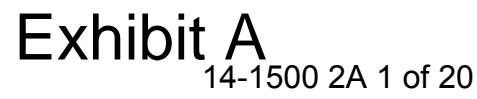
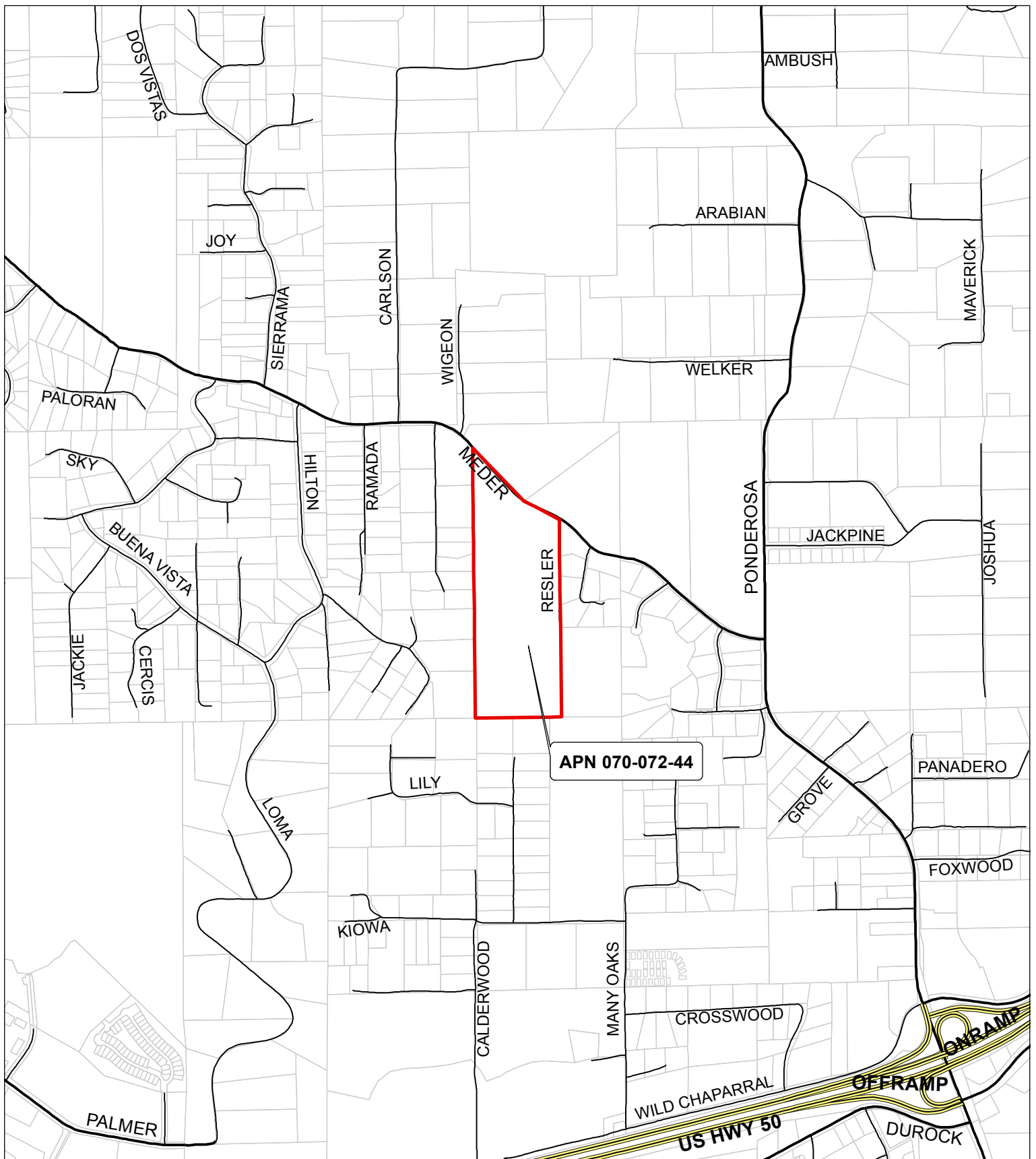


70:07

1" = 300'

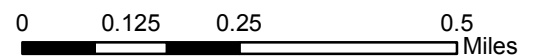


**TM 05-1395-F**



**File No. TM05-1395-F**  
**Location Map**

La Caille Estates  
Large Lot Final Map



**Exhibit B**





# REVISED TENTATIVE MAP LA CAILLE ESTATES

COUNTY OF EL DORADO, CALIFORNIA

**OWNER OF RECORD:**  
OWNERS FINANCIAL  
1260 41ST AVENUE, SUITE 0  
CATTOLICA 95010

**NAME OF APPLICANT:**  
OWNERS FINANCIAL  
1260 41ST AVENUE, SUITE 0  
CATTOLICA 95010

**MAP PREPARED BY:**  
GENE THORNE & ASSOCIATES INC.  
REVISOR MAP  
CITY ENGINEERING & SURVEYING  
3235 MONTERO CIRCLE  
RANCHO CORDOVA CA 95742

**SCALE:**  
1" = 100'

**CONTOUR INTERVAL:**  
ONE (1) FOOT

**SOURCE OF TOPOGRAPHY:**  
RADAR AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
A PORTION OF SECTION 36, T. 12 N., R. 9 E., NDM

