

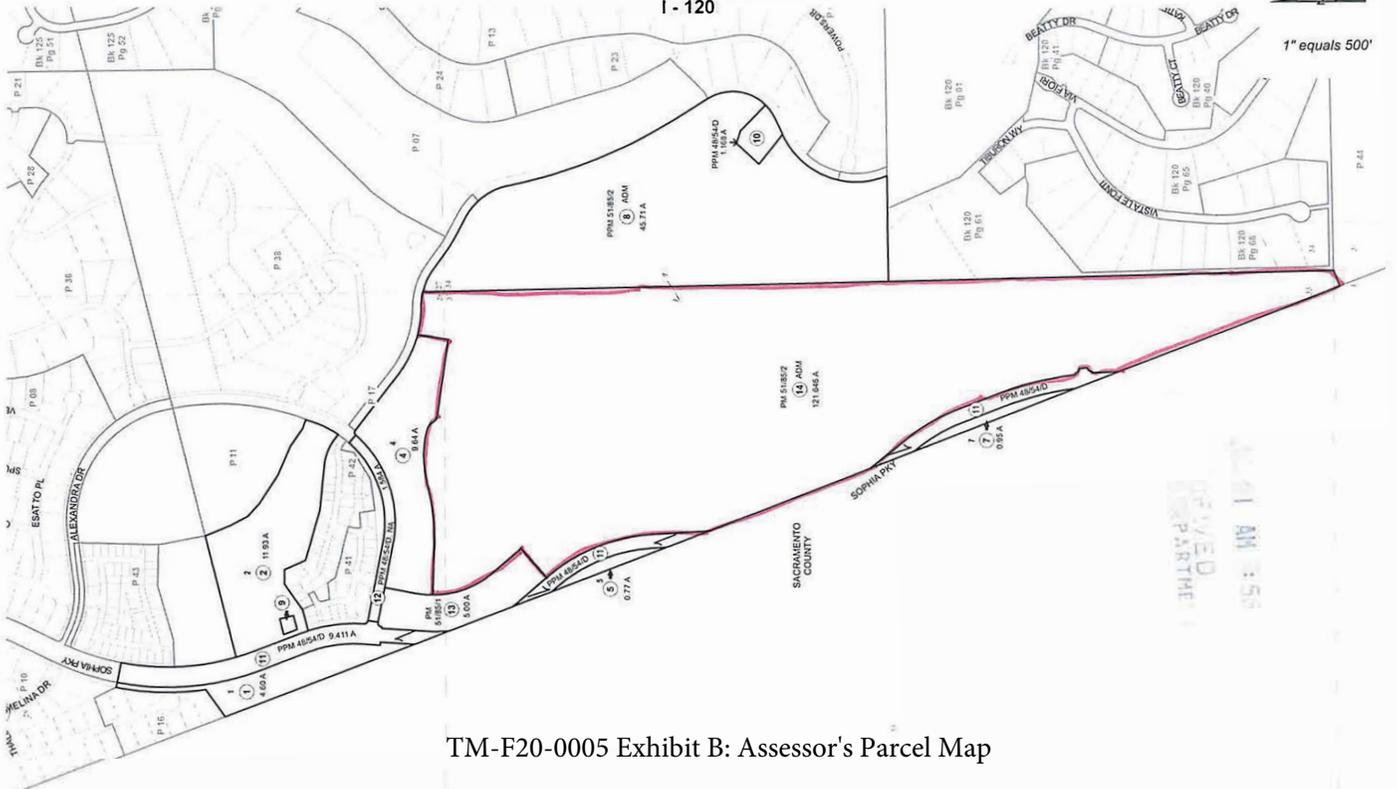


TM-F20-0005 Exhibit A: Location/Vicinity Map

POR. SECS. 27, 28, 33, 34, T.10N., R.8E., M.D.M.
 THE PROMONTORY VILLAGE UNIT NO. 1
 I - 120

124:39

1" equals 500'



TM-F20-0005 Exhibit B: Assessor's Parcel Map

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's Office for display purposes only. Area calculations and characteristics are not guaranteed. Users should verify area with a surveyor, and before.

Acroages Aro Estimates

Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipse
 Assessor's Parcel Numbers Shown in Circle

Rev OCT 14, 2015

Assessor's Map Bk. 124, Pg. 39
 County of El Dorado, CA

PROMONTORY VILLAGE 7 UNIT 5

LOT 10 OF THE LARGE LOT FINAL MAP OF
PROMONTORY VILLAGE 7, S.D. K-25
BEING A PORTION OF SECTIONS 28 & 33, T. 10 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
SHEET 1 OF 4 JULY, 2020

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT 10 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERE TO 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 ASSIGNMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

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

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANCES, 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 AND LOT 19, 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, THE RIGHTS HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, AND WELLS OF ANY KIND.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 10 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 ROAD STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON 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.

