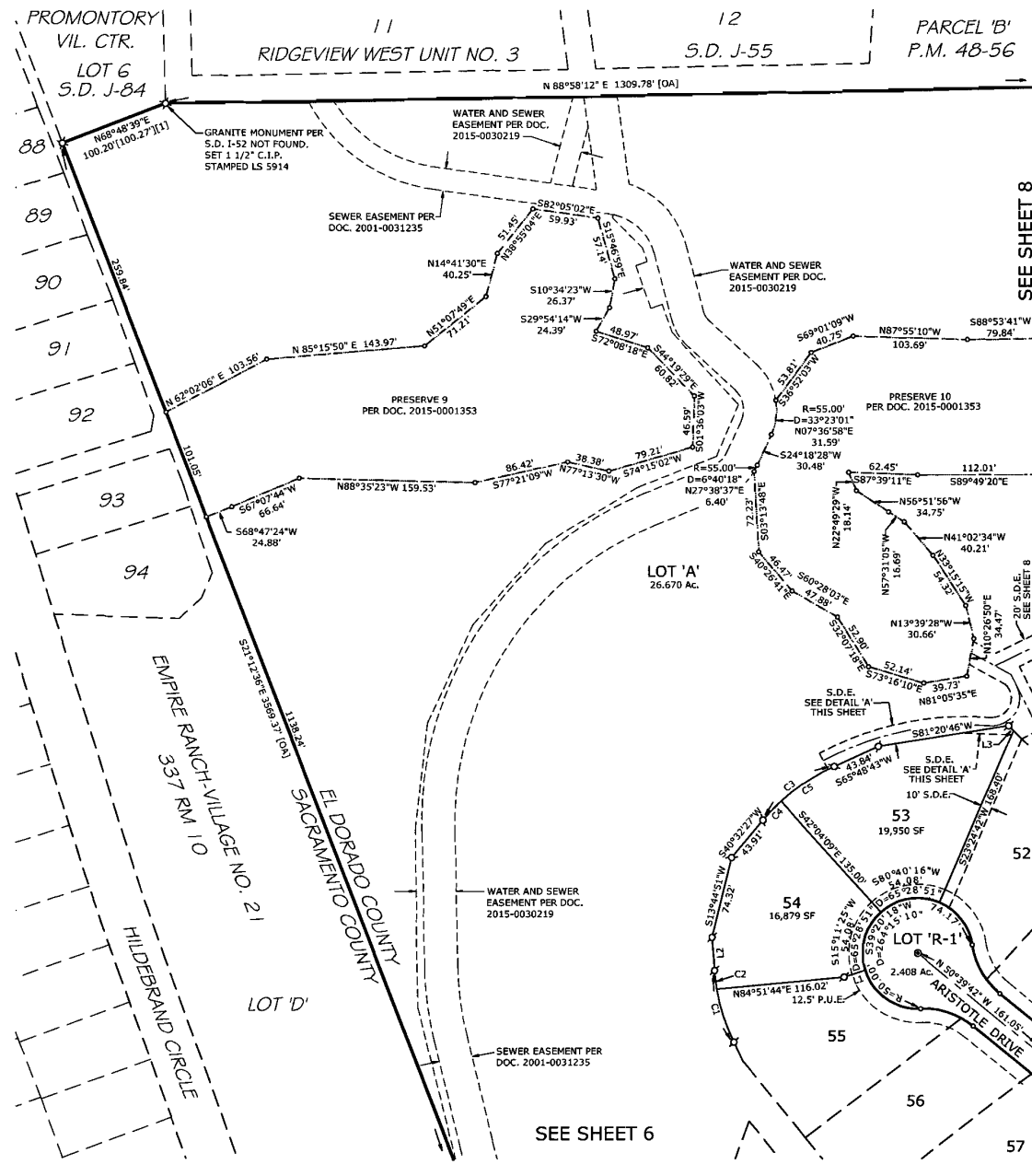
W-Cta-E

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SEE SHEET 2 OF 10 FOR NOTES, LEGEND AND BASIS OF BEARINGS

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N72°26'59"E	20.00'
L2	S04°37'27"E	29.70'
L3	N45°34'35"W	6.13'

CURVE DATA TABLE			
CURVE	RADIUS	DELTA	CH. BEARING CH. DISTANCE
C1	185.00'	20°52'14"	S15°03'33"E 67.02'
C2	185.00'	5°10'44"	S07°12'48"E 16.72'
C3	185.00'	25°10'17"	S53°10'35"W 80.94'
C4	185.00'	7°23'24"	S44°14'09"W 23.84'
C5	185.00'	17°52'53"	S56°52'17"W 57.50'