**ASSESSOR'S PARCEL NUMBER:**  
010-070-01  
(BEING TRACT 1 OF RS 19-49)

**PRESENT ZONING:**  
K1A

**TOTAL AREA:**  
249.56 ACRES

**TOTAL NUMBER OF PARCELS:**  
TWENTY-FOUR (24)

**MINIMUM PARCEL AREA:**  
100 ACRES

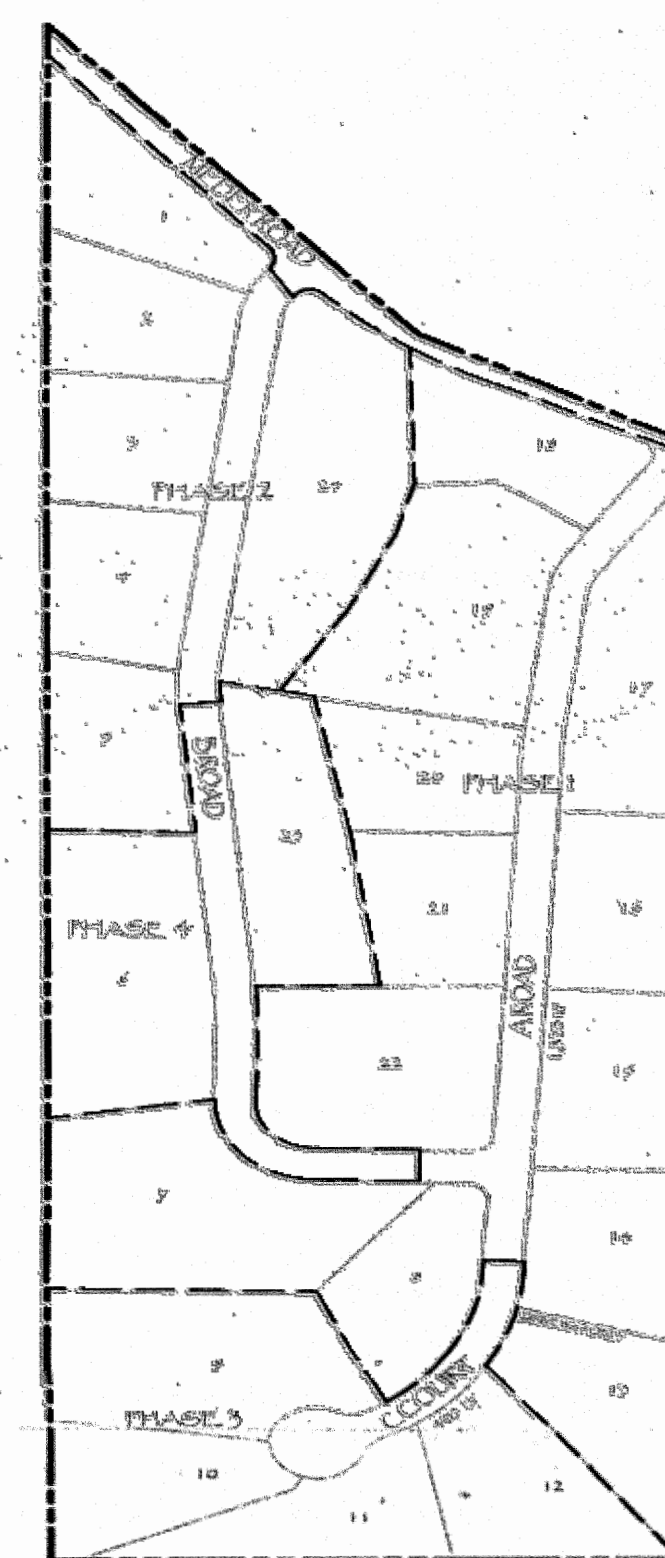
**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
INDIVIDUAL SEPTIC DISPOSAL SYSTEMS

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

**DATE:** OCTOBER, 2014

VICINITY MAP  
NOT TO SCALE



## NOTES:

- EASEMENTS WILL BE PROVIDED AS FOLLOWS:  
A. DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES, A DISTANCE OF 80' FROM THE FRONT CORNER.  
B. THE FRONT 30' OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS.  
C. THE 30' CONTIGUOUS TO ALL STREETS OR 5' BEYOND THE TOP OF CUT OR TOP OF FILL AS SLOPE EASEMENTS.  
D. THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.  
E. IF DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
- THE SUBDIVIDER WILL HAVE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
A. CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1 EXCEPT IN ROCK MATERIAL.  
B. DISTURBED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.  
C. DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE REPAIRED OR ASPHALT LINED.  
D. EXTEND EIP WATER TO ALL RESIDENTIAL LOTS AND RESERVE PORTIONS OF ALL LOTS NEARBY FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS WITH AREA FOR REPLACEMENT.
- EVA SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE PROJECT WILL BE ABANDONED OR CORRECTED TO THE TYPICAL ROAD SECTION. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS WITHIN THE SUBDIVISION MAP ACT, SECTION 66426.1.

## 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 WITHIN THE SUBDIVISION MAP ACT, SECTION 66426.1.

## ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS LA CAILLE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

*Charles*  
71204  
OCT 13 2014  
DATE

TYPICAL ROAD SECTION  
(CO. STANDARD 101B, 0-3.50 ADT)  
NOT TO SCALE  
APPROVED  
EL DORADO COUNTY PLANNING COMMISSION  
DATE: November 13, 2014  
BY: *Robert*  
EXECUTIVE SECRETARY

REVISED TENTATIVE MAP  
OCTOBER 2014

# REVISED TENTATIVE MAP LA CAILLE ESTATES

COUNTY OF EL DORADO, CALIFORNIA

MAY, 2016

**OWNERS OF RECORD:**  
OWNERS FINANCIAL  
1260 41ST AVENUE, SUITE 0  
CATTOLICA CA

**NAME OF APPLICANT:**  
OWNERS FINANCIAL  
1260 41ST AVENUE, SUITE 0  
CATTOLICA CA

**MAP PREPARED BY:**  
GENE THORNE & ASSOCIATES INC.  
REVISED MAP

cta Engineering & Surveying  
Civil Engineering - Land Surveying - Land Planning

**SCALE:**  
1" = 100'

**CONTOUR INTERVAL:**  
ONE (1) FOOT

**SOURCE OF TOPOGRAPHY:**  
RADAR AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
A PORTION OF SECTION 36, T. 12 N., R. 9 E., NDM