RUSSELL PROMONTORY, LLC, A ILLINOIS LIMITED LIABILITY COMPANY

BY: AKT DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
ITS MANAGER

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(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 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

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 AKT PROMONTORY, LLC IN OCTOBER, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY DECEMBER, 2021 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY LS 5914



COUNTY SURVEYOR'S STATEMENT

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

DATE: _____

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

BY: _____
BRANDI K. FRAZIER, P.L.S. 9190
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

PLANNING AND BUILDING DIRECTORS STATEMENT

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON AUGUST 24, 2017 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

COUNTY ENGINEER'S STATEMENT

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

DATE: _____

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

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

K.E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
BY: _____ DEPUTY

BOARD CLERK'S STATEMENT

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 19, WHICH ARE HEREBY RECEIVED.

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

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

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

PAGE _____ DOCUMENT NO. _____ AT THE REQUEST OF AKT PROMONTORY, LLC

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.

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

BY: _____
DEPUTY

TM-F20-0005 Exhibit C: Final Map for Promontory Village 7, Unit 5

TM# 16-153D APPROVED AUGUST 24, 2017

EXISTING FEE PARCEL NO. 124-490-014

PROMONTORY VILLAGE 7 UNIT 5

LOT 10 OF THE LARGE LOT FINAL MAP OF
 PROMONTORY VILLAGE 7, S.D. K-25
 BEING A PORTION OF SECTIONS 28 & 33, T. 10 N., R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"=100' JULY, 2020

cta Engineering & Surveying
 SHEET 2 OF 4



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- ⊗ FOUND 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- ⊘ SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
- ⊕ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER, STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- (OA) OVERALL
- (R) RADIAL BEARING

REFERENCES

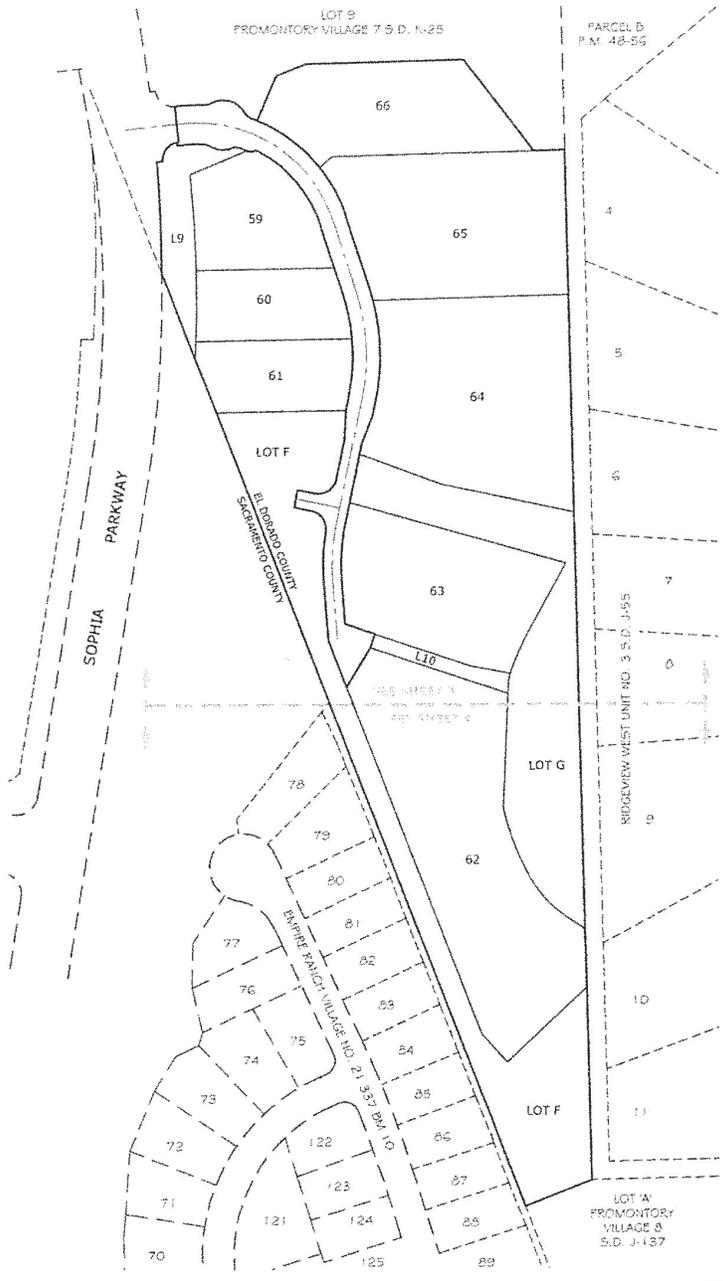
1. P.M. 51-85
2. S.D. 3-84
3. S.D. 1-86
4. S.D. 1-139
5. S.D. 3-51
6. S.D. 1-55
7. P.M. 59-10
8. S.D. 3-76
9. 276 BM 4
10. 269 BM 4
11. 377 BM 10