PROMONTORY VILLAGE 8

LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1"= 60'

cta Engineering & Surveying

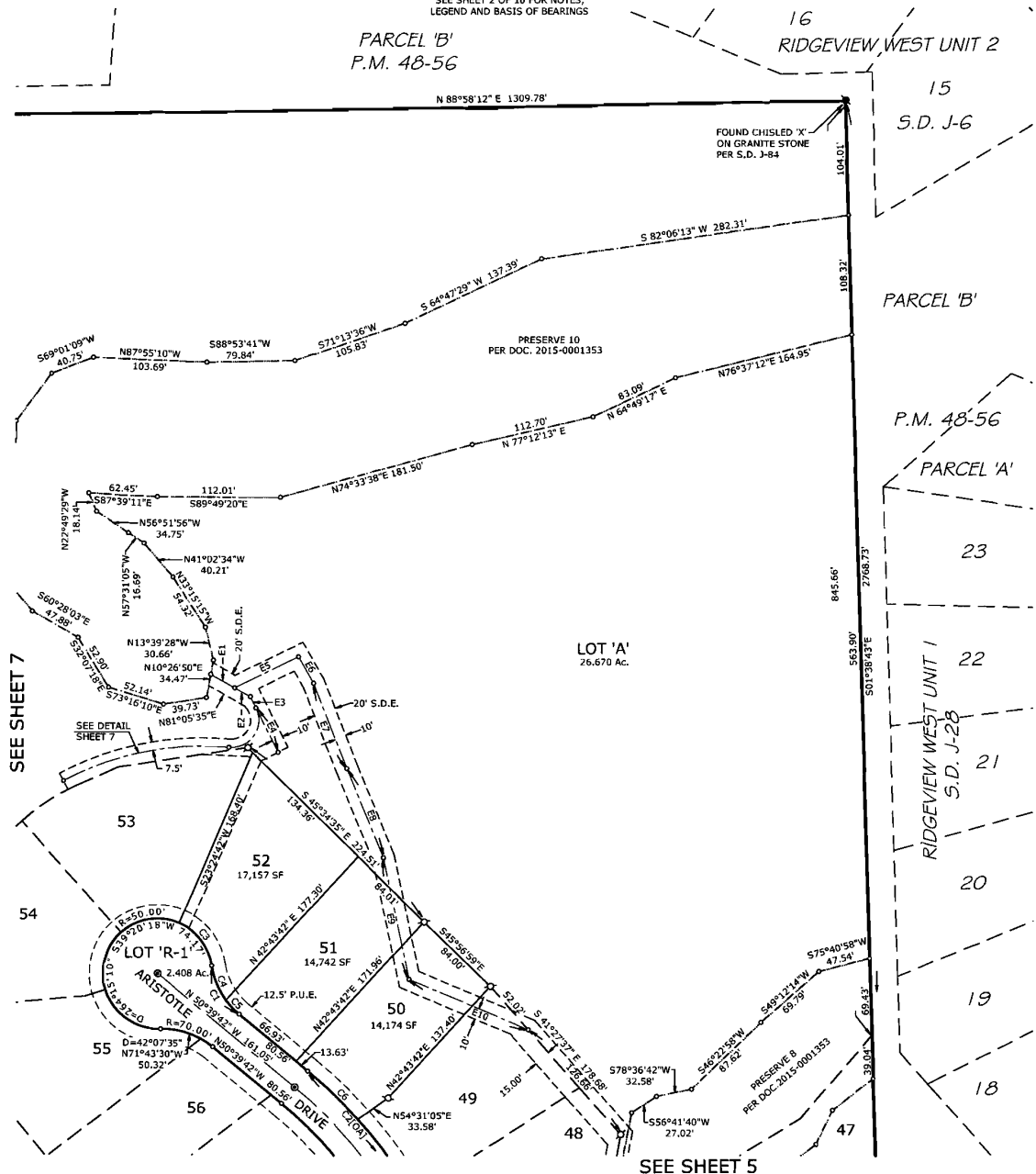
SHEET 8 OF 10

EASEMENT & DATA	
E1	S 61°27'19" E 24.67'
E2	S 61°27'19" E 16.35'
E3	S 26°37'26" E 11.35'
E4	S 26°37'26" E 45.01'
E5	N 64°13'02" E 64.70'
E6	S 29°45'12" E 27.63'
E7	S 21°19'38" E 82.56'
E8	S 22°37'39" E 87.19'
E9	S 11°54'52" E 112.55'
E10	S 67°20'49" E 117.64'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	70.00'	42°07'35"	S29°35'55"E	50.32'
C2(OA)	419.00'	39°50'44"	N30°44'21"W	285.55'
C3	50.00'	58°03'11"	N37°33'43"W	48.52'
C4	70.00'	28°00'36"	S22°32'25"E	33.88'
C5	70.00'	14°06'59"	S43°36'13"E	17.20'
C6	419.00'	8°41'39"	N46°18'53"W	63.52'



SEE SHEET 2 OF 10 FOR NOTES,
LEGEND AND BASIS OF BEARINGS



PROMONTORY VILLAGE 8

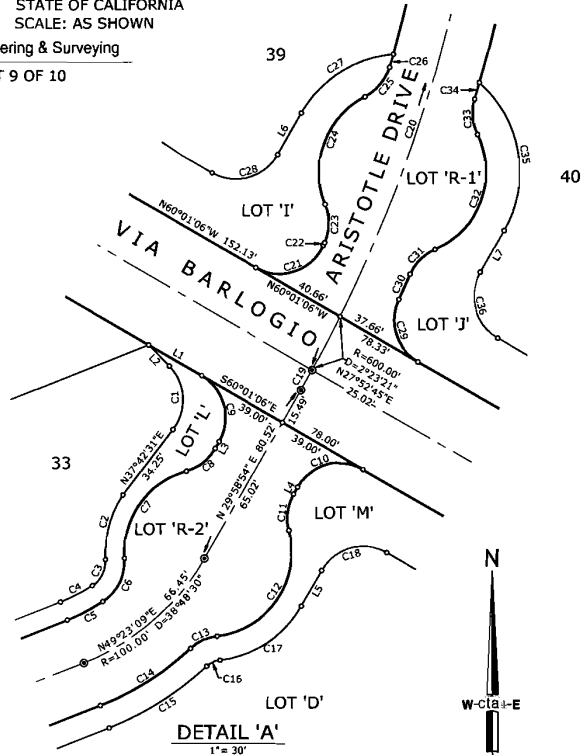
LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: AS SHOWN