**ASSESSOR'S PARCEL NUMBER:**  
010-070-01  
(BEING TRACT 1 OF RS 19-49)

**PRESENT ZONING:**  
K1A

**TOTAL AREA:**  
249.56 ACRES

**TOTAL NUMBER OF PARCELS:**  
TWENTY-FOUR (24)

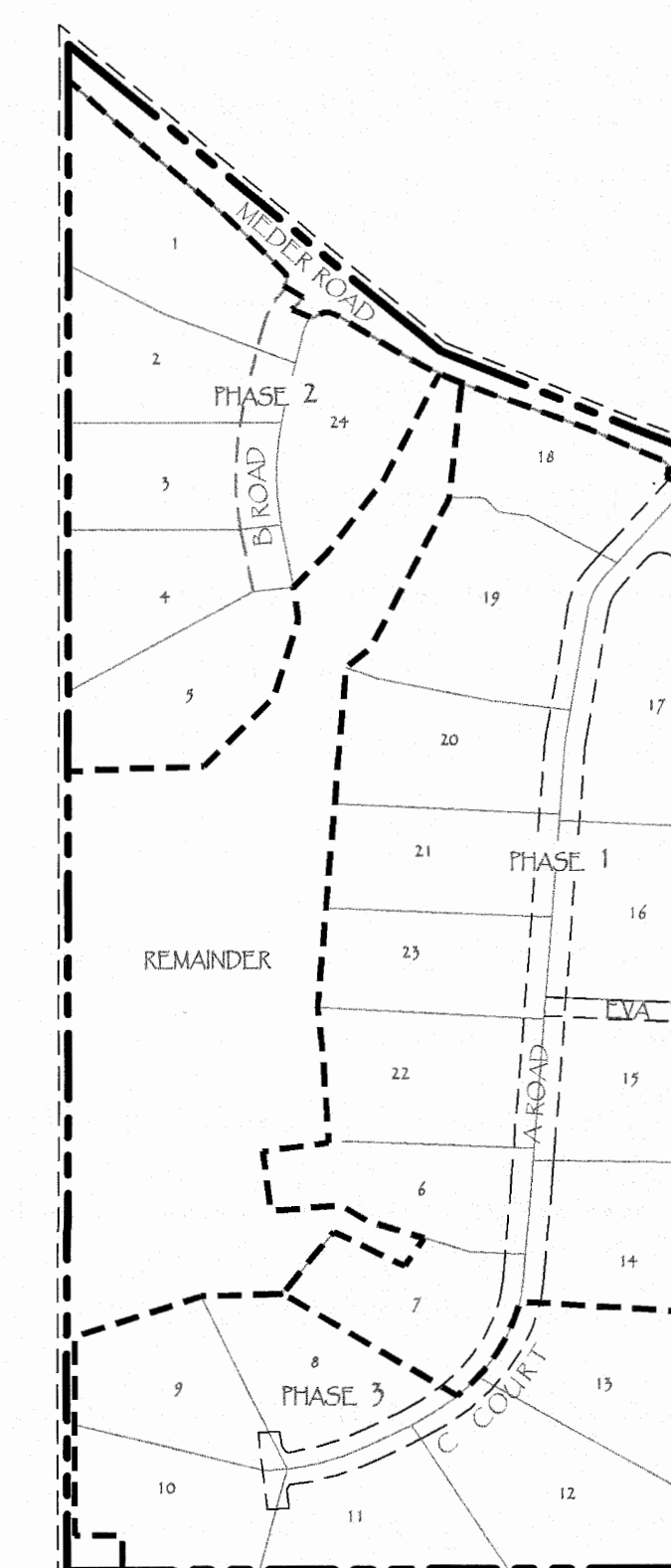
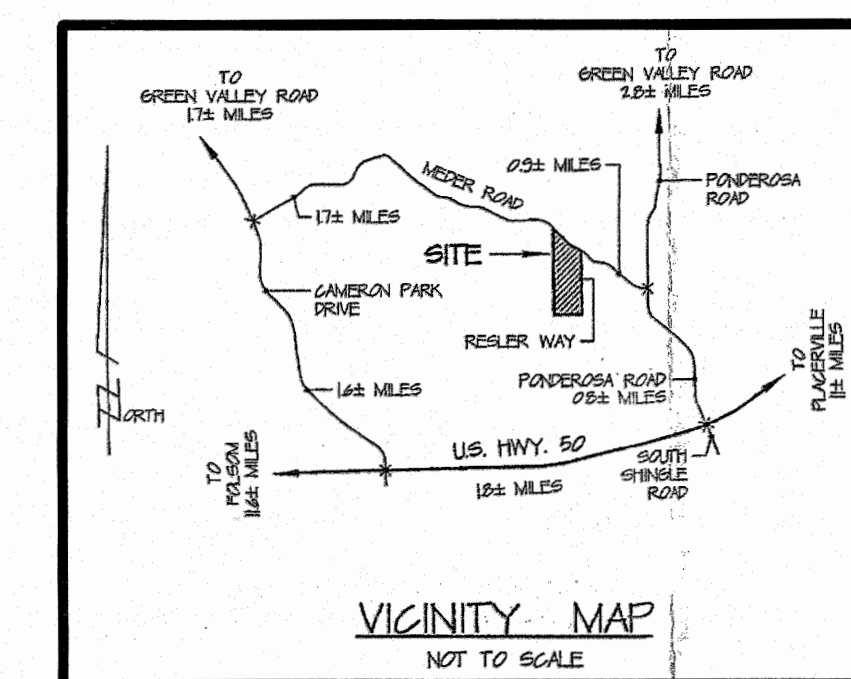
**MINIMUM PARCEL AREA:**  
100 ACRES