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF THE PROMONTORY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK I OF MAPS, PAGE 86, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

NOTES

1. THIS SUBDIVISION CONTAINS 13.166 ACRES GROSS, CONSISTING OF 8 RESIDENTIAL LOTS AND 5 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM16-1530 APPROVED BY THE PLANNING COMMISSION ON AUGUST 24, 2017.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. LOTS 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
6. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON HAVE A 10.00' RADIUS AT STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
7. THE LOTS SHOWN HEREON ARE SUBJECT TO THE WILDLAND FIRE SAFE PLAN PREPARED BY WILLIAM P. CRAPER DATED APRIL 5, 2016.



PROMONTORY VILLAGE 7 UNIT 5

LOT 10 OF THE LARGE LOT FINAL MAP OF
 PROMONTORY VILLAGE 7, S.D. K-25
 BEING A PORTION OF SECTIONS 28 & 33, T. 10 N., R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"=60' JULY, 2020

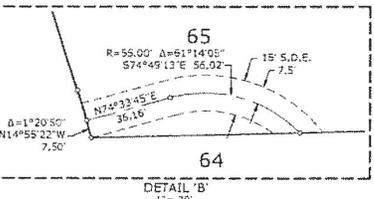
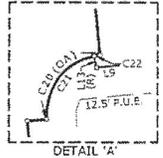
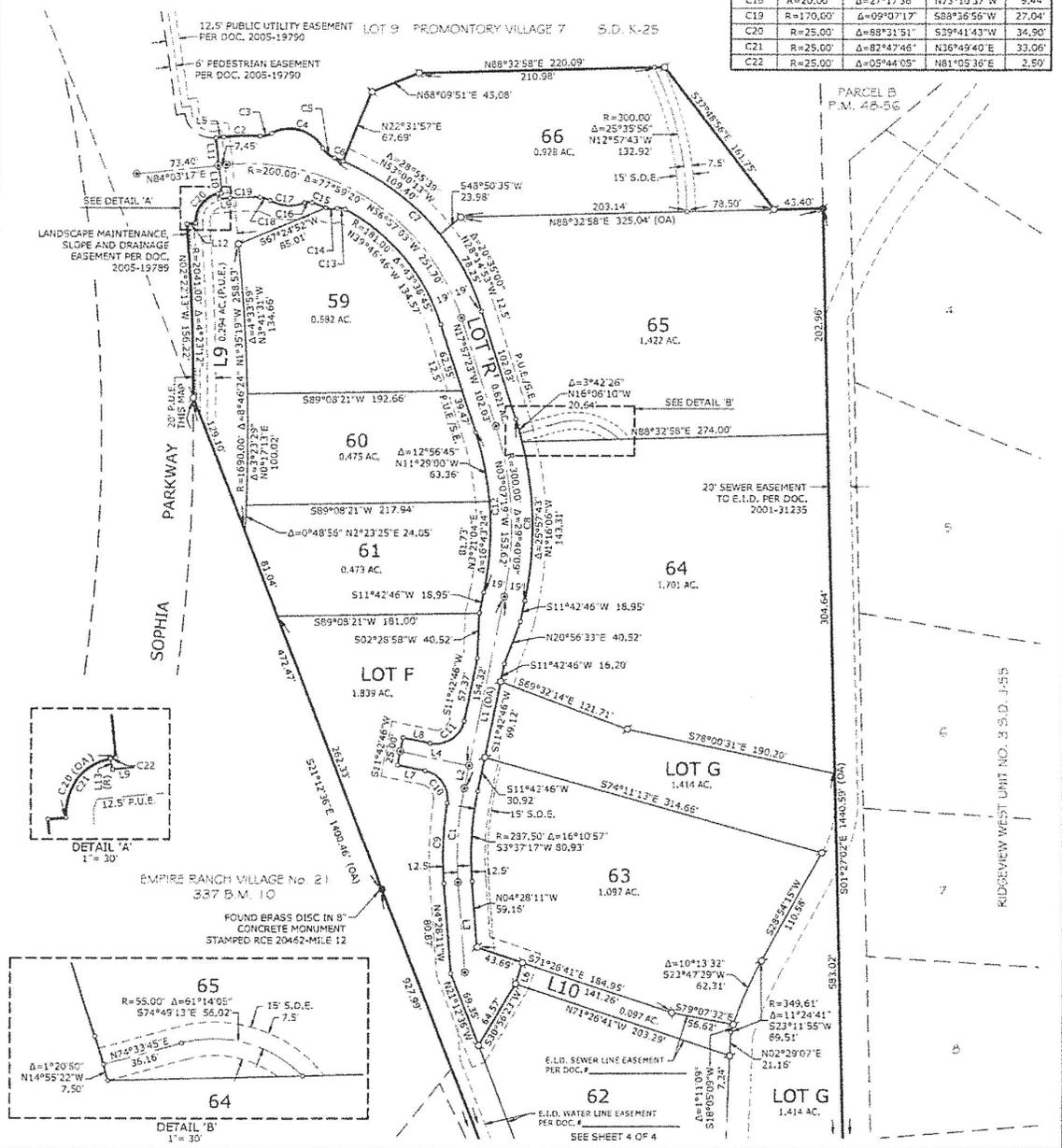
LINE	BEARING	DIST.
L1	S11°42'46"W	175.20
L2	S11°42'46"W	20.87
L3	N04°28'11"W	80.87
L4	N78°17'14"W	62.50
L5	N84°03'17"E	7.41
L6	N18°33'19"E	20.00
L7	N78°17'14"W	24.53
L8	N78°17'14"W	24.50
L9	N84°03'17"E	9.43
L10	N05°51'16"W	25.00
L11	N05°51'16"W	25.00
L12	N85°26'11"E	8.00
L13	N11°46'27"W	4.90