Cta Engineering & Surveying

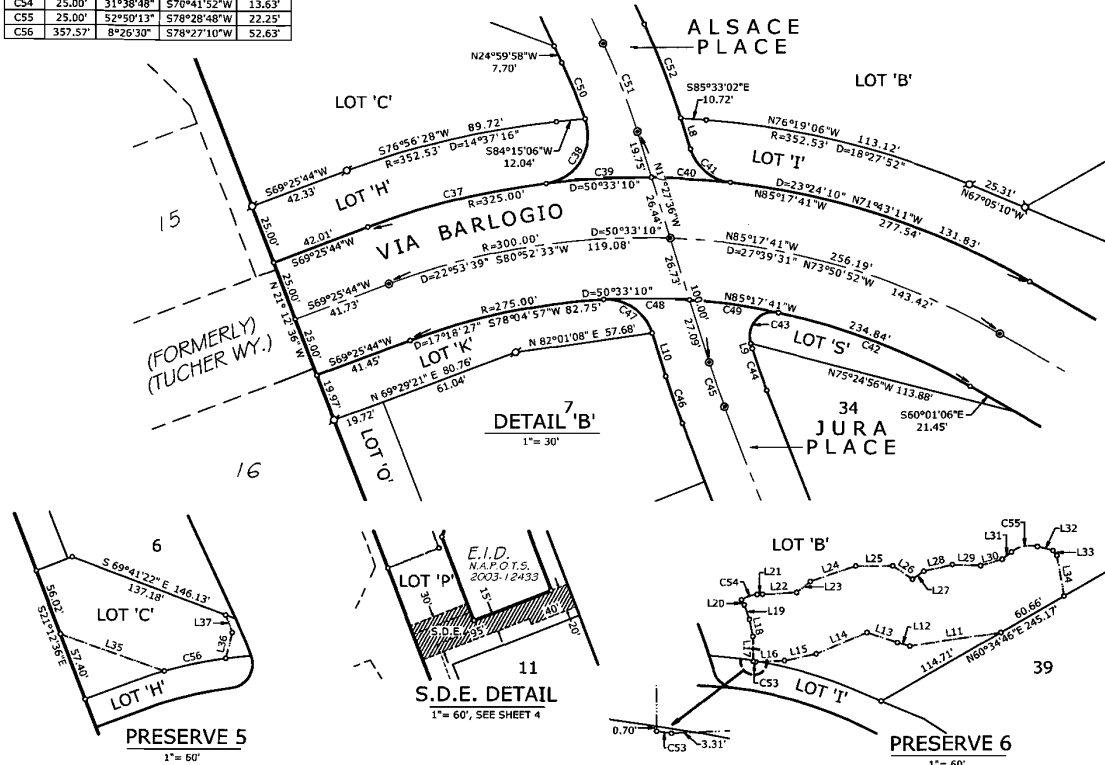
SHEET 9 OF 10

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	20.00'	82°02'19"	N03°18'39"W	26.25'
C2	43.00'	37°45'40"	S15°00'38"W	27.83'
C3	12.00'	60°54'34"	N26°35'05"E	12.16'
C4	73.00'	11°45'02"	N62°54'53"E	14.95'
C5	81.00'	11°45'02"	N62°54'53"E	16.58'
C6	20.00'	60°54'34"	N26°35'05"E	20.27'
C7	35.00'	78°41'26"	S35°28'31"W	44.38'
C8	20.00'	44°50'20"	N52°24'04"E	15.26'
C9	20.00'	90°00'00"	N15°01'06"W	28.28'
C10	20.00'	90°00'00"	S74°58'54"W	28.28'
C11	20.00'	44°50'20"	S07°33'43"W	15.26'
C12	35.00'	98°20'19"	N34°18'43"E	52.97'
C13	20.00'	36°12'18"	S65°22'43"W	12.43'
C14	119.00'	21°30'50"	N58°01'59"E	44.42'
C15	129.00'	21°30'50"	N58°01'59"E	48.15'
C16	10.00'	36°12'18"	S65°22'43"W	6.21'
C17	45.00'	53°29'58"	N56°43'53"E	40.51'
C18	20.00'	90°00'00"	S74°58'54"W	28.28'
C19	600.00'	0°54'29"	N29°31'39"E	9.51'
C20	600.00'	43°50'22"	N07°09'14"E	447.97'
C21	20.00'	95°34'33"	N72°11'37"E	29.63'
C22	581.00'	0°07'45"	N24°20'29"E	1.31'
C23	20.00'	46°46'16"	N00°53'28"E	15.88'
C24	35.00'	85°53'00"	S20°26'50"W	47.69'
C25	20.00'	46°46'16"	N40°00'11"E	15.88'
C26	581.00'	0°33'15"	N16°09'26"E	5.62'
C27	49.00'	55°27'50"	S57°42'49"W	45.60'
C28	20.00'	90°00'00"	N74°58'54"E	28.28'
C29	20.00'	85°06'24"	S17°27'54"E	27.05'
C30	619.00'	1°03'04"	N24°33'46"E	11.35'
C31	20.00'	43°05'13"	S45°34'51"W	14.69'
C32	35.00'	93°21'15"	N20°26'50"E	50.92'
C33	20.00'	43°05'13"	S04°41'11"E	14.69'
C34	619.00'	0°39'28"	N16°31'42"E	7.10'
C35	49.00'	78°52'21"	N09°27'17"W	62.25'
C36	20.00'	90°00'00"	S15°01'06"E	28.28'
C37	325.00'	13°31'00"	S78°11'14"W	76.49'
C38	20.00'	102°47'13"	N31°33'07"E	31.26'
C39	325.00'	7°47'59"	S86°50'43"W	44.21'
C40	325.00'	5°50'01"	N86°20'17"W	33.08'
C41	20.00'	65°57'40"	S50°26'26"E	21.77'
C42	275.00'	17°55'49"	N68°59'01"W	85.71'
C43	10.00'	119°30'40"	S42°17'44"W	17.28'
C44	281.00'	3°45'00"	S19°20'06"E	18.39'
C45	300.00'	3°45'00"	S19°20'06"E	19.63'