**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
INDIVIDUAL SEPTIC DISPOSAL SYSTEMS

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

**DATE:** MAY, 2016



## NOTE:

- EASEMENTS WILL BE PROVIDED AS FOLLOWS:  
A. DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES, A DISTANCE OF 80' FROM THE FRONT CORNER.  
B. THE FRONT 30' OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS.  
C. THE 30' CONTIGUOUS TO ALL STREETS OR 5' BEYOND THE TOP OF CUT OR TOP OF FILL AS SLOPE EASEMENTS.  
D. THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.  
E. IF DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
- THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
A. CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1 EXCEPT IN ROCK MATERIAL.  
B. DISTURBED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.  
C. DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE REPAIRED OR ASPHALT LINED.  
D. EXTEND EIP WATER TO ALL RESIDENTIAL LOTS AND RESERVE PORTIONS OF ALL LOTS NEARBY FOR INDIVIDUAL SEPTIC DISPOSAL SYSTEMS WITH AREA FOR REPLACEMENT.
- EVA SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE PROJECT WILL BE ABANDONED OR CORRECTED TO THE TYPICAL ROAD SECTION. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS WITHIN THE SUBDIVISION MAP ACT, SECTION 66426.1.

## 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 WITHIN THE SUBDIVISION MAP ACT, SECTION 66426.1.

## ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS LA CAILLE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

*Charles*  
71204  
MAY 30 2016  
DATE

Exhibit C

TYPICAL ROAD SECTION  
(CO. STANDARD 101B, 0-3.50 ADT)  
NOT TO SCALE

TYPICAL ROAD SECTION  
(CO. STANDARD 101B, 0-3.50 ADT)  
NOT TO SCALE



LARGE LOT FINAL MAP OF:  
**LA CAILLE ESTATES**

A PORTION OF THE E. 1/2 OF THE S.E. 1/4 OF  
SECTION 35, T.10N., R.9E., M.D.M., BEING TRACT 1 OF R.S. 18-62

COUNTY OF EL DORADO  
AUGUST, 2016

STATE OF CALIFORNIA  
SHEET 1 OF 2



16 AUG 31 PM 2:17  
RECEIVED  
PLANNING DEPARTMENT

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

ORDIS FINANCIAL, 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 \_\_\_\_\_ )  
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 SEPTEMBER 20, 2005, AS INSTRUMENT NO. 2005-0078590, OFFICIAL RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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 \_\_\_\_\_ )  
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.: \_\_\_\_\_

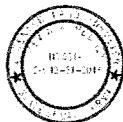
NAME \_\_\_\_\_ COMMISSION EXPIRES: \_\_\_\_\_

**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 ORDIS FINANCIAL LLC IN MAY, 2016. 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 NOVEMBER 14, 2006 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 THERE ARE NO IMPROVEMENTS REQUIRED AT THIS TIME, AND THAT THE ROADS SHOWN HEREON SHALL BE CONSTRUCTED WITH THE FILING OF EACH SUBSEQUENT FINAL MAP.

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. BRIMER, L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
PHILIP R. MOSBACHER, L.S. 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.

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

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

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

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

BY: \_\_\_\_\_ DEPUTY

**Exhibit D**

# LARGE LOT FINAL MAP OF: LA CAILLE ESTATES

A PORTION OF THE E. 1/2 OF THE S.E. 1/4 OF  
SECTION 35, T.10N., R.9E., M.D.M., BEING TRACT 1 OF R.S. 18-62  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
AUGUST, 2016 SCALE: 1"=200'

cta Engineering & Surveying  
SHEET 2 OF 2

## LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- OVERALL
- RECORD PER REFERENCE NUMBER
- FOUND 3/4" C.I.P. WITH TAG STAMPED LS 2893
- FOUND 1/4" SECTION CORNER AS NOTED
- FOUND SECTION CORNER AS NOTED

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF PM R.S. 18-62 BASED ON FOUND MONUMENTS AS SHOWN HEREON.

## REFERENCES

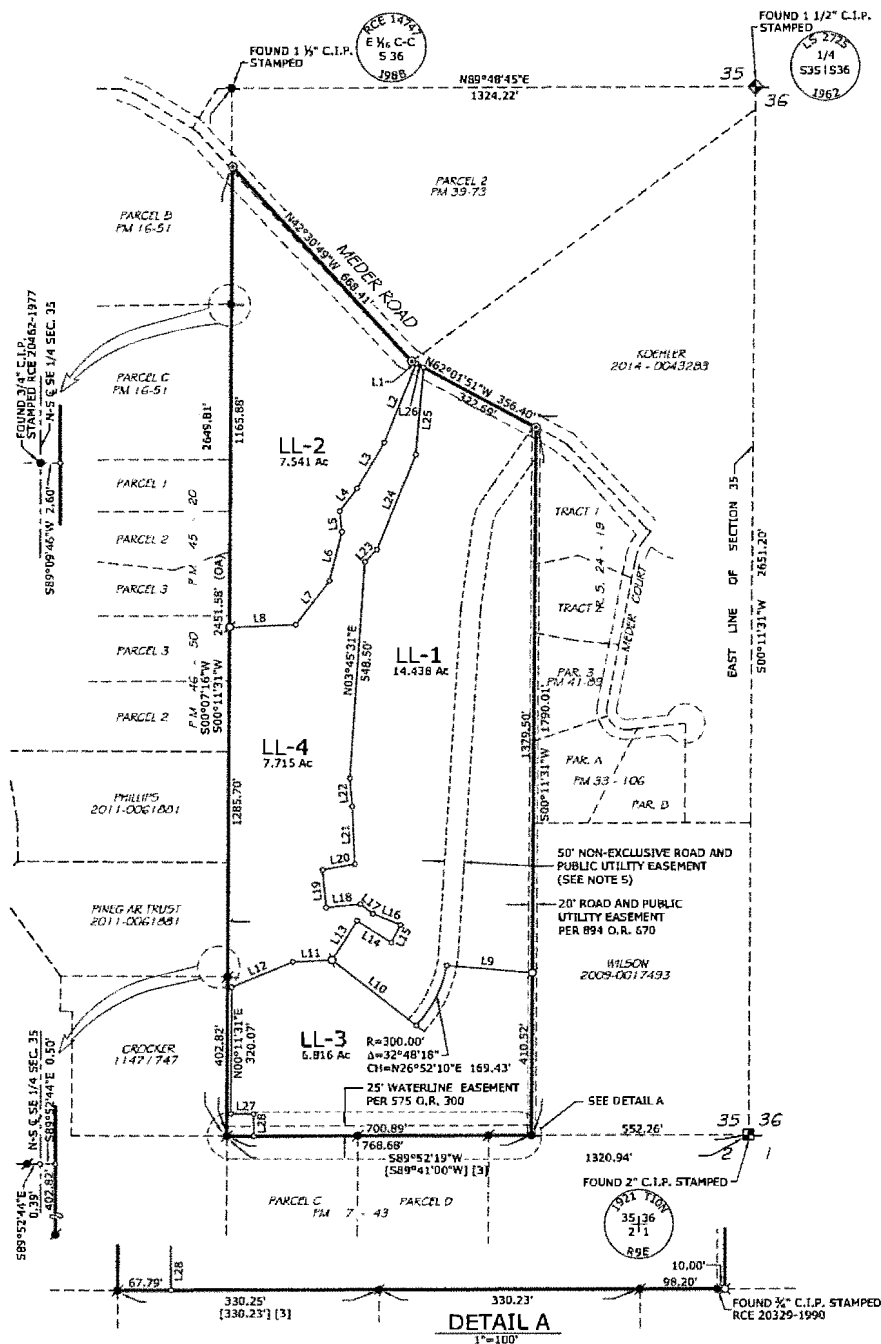
1. R.D.S. 18-62
2. R.O.S. 24-19
3. P.M. 7-43
4. P.M. 16-51
5. P.M. 33-106
6. P.M. 39-73
7. P.M. 41-89
8. P.M. 45-20
9. P.M. 45-50

## NOTES:

1. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 36.51 ACRES, CONSISTING OF 4 LARGE LOTS.
3. LOTS LL-1 THROUGH LL-4 SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
4. THE STREETS SHOWN HEREON ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE RESERVE FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AND FINAL MAP.

## NOTICE OF RESTRICTION:

1. A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. \_\_\_\_\_ AFFECTS LOTS LL-1 THROUGH LL-4 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N62°01'51"W	12.90'
L2	N21°47'59"E	215.94'
L3	N30°16'15"E	133.67'
L4	N37°19'06"E	71.78'
L5	S6°14'09"E	53.15'
L6	S13°41'46"W	127.92'
L7	S37°39'54"W	139.10'
L8	S87°41'41"W	166.41'
L9	N85°06'48"W	217.55'
L10	S52°08'29"E	268.98'
L11	N87°30'01"E	99.43'
L12	N67°26'00"E	166.50'
L13	N32°22'33"E	117.18'
L14	S57°37'27"E	102.27'
L15	N27°16'17"E	50.02'
L16	S68°09'46"E	74.99'
L17	S51°47'53"E	40.13'
L18	N84°15'00"E	86.39'
L19	S59°31'29"E	95.76'
L20	S80°21'06"W	81.97'
L21	S2°50'06"E	146.55'
L22	S4°26'05"E	71.03'
L23	N43°48'42"E	43.53'
L24	N21°54'08"E	258.17'
L25	N4°55'56"E	221.94'
L26	N62°01'51"W	20.82'
L27	N89°49'23"W	57.22'
L28	S0°23'16"E	56.07'

RECORDING REQUESTED BY:  
and WHEN RECORDED RETURN TO:

El Dorado County  
Community Development Agency  
2850 Fairlane Court  
Placerville, CA 95667

---

### NOTICE OF RESTRICTION

Notice is hereby given that a development limitation is imposed upon Lots LL-1, LL-2, LL-3, LL-4 of that certain subdivision known as "**Large Lot Final Map of: LA CAILLE ESTATES**", the plat of which is filed in the Office of the County Recorder of the County of El Dorado, State of California, in Book \_\_\_\_\_ of Subdivision Maps at Page \_\_\_\_\_.

LOTS LL-1, LL-2, LL-3, LL-4 CREATED WITH THE FILING OF SAID "**Large Lot Final Map of: LA CAILLE ESTATES**", ARE FOR SALE, LEASE AND FINANCING PURPOSES ONLY. NO BUILDING PERMIT SHALL BE ISSUED FOR SAID LOTS UNTIL SUCH TIME AS THE SUBSEQUENT PHASES OF TM 05-1395 THAT COINCIDE HERewith ARE RECORDED. SHOULD THE TENTATIVE MAP EXPIRE, NO BUILDING PERMIT SHALL BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE, PARCEL MAP, OR FINAL MAP IS APPROVED AND FILED WITH THE COUNTY RECORDER

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

Dated: October 27, 2016

BY: Orbis Financial, LLC, a California Limited Liability Company  
BY: Global Managers, LLC, a California Limited Liability Company, Its Manager

  
BY: MARTIN BOONE, MANAGER

## Exhibit E



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

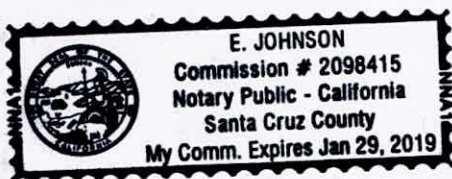
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Santa Cruz )On October 27, 2016 before me, E. Johnson, Notary Public,  
Date Here Insert Name and Title of the Officerpersonally appeared Martin Boone

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: Notice of Restriction Document Date: October 27, 2016Number of Pages: 1 Signer(s) Other Than Named Above: none**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

16 AUG 31 PM 2:16

RECEIVED  
PLANNING DEPARTMENT

August 25, 2016

Ms. Jennifer Franich  
El Dorado County  
Community Development Agency  
Planning Department  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667

RE: LA CAILLE ESTATES – PHASE 1  
LARGE LOT FINAL MAP

Dear Jennifer:

Below are the responses to applicable conditions showing satisfaction thereof.