C46	319.00'	3°45'00"	S19°20'06"E	20.87'
C47	20.00'	75°48'13"	N59°21'43"W	24.57'
C48	275.00'	7°28'18"	N89°31'40"W	35.84'
C49	275.00'	7°50'36"	N81°52'14"W	37.62'
C50	281.00'	5°09'28"	N22°25'14"W	25.29'
C51	300.00'	7°32'22"	N21°13'47"W	39.45'
C52	319.00'	7°32'22"	N21°13'47"W	41.95'
C53	26.20'	4°31'22"	S81°48'11"E	2.07'
C54	25.00'	31°38'48"	S70°41'52"W	13.63'
C55	25.00'	52°50'13"	S78°28'48"W	22.25'
C56	357.57'	8°26'30"	S78°27'10"W	52.63'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N60°01'06"W	25.52'
L2	N44°19'48"W	12.27'
L3	N29°58'54"E	3.35'
L4	S29°58'54"W	3.35'
L5	S29°58'54"W	17.13'
L6	S29°58'54"W	19.88'
L7	N29°58'54"E	19.88'
L8	N17°27'36"W	13.40'
L9	N17°27'36"E	2.14'
L10	N17°27'36"W	18.73'
L11	N81°39'05"E	76.78'
L12	S74°09'26"E	10.76'
L13	S71°40'46"E	26.67'
L14	N67°46'51"E	45.98'
L15	N77°56'20"E	27.16'
L16	N87°52'57"E	23.99'
L17	S01°16'30"E	20.70'
L18	S11°42'12"E	14.37'
L19	S19°16'26"E	12.79'
L20	S28°40'28"E	4.51'
L21	S86°31'17"W	4.50'
L22	S87°15'54"W	28.42'
L23	S51°08'42"W	14.55'
L24	S71°29'56"W	40.27'
L25	WEST	30.94'
L26	N56°05'34"W	19.94'
L27	S55°24'37"W	11.30'
L28	S76°34'17"W	24.55'
L29	N87°44'17"W	23.66'
L30	S74°24'02"W	18.86'
L31	S52°03'42"W	9.73'
L32	N75°06'05"W	13.37'
L33	N38°03'14"W	5.24'
L34	N10°09'10"W	34.07'
L35	S70°58'52"E	91.96'
L36	S14°32'02"W	22.09'
L37	S21°12'36"E	15.38'



SEE SHEET 2 OF 10 FOR NOTES,
LEGEND AND BASIS OF BEARINGS



PROMONTORY VILLAGE 8

LOT 8, "PROMONTORY VILLAGE CENTER", S.D. J-84, BEING A PORTION OF
SECTIONS 3 AND 4, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2015 SCALE: 1"= 60'

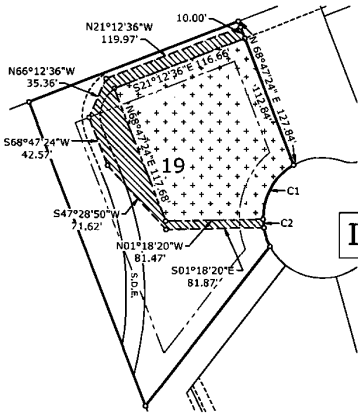
Cta Engineering & Surveying

SHEET 10 OF 10

AREA TABLE		BUILDING ENVELOPE
LOT	LOT AREA	
1	29,120 SF	10,264 SF
19	38,701 SF	14,998 SF
43	35,982 SF	14,737 SF
44	38,991 SF	14,874 SF
45	49,635 SF	15,000 SF
46	43,159 SF	15,000 SF
47	48,283 SF	14,963 SF
59	53,806 SF	15,000 SF
63	61,144 SF	15,000 SF