Project Description

- .5 The Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit F and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

Tentative Subdivision Map to subdivide one parcel comprising 36.51 acres into 24 residential lots

Ranging from 1.0 acre to ~~2.2~~ 1.58 acres in size, to add a phasing plan as shown below, and reduce

the paved road width to 28 feet, pursuant to Std. Plan 101B.

- a. Phase 1 to include Lots ~~7-8 and Lots 13-22-6-7~~ and 14-23 (twelve lots);
- b. Phase 2 to include Lots 1-5 and Lot 24 (six lots); and
- c. Phase 3 to include Lots ~~9-12-8-13~~ (four six lots); and.
- d. ~~Phase 4 to include Lots 6 and 23 (two 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.

**RESPONSE:** Acknowledged

**TM 05-1395-F**

**Exhibit F**



### Mitigation Measures

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

1. Mitigation Measures 1 through 3 as outlined in the attached Air Quality Impact Analysis for Meder Road Subdivision, Cameron Park, CA. Ambient Air Quality and Noise Consulting. January 11, 2005  
(Pages 13 - 17)

**RESPONSE:** Acknowledged

2. Prior to the issuance of a grading or building permit, an asbestos dust mitigation plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).  
Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4548 shall apply.

**RESPONSE:** Not applicable to Large Lot Final Map

3. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

**RESPONSE:** Not applicable to Large Lot Final Map

4. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.

**RESPONSE:** Not applicable to Large Lot Final Map

5. The applicant shall submit a list of all proposed architectural coatings to the AQMD for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.

**RESPONSE:** Not applicable to Large Lot Final Map

6. The applicant shall submit a list of equipment to the AQMD stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a grading or building permit:

- Use low-emission on-site mobile construction equipment;
- Maintain equipment in tune per manufacturer specifications;
- Retard diesel engine injection timing by two to four degrees;
- Use electricity from power poles rather than temporary gasoline or diesel generators;
- Use reformulated low-emission diesel fuel;
- Use catalytic converters on gasoline-powered equipment;
- Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible;
- Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes);





- Schedule construction activities and material hauls that affect traffic flow to off- peak hours;
- Configure construction parking to minimize traffic interference; and
- Develop a construction traffic management plan that includes, but is not limited to: providing; temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

**RESPONSE:** Not applicable to Large Lot Final Map

7. Prior to building permit issuance, the applicant shall submit payment of the mitigation area 1 rare plant fee.

**RESPONSE:** Not applicable to Large Lot Final Map

8. A survey for Northwestern pond turtles and California horned lizards shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review.

**RESPONSE:** Not applicable to Large Lot Final Map

9. A survey for Loggerhead shrike shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review. If an active nest is found, construction activities shall be kept 250 feet away from the nest until the young have fledged.

**RESPONSE:** Not applicable to Large Lot Final Map

10. A survey for birds of prey and migratory birds shall be conducted not more than two weeks before the initiation of grading or clearing and submitted to Planning Services for review. If an active nest is found, construction activities shall be kept 250 feet away from the nest until the young have fledged.

**RESPONSE:** Not applicable to Large Lot Final Map

11. Prior to grading permit issuance, the applicant shall notify the Department of Fish and Game at least 10 days in advance of changing the land use, as required under the California Native Plant Protection Act, to allow for salvage of the plants. Evidence of such notification shall be presented to Planning Services at time of grading permit submittal.

**RESPONSE:** Not applicable to Large Lot Final Map

12. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided El Dorado bedstraw plants under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.

**RESPONSE:** Not applicable to Large Lot Final Map

13. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided El Dorado County mule ears under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.

**RESPONSE:** Not applicable to Large Lot Final Map

14. Prior to the commencement of grading at the project site, temporary orange fencing shall be installed between construction areas and nearby avoided gabbroic northern mixed chaparral under the direction of a qualified botanist. The fenced area(s) shall be shown on the submitted project improvement plans.

**RESPONSE:** Not applicable to Large Lot Final Map



15. A 50-foot setback shall be shown and recorded on the final map from all wetland areas delineated in Figure 3. Biological Resources and Preliminary Jurisdictional Delineation Map attached as Attachment 1.

**RESPONSE:** It is shown on the Improvement Plans and will be shown on the Final Map.

16. In order to avoid disturbance to wetland areas, bridges, (similar to those shown in Exhibit L of the original staff report), rather than culverts or fill, shall be utilized for all project roadways and driveways proposed to cross the delineated wetlands in Figure 3. Driveway(s) requiring creek crossings (Lots 9 and 10) shall be constructed concurrent with improvements for the associated project phase. Such structures shall be shown on the submitted project improvement plans prior to Planning Services approval.

**RESPONSE:** Not applicable to Large Lot Final Map

17. Prior to improvement plan approval, applicant shall submit a copy of 1602 Streambed Alteration Agreement from the California Department of Fish and Game, or evidence that such an agreement is not required, to Planning Services.

**RESPONSE:** Not applicable to Large Lot Final Map

18. The applicant shall retain at least 60 percent of the existing tree canopy at the project site in accordance with Option A of General Plan Policy 7.4.4.4. Under Option A, the applicant shall also replace woodland habitat removed at a 1:1 ratio. Prior to improvement plan approval, the applicant shall identify on-site tree planting replacement areas on the submitted plans and submit a plan to maintain the replacement trees for seven years for Planning Services review and approval.

**RESPONSE:** Not applicable to Large Lot Final Map

19. Option B within General Plan Policy 7.4.4.4 is not available at this time pending the development of the County's Integrated Natural Resources Management Plan (INRMP). As such, Option B is an alternative to Mitigation Measure 18 only if and when the INRMP fund is adopted. The project improvement plans shall not be approved by Planning Services prior to the adoption and implementation of the INRMP if Mitigation Measure 19 is used as an alternative to Mitigation Measure 18 above.

**RESPONSE:** Not applicable to Large Lot Final Map

20. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

**RESPONSE:** Not applicable to Large Lot Final Map



21. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.  
**RESPONSE:** Not applicable to Large Lot Final Map
22. Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally- recognized holidays.  
**RESPONSE:** Acknowledged
23. Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.  
**RESPONSE:** Not applicable to Large Lot Final Map
24. Noise-generating equipment, including portable power generators and air compressors, should be located at the furthest distance possible from the nearest occupied residence.  
**RESPONSE:** Not applicable to Large Lot Final Map
25. Developer shall improve sight distance from Resler Road to the east on Meder Road, to a distance of 385 feet. This work must be substantially complete, as determined by the Transportation Division, prior to filing the final map.  
**RESPONSE:** Not applicable to Large Lot Final Map

#### Conditions

##### Transportation Division

26. The developer shall irrevocably offer to dedicate the right of way in fee (to be accepted) and construct the half width of Meder Road, along the project frontage to the General Plan requirements for a Two Lane Regional Road standards (i.e. 60 foot right of way and 40 foot roadway) and Standard Plan I OIB, with curb and gutter and sidewalk, including signage (i.e. stop signs, street name signs, etc.). This work must be substantially complete, as determined by the Transportation Division.  
**RESPONSE:** Not applicable to Large Lot Final Map
27. The developer shall irrevocably offer to dedicate the right of way as easement with a public utilities easement (to be rejected) and construct onsite roads to Standard Plan 101B, with a 50 foot right of way and 28 foot roadway width, including signage (i.e. stop signs, street name signs, "Not a County Maintained Road," etc.). As the lots are all greater than 10,000 square feet, no onsite sidewalks are required. This work must be substantially complete, as determined by the Transportation Division.  
**RESPONSE:** Not applicable to Large Lot Final Map
28. The developer shall irrevocably offer to dedicate the right of way as easement with a public utilities easement (to be rejected) and construct an onsite road to Standard Plan I OIB with a 50 foot right of way and 28 foot wide roadway from the existing Resler Road to join the easterly entrance road with an intersection of near 90 degrees. No sidewalks are required on this connector road. This work must be substantially complete, as determined by the Transportation Division, prior to filing the final map. Said irrevocable offer to dedicate may be rejected at the time of the final map in which case a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.  
**RESPONSE:** Not applicable to Large Lot Final Map

29. Prior to filing the final map, the developer shall obtain an irrevocable offer to dedicate right of way in easement and public utilities easement for the portion of the easterly entrance that lies on the adjacent offsite lot (Tract 1 of RS 24-19 Document 2000- 0005686/APN 0070-072-96).  
**RESPONSE:** Not applicable to Large Lot Final Map
30. Drainage from Lots 17 and 18 must be collected in a drainage swale at the subdivision boundary and carried away from the existing offsite parcels. Drainage from offsite onto the project must be collected at the boundary and carried by a swale or conduit to the street or to the project drainage system. This work must be substantially complete, as determined by the Transportation Division, prior to issuance of the first building permit.  
**RESPONSE:** Not applicable to Large Lot Final Map
31. 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 commencement of any improvements on the project facilities.  
**RESPONSE:** Not applicable to Large Lot Final Map
32. Prior to filing the final map, the project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.  
**RESPONSE:** Not applicable to Large Lot Final Map
33. 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 and geotechnical reports in PDF format and the record drawings in TIF format.  
**RESPONSE:** Not applicable to Large Lot Final Map
34. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance prior to filing of the final map.  
**RESPONSE:** Not applicable to Large Lot Final Map
35. The final map shall show all utility, road, and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.  
**RESPONSE:** Not applicable to Large Lot Final Map
36. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.  
**RESPONSE:** Not applicable to Large Lot Final Map
37. All lots that front on two roads shall take access on the minor roadway, and a non-vehicular access easement shall be established on the major roadway on the final map.  
**RESPONSE:** Not applicable to Large Lot Final Map
38. A non-vehicular access easement shall be established along the entire frontage of Meder Road on the final map.  
**RESPONSE:** Not applicable to Large Lot Final Map



39. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the responsible Fire District.

**RESPONSE:** Not applicable to Large Lot Final Map

40. 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 County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of six feet which allows structural driveway access only.

**RESPONSE:** Not applicable to Large Lot Final Map

41. 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 filing the final map. Final lane 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.

**RESPONSE:** Not applicable to Large Lot Final Map

42. All curb returns, at pedestrian crossings, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. All curb returns shall be profiled on the improvement plans with elevations shown at least 25 feet before the beginning (BC) and at least 25 feet past the end (EC) of the curb, at the BC and EC, and at a minimum of quarter curve lengths, in a clockwise direction.

**RESPONSE:** Not applicable to Large Lot Final Map

43. An irrevocable offer of dedication, in fee, shall be made of 60 feet in radius for cul-de-sacs and knuckles, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.