INFORMATIONAL SHEET ONLY

DESIGN LOT NOTEBOOKS FOR
LOTS 1, 19, 43-47, 59 AND 63



LEGEND

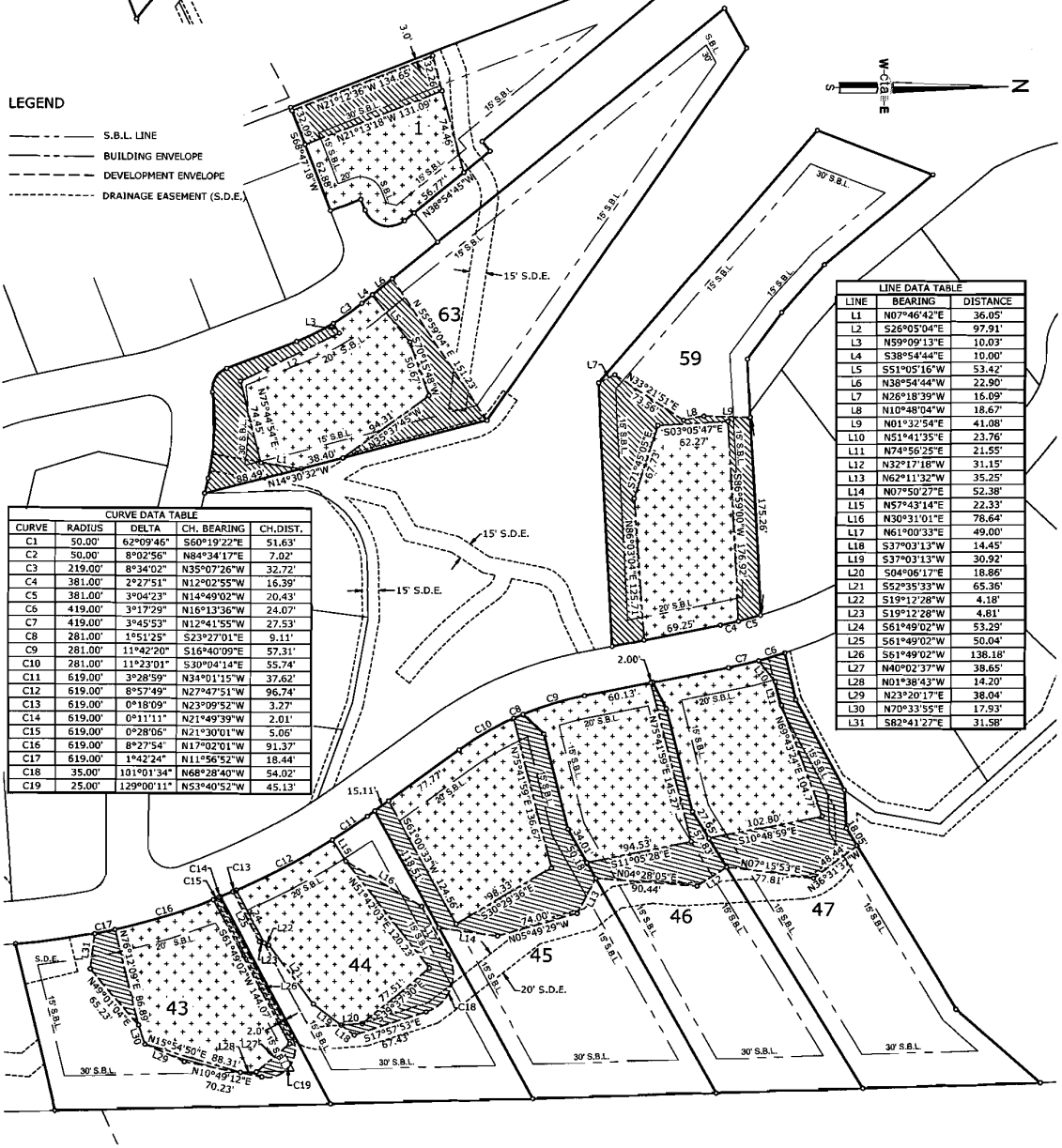
- S.B.L. LINE
- BUILDING ENVELOPE
- DEVELOPMENT ENVELOPE
- DRAINAGE EASEMENT (S.D.E.)

- DEVELOPMENT ENVELOPE
- BUILDING ENVELOPE



CURVE DATA TABLE			
CURVE	RADIUS	DELTA	CH. BEARING
C1	50.00'	62°09'45"	S60°19'22"E
C2	50.00'	8°02'56"	N84°34'17"E
C3	219.00'	8°34'02"	N35°07'26"W
C4	381.00'	2°27'51"	N12°02'55"W
C5	381.00'	3°04'23"	N14°49'02"W
C6	419.00'	3°17'29"	N16°13'36"W
C7	419.00'	3°45'23"	N12°41'55"W
C8	281.00'	1°51'25"	S23°27'01"E
C9	281.00'	1°14'20"	S16°40'09"E
C10	281.00'	1°12'30"	S30°04'14"E
C11	619.00'	3°28'59"	N34°01'15"W
C12	619.00'	8°57'49"	N27°47'51"W
C13	619.00'	0°18'09"	N23°09'52"W
C14	619.00'	0°11'11"	N21°49'39"W
C15	619.00'	0°28'06"	N21°30'01"W
C16	619.00'	8°27'54"	N17°02'01"W
C17	619.00'	1°42'24"	N11°56'52"W
C18	35.00'	101°01'34"	N68°28'40"W
C19	25.00'	129°00'11"	N53°40'52"W