**RESPONSE:** Not applicable to Large Lot Final Map

44. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac bulb and shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

**RESPONSE:** Not applicable to Large Lot Final Map

45. If the subdivider is required to perform off-site improvements and it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the final map, acquire by negotiation or 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 or parcel map, the subdivider shall submit the following to the Transportation Division. Right of Way Agent, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
  - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
  - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.  
**RESPONSE:** Not applicable to Large Lot Final Map
46. The responsibility for, and access rights to, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).  
**RESPONSE:** Not applicable to Large Lot Final Map
47. Cross lot drainage shall be avoided. When cross lot drainage does occur it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. 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.  
**RESPONSE:** Not applicable to Large Lot Final Map
48. 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.  
**RESPONSE:** Not applicable to Large Lot Final Map
49. Prior to approval of the grading and improvement plans:
- a. Grading activities 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.
  - b. 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 El Dorado County Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.
  - c. The project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Transportation Division. These final drainage plans shall demonstrate that future post-development storm water discharge levels from the project will remain at existing storm water discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1996. The drainage plans shall include, at a minimum, written text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed on-site improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and alter quality degradation. All onsite drainage facilities shall be constructed using El Dorado County Minimum Construction Site Storm Water Management Practices (March 31, 2004) and to the satisfaction of El Dorado County Department of Transportation. BMPs shall be implemented throughout the construction process and permanent BMPs shall be included in the grading plan.  
**RESPONSE:** Not applicable to Large Lot Final Map



50. The grading plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

**RESPONSE:** Not applicable to Large Lot Final Map

51. Grading 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. The County shall issue no building permits until the Transportation Division approves the final grading and erosion control plans and the grading is completed.

**RESPONSE:** Not applicable to Large Lot Final Map

52. 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.

**RESPONSE:** Not applicable to Large Lot Final Map

53. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

**RESPONSE:** Not applicable to Large Lot Final Map

54. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

**RESPONSE:** Not applicable to Large Lot Final Map

55. Grading and improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

**RESPONSE:** Not applicable to Large Lot Final Map

#### El Dorado County Fire Protection District

56. Prior to improvement plan approval, the applicant shall submit a review fee of \$320.00 to the El Dorado County Fire Protection District (EDCFPD)

**RESPONSE:** Not applicable to Large Lot Final Map

57. Six Muller model 200 Centurion fire hydrants shall be shown on the improvement plans and installed throughout the subdivision subject to EDCFPD approval.

**RESPONSE:** Not applicable to Large Lot Final Map

58. The applicant shall demonstrate a fire flow of 1,500 gpm at 20 psi for two hours for homes greater than 3,600 square feet and 1,000 gpm at 20 psi for two hours for homes less than 3,600 square feet to the satisfaction of the EDCFPD prior to final map filing.

**RESPONSE:** Not applicable to Large Lot Final Map

59. A fire safe management plan, acceptable to the EDCFPD and the California Department of Forestry and Fire Protection, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the fire district to Planning Services prior to filing the map.

**RESPONSE:** Not applicable to Large Lot Final Map



60. Gating of the subdivision is prohibited without an approved special use permit.

**RESPONSE:** Acknowledged

60.5 With approval of the reduction in road width to 28 feet and pursuant to California Fire Code 503.4.3, the roadway shall be posted on both sides as a fire lane, with no parking allowed on either side of the roadway.

**RESPONSE:** Not applicable to Large Lot Final Map

#### Local Agency Formation Commission

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

**RESPONSE:** Not applicable to Large Lot Final Map

#### Planning Services

62. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map.

**RESPONSE:** Not applicable to Large Lot Final Map

63. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. The fees shall be paid at the time of filing the final map.

**RESPONSE:** Not applicable to Large Lot Final Map

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

**RESPONSE:** Not applicable to Large Lot Final Map

65. The developer shall enter into an agreement with the School Districts to pay the sum of \$8,288.00 per residential unit constructed within the boundaries of the subdivision. The agreement shall provide for an annual adjustment in the fee by the increase in the Engineering News Record Construction Cost Index. This annual adjustment is based upon a base amount of \$8,288.00 as of January 1, 1997. The increase shall be calculated by the Districts as of January 1 of each year and implemented on July 1 of each year. The applicant should contact the County Office of Education prior to the issuance of any building permits to verify the applicable fee at the time of building permit issuance. The fee shall be payable by the owner of record at the time the building permit is issued and the agreement or a notice of restriction shall be recorded on the property to alert subsequent owners of this obligation

**RESPONSE:** Not applicable to Large Lot Final Map

#### Surveyor's Office

66. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval; or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit shall be coordinated with the County Surveyor's Office.

**RESPONSE:** Not applicable to Large Lot Final Map



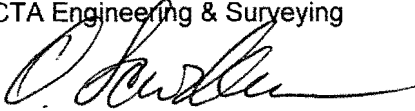
67. The roads serving the development shall be named by filing a completed road name petition with the County Surveyor's Office prior to filing the final map.

**RESPONSE:** Not applicable to Large Lot Final Map

Should you have any questions regarding the above responses, please do not hesitate to contact me at 916-638-0919.

Sincerely,

CTA Engineering & Surveying



Olga Sciorelli, PE

OS/csp

Enc.



**COUNTY OF EL DORADO  
DEPARTMENT OF TRANSPORTATION**




**INTEROFFICE MEMORANDUM**

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Date: October 5, 2016

To: Jennifer Franich, Project Planner

From: Adam Bane, Senior Civil Engineer 

**Subject: La Caille Estates large lot Final Map TM 05-1395-F**

I have reviewed the Final Map packet and have found the plans and the final map to be in general conformance with the requirements that the County imposed on the tentative map.

Should you have any questions, please contact me.

**Exhibit G**



COUNTY OF EL DORADO  
STATE OF CALIFORNIA

COUNTY SURVEYOR  
**Richard L. Briner**



360 Fair Lane, Placerville, CA 95667  
**Phone (530) 621-5440**  
Fax (530) 626-8731  
**e-mail:** [surveyor@edcgov.us](mailto:surveyor@edcgov.us)

**DATE:** November 4, 2016

**TO:** Rommel Pabalinas, Senior Planner  
El Dorado County Community Development Agency-  
Development Services Department, Planning Division

**FROM:** Phil Mosbacher, Deputy Surveyor *PRM*  
County Surveyor's Office

**SUBJECT:** TM 05-1395 La Caille Estates Large Lot Final Map

Please begin the signature routing of these mylars for the above project.  
When the map has been signed by Planning and Transportation, please return it to the Surveyor's Office.

If you have any questions, please call me at extension 5320.

**Exhibit H**