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N07°46'42"E	36.05'
L2	S26°05'04"E	97.91'
L3	N59°09'13"E	10.03'
L4	S38°54'44"E	10.00'
L5	S51°05'16"W	53.42'
L6	N38°54'44"W	22.90'
L7	N26°18'39"W	15.09'
L8	N10°48'04"W	18.67'
L9	N01°32'54"E	41.08'
L10	N51°41'35"E	23.76'
L11	N74°56'25"E	21.55'
L12	N32°17'18"W	31.15'
L13	N62°11'32"W	35.25'
L14	N07°50'27"E	52.38'
L15	N57°43'14"E	22.33'
L16	N30°31'01"E	78.64'
L17	N61°00'33"E	49.00'
L18	S37°03'13"W	14.45'
L19	S37°03'13"W	30.92'
L20	S04°06'17"E	18.86'
L21	S52°35'33"W	65.36'
L22	S19°12'28"W	4.18'
L23	S19°12'28"W	4.81'
L24	S61°49'02"W	53.29'
L25	S61°49'02"W	50.04'
L26	S61°49'02"W	138.18'
L27	N40°02'37"W	38.65'
L28	N01°38'43"W	14.20'
L29	N23°20'17"E	38.04'
L30	N70°33'55"E	17.93'
L31	S82°41'27"E	31.58'



VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM13-1513-F – Promontory Village 8

TM13-1513 – As approved by the Planning Commission January 23, 2014

**TM13-1513-R – Administrative Finding of Substantial Conformance as approved by the
Development Services Division Director on March 18, 2014**

1. **Project Description:** This Tentative Map approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit ETentative Map
Exhibit FSlope Map
Exhibit GPreliminary Grading and Drainage Plan
Exhibit HOak Tree Retention and Planting Plan
Exhibit ILot Design Notebook

Any deviations from the project description, conditions, or exhibits shall 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:

Tentative map creating 63 residential lots, ranging in size from approximately 8,000 square feet to 51,500 square feet, and 10 open space lots.

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

Staff Verification: Consistent. The Administrative Finding of Substantial Conformance (TM13-1513-R) approved by the Development Services Division Director on March 18, 2014, relocated access for lot 24 and consequentially renumbered lots 25 through 38, and revised the overall range of lot sizes for the project to approximately 6,680 square feet to 59,332. County review of the Promontory Village 8 plans including improvement plans, grading plans, oak tree retention and planting plan, and final map have been verified for conformance with the above condition of approval, including the relocated access, renumbered lots, and the revised range of lot sizes.

Exhibit G

2. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.

Staff Verification: Consistent. The applicant stated in a letter dated August 21, 2015, that they acknowledge this condition.

3. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.

Staff Verification: Consistent. All Development Services Division fees are paid to date.

4. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

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 by El Dorado County. 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 August 21, 2015, that they acknowledge this condition.

5. **Water Meter Award Letter:** A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the lots created, shall be submitted to Development Services at the time of Final Map filing.

Staff Verification: Consistent. An El Dorado Irrigation District Meter Award Letter dated August 5, 2015 has been secured for the necessary public water and sewer service.

6. **Liens for Assessment or Bonds:** Prior to filing the Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

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

Exhibit G

7. **Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and 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. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

Staff Verification: Consistent. Note 1 under the section titled "Cultural Resources" on Sheet 2 of the improvement plans draw the contractor's attention to this requirement. Approval of the improvement plans and final map by the Planning Services and the Transportation Division is further proof of satisfaction of this condition.

8. **Lot Notebook:** A Lot Notebook shall be recorded with the final map identifying building and grading envelopes and other design criteria for lots 1, 19, 43-47, 59, and 63. The Lot Notebook shall be subject to approval by Planning Services and shall be substantially in conformance with the Draft Lot Design Notebook, Exhibit I.

Staff Verification: Consistent. Lot notebooks for lots 1, 19, 43-47, 59 and 63 have been included as Sheet 10 of 10 of the Final Map. The lot notebooks substantially conform to the draft Lot Design Notebook, Exhibit I of staff report. Approval of the final map by the Planning Services is further proof of satisfaction of this condition.

Transportation Division

9. **Road Design Standards:** 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)

Exhibit G

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*/ SIDEWALK WIDTH	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Via Barlogio (Tucher Way to Via Treviso)	Std Plan 101B (3"AC over 8"AB Min.)	32ft / 4ft Sidewalk on both sides (2- 12ft travel) (1-8ft parking)	50ft	Type 2 vertical curb & gutter. (Specific Plan Figure 21)
A Street & portion of B Street Section A-A	Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft Sidewalk on both sides	38ft	Type 1 rolled curb & gutter. Type 2 vertical curb & gutter adjacent open space. setback per Specific Plan & 12.5ft PUE, parking & slope easement.
D Street Section B-B	Std Plan 101B (3"AC over 8"AB Min.)	28ft / 4ft Sidewalk on one side	38ft	Type 1 rolled curb, gutter & sidewalk on frontage of lots. Type 2 vertical curb & gutter adjacent open space. Setback per Specific Plan & 12.5 ft PUE, parking & slope easement on both sides.
A Court & portion of B Street Section C-C	Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft No sidewalks	38ft	Type 1 rolled curb & gutter. Type 2 vertical curb & gutter adjacent open space.

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

10. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate, with the exception of Via Barlogio, the right-of-ways for all the onsite roads as shown in Table 1 and as shown on the Tentative Subdivision Map dated October 2013, with the filing of the final map. Slope easements shall be included as necessary. This offer shall be rejected by the County.

Staff Verification: Consistent. This offer of dedication was made on the final map and demonstrates compliance with this condition.

11. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate the right-of-ways as shown in Table 1 for the onsite portion of Via Barlogio with the filing of the final map,

Exhibit G

as shown on the Tentative Subdivision map dated October 2013. Slope easements shall be included as necessary.

Staff Verification: Consistent. This offer of dedication was made on the final map and demonstrates compliance with this condition.

12. **Encroachment Permit:** The applicant shall obtain an encroachment permit from the County for the connection of Via Barlogio onto Via Treviso.

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

13. **Vehicular Access Restriction:** A vehicular access restriction shall be placed along the following lots with the filing of the final map:
 - a. B Street frontage of Lot 60.
 - b. A Street frontage of Lots 25 & 33.
 - c. C Street frontage of Lot 38.

Staff Verification: Consistent. On March 18, 2014, the Development Services Director administratively approved a finding of substantial conformance with the approved tentative map (TM13-1513-R) which relocated access for lot 24 and the consequential renumbering of lots 25 through 38. Vehicular access restrictions have been made for lots 60, 24, 32, and 38 demonstrating compliance with this condition.

14. **Gates, Turnarounds:** A low security Knox lockable gate shall be installed at the north end of D Street to prevent vehicular traffic from using the EID maintenance road. All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department.

Staff Verification: Consistent. Transportation Division and El Dorado Hills Fire Department (Fire Department) approval of the improvement plans demonstrates compliance with this condition.

15. **Off-site Easements:** Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

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

16. **Driveway Cuts:** Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the Transportation Division. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum

Exhibit G

required sight distance at all driveway encroachments. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.

Staff Verification: Consistent. This is a mass graded subdivision. Driveways indicated on the rough grading plans approved by the Transportation Division demonstrate compliance with this condition.

17. **Abandonment of PT&T Easement:** The Tentative Subdivision map indicates a PT&T easement across lots 17, 18, 20, 21 & Street A. The easement shall be abandoned prior to, or concurrent with the filing of the final map.

Staff Verification: Consistent. The Recorded Quitclaim of Easement (El Dorado County, Doc. 2015-0033792-00 dated July 22, 2015) demonstrates compliance with this condition.

18. **Construction Staging Areas:** Construction staging areas shall be located as far as feasibly possible from existing residential areas. Construction staging areas shall be identified on improvement plans and shall be subject to approval by the County Transportation Division. (Promontory Specific Plan Mitigation Measure 4.2.1a.)

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

Transportation Division Standard Conditions

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

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

20. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by 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 and final map demonstrates compliance with this condition.

21. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane

Exhibit G

configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.

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

22. **Curb Returns:** All curb returns, at pedestrian crossing, shall 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.

23. **Maintenance Entity:** The applicant shall 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. The Villagio at the Promontory Association master home owners association (HOA) currently exists. This project is within the boundary of the HOA and the HOA will be the maintenance entity. Transportation Division approval of the final map further demonstrates compliance with this condition.

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

Staff Verification: Consistent. CC&Rs for the Promontory currently exist. Transportation Division approval of the final map further demonstrates compliance with this condition.

25. **Water Quality Stamp:** 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.

26. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 6:00 p.m. on weekdays, and 8:00 a.m. and 5:00 p.m. on weekends.

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Staff Verification: Consistent. Note 13 under the section titled “Standard General Notes – Roadway Grading and Drainage” on Sheet 2 of the improvement plans draw the contractor’s attention to this requirement. Approval of the improvement plans and final map by the Transportation Division is further proof of satisfaction of this condition.

27. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, except as provided in Condition 9, and pay all applicable fees prior to filing of the final map.

Staff Verification: Consistent. Transportation Division approval of the improvement plans and engineer’s estimate demonstrates compliance with this condition.

28. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadways, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of 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. Execution of the Subdivision Improvement Agreement (SIA) and related bonds demonstrates compliance with this condition.

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

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

30. **Grading Permit / Plan:** A grading permit is required for the project. 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 Transportation Division prior to occupancy clearance.

Staff Verification: Consistent. Transportation Division issuance of a grading permit demonstrates compliance with this condition.

31. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation

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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. Transportation Division approval of the rough grading plans and improvement plans demonstrates compliance with this condition.

32. **RCD Coordination:** 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. Transportation Division approval of the rough grading plans and improvement plans demonstrates compliance with this condition.

33. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the 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. Transportation Division approval of the rough grading plans and improvement plans demonstrates compliance with this condition.

34. **Drainage Study / SWMP Compliance:** 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:

- a. The site can be adequately drained.

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- b. The development of the site will not cause problems to nearby properties, particularly downstream sites.
- c. 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.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. 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. Transportation Division approval of the rough grading plans and improvement plans demonstrates compliance with this condition.

35. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association and/or in it's CC&R's, or other entity acceptable to the County. Any variations shall be approved by the Transportation Division. 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 and final map demonstrates compliance with this condition.

36. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

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

37. **NPDES Permit:** 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. Transportation Division approval of the improvement plans and final map demonstrates compliance with this condition.

38. **Storm Water Drainage BMPs:** Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity (See Condition 27) of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

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

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

Staff Verification: Consistent. The applicant stated in a letter dated August 21, 2015, that they acknowledge this condition.

40. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant 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 applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Transportation Division Right of Way Unit, and enter into an agreement pursuant to Government Code

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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% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant 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. The applicant stated in a letter dated August 21, 2015, that they acknowledge this condition.

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

Staff Verification: Consistent. The applicant stated in a letter dated August 21, 2015, that they acknowledge this condition.

42. **TIM Fees:** 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 Hills Fire Department

43. **Water System:** 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. Transportation Division and Fire Department approval of the improvement plans demonstrates compliance with this condition.

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44. **Fire Hydrants:** 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.

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

45. **Hydrant Paint:** 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. Transportation Division and Fire Department approval of the improvement plans demonstrates compliance with this condition.

46. **Combustibles:** 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. The applicant stated in a letter dated August 21, 2015, that they acknowledge this condition.

47. **Driveway Grades:** The driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved.

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

48. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

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

49. **Traffic Calming Prohibited:** Any type of traffic calming device that utilizes a raised bump section of roadway shall be prohibited.

Staff Verification: Consistent. The applicant stated in a letter dated August 21, 2015, that they acknowledge this condition.

50. **Fire Safe Plan:** The applicant shall submit a Wildland Fire Safe Plan to the Fire Department. Said plan shall be prepared according to the State Fire Safe Regulations and subject to approval by the Department. The Plan will specifically address Condition 51 in addition to other standard plan requirements. The Promontory Specific Plan approved in

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1997 allows reduced setbacks for any parcels greater than one acre. The Fire Safe Plan will address additional mitigation to provide additional safety on lots greater than one acre with less than 30 foot setbacks.

Staff Verification: Consistent. A Wildland Fire Safe Plan was prepared by CDS Fire Prevention Planning (William Draper), dated October 7, 2013, which demonstrates compliance with this condition.

51. **Parking:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Based on the new road sections presented in a letter dated September 19, 2013 from CTA Engineering, the following applies:
- a. Streets with cross-sections AA, BB & CC – there shall be parking on **one side of the street only**. Parking shall be allowed on the side of the street OPPOSITE the sidewalk. If no sidewalk exists, only one of the two sides can be designated for parking.
 - b. Via Barlogio – parking is allowed on **one** side of the street
 - c. Streets with cross-sections AA, BB and CC – the side of the street with NO parking shall be signed every 25 feet “no parking fire lane,” or all street curbs shall be marked red.

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

52. **Gates:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

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

53. **Secondary Egress:** A secondary means of egress shall be provided prior to any construction or the project can be phased. Dead end roads may not exceed 800 feet or 24 parcels; whichever comes first.
- a. **A Street** – with the understanding the EID access road will be maintained, the dead end length of Street A is acceptable.
 - b. **B Street** – exceeds Title 14 maximum dead end road limit of 800’. However, the geographic features of this project prohibit the connection of this street to others. The slope would be 30-45% if this street connected, which is not acceptable for fire apparatus. The Wildfire Safe Plan will address additional mitigation to provide additional safety on this street.

Staff Verification: Consistent. Transportation Division and Fire Departmental approval of the rough grading plans and improvement plans and issuance of the rough grading permit demonstrates compliance with this condition.

Exhibit G

54. **Turnaround:** D Street is a dead-end fire apparatus access roads in excess of 150 feet in length and shall be provided with an approved area for turning around fire apparatus.

Staff Verification: Consistent. Transportation Division and Fire Department approval of the improvement plans and issuance of the rough grading permit demonstrates compliance with this condition.

County Surveyor

55. 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. Cash-in-lieu of the monumentation bond has been posted with the El Dorado County Surveyor's office demonstrating compliance with this condition.

56. 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 was approved on February 25, 2015, demonstrating compliance with this condition.

City of Folsom

57. **Encroachment Permit:** The applicant shall obtain an encroachment permit from the City of Folsom for the connection of Via Barlogio onto Tucher Way prior to filing of the final map. The applicant shall improve the portion of Via Barlogio that is within the City of Folsom city limits to match the improvements of Tucher Way, and taper the road width in accordance to the roads specified within Table 1 from the County line to Via Treviso.

Staff Verification: Consistent. Issuance of Encroachment Permit 14-2790 by the City of Folsom dated July 30, 2014, demonstrates compliance with this condition.

58. **Street Naming:** The applicant shall coordinate with the City of Folsom to change the street name of Tucher Way to Via Barlogio. The applicant shall pay all applicable fees including, but not limited to, a Certificate of Correction for the final map for processing the street name change through the City of Folsom Community Development Department and shall pay all costs for preparing new signs, replacing the existing signs and installing new signs on Tucher Way upon approval of the street name change by the City of Folsom.

Exhibit G

Staff Verification: Consistent. The Recorded Certificate of Correction (Sacramento County, Book 20140814, Page 0260) demonstrates compliance with this condition.

Air Quality Management District

59. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)

Staff Verification: Consistent. The County of El Dorado Air Quality Management District (AQMD) has stated in a letter dated July 29, 2015 that the District has no objections to filing the final map and that conditions 59-63 apply to development of the parcel and do not impede recordation of the final map.

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

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

61. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

Staff Verification: Consistent. Note 33 under the section titled "Standard General Notes – Roadwork, Grading and Drainage" on Sheet 2 of the improvement plans draw the contractor's attention to this requirement. Approval of the improvement plans and final map by the Transportation Division is further proof of satisfaction of this condition.

62. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

Exhibit G

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

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

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



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: August 5, 2015

☒ SUBDIVISION

☐ PARCEL SPLIT

☐ OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

RREF II-Willows, LLC

Promontory Village Center Lot 8

28118 Agoura Rd., Ste. 105

2187DEV / WO#705526

Agoura Hills, CA 91301

APN:124-400-01

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: 63 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 63 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2187DEV 705526

Service Purchase Project No.: 2305SP

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

Exhibit H