cta Engineering & Surveying
 SHEET 3 OF 4

- LEGEND**
- DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
 - SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 5914
 - SET 1 1/2" C.I.P. STAMPED LS 5914
 - SET SURVEY SPIKE AND WASHER, STAMPED LS 5914
 - VEHICULAR ACCESS RESTRICTION
 - PUBLIC UTILITY EASEMENT & SLOPE EASEMENT
 - STORM DRAIN EASEMENT
 - OVERALL
 - (R) RADIAL BEARING

CURVE	RADIUS	DELTA	CHORD	DIST.
C1	R=200.00'	Δ=16°10'57"	503'371.7'W	84.45'
C2	R=225.00'	Δ=8°20'07"	588'1321.1'W	32.70'
C3	R=20.00'	Δ=30°33'42"	N77°06'33"E	10.54'
C4	R=34.50'	Δ=88°03'03"	N74°08'45"W	47.95'
C5	R=20.00'	Δ=39°32'09"	S49°53'19"E	13.52'
C6	R=219.00'	Δ=2°11'21"	N86°33'43"W	8.37'
C7	R=219.00'	Δ=51°42'00"	N43°48'23"W	190.98'
C8	R=319.00'	Δ=29°40'08"	N03°07'19"W	162.35'
C9	R=312.50'	Δ=13°19'41"	S02°10'09"W	72.26'
C10	R=25.50'	Δ=87°05'44"	N34°44'22"W	35.14'
C11	R=25.50'	Δ=90°00'00"	N59°42'46"E	35.06'
C12	R=281.00'	Δ=28°40'09"	N3°07'19"W	143.88'
C13	R=9.50'	Δ=85°51'40"	N54°11'58"W	7.40'
C14	R=14.50'	Δ=40°37'57"	S87°08'53"E	10.07'
C15	R=174.50'	Δ=4°23'49"	N69°01'45"W	12.39'
C16	R=9.50'	Δ=81°42'42"	S87°54'56"W	6.75'
C17	R=34.50'	Δ=53°24'39"	S86°14'08"E	31.01'
C18	R=20.00'	Δ=27°17'36"	N73°10'37"W	9.44'
C19	R=170.00'	Δ=09°07'17"	S88°36'56"W	27.04'
C20	R=25.00'	Δ=88°31'51"	S29°41'43"W	34.50'
C21	R=25.00'	Δ=82°47'46"	N36°49'40"E	33.06'
C22	R=25.00'	Δ=05°44'05"	N81°05'36"E	2.50'



TENTATIVE MAP PROMONTORY VILLAGE 7

COUNTY OF EL DORADO OVERALL LAYOUT - SHEET 1 OF 3 STATE OF CALIFORNIA
AUGUST, 2016

LEGEND

- ◆ FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROJECT BOUNDARY



GENERAL NOTES:

1. SEE THE SAFE PLAN FOR REQUIRED FUEL TREATMENT (CHECK) REQUIREMENTS TO BE PROVIDED BY THE SUBDIVIDER.
2. ALL FIRE ALARM (AND/OR) CALL TO BE PROVIDED IN ALL ROADS/ROADWAYS. SEE SHEETS 2 & 3 FOR ADDITIONAL SAFETY INFORMATION. SEE IT REDUCED TO 1/4" OR OTHER SIZE, STREET SIDE.
3. SEE SHEETS 2 & 3 FOR ROADWAY SECTIONS/DETAILS.
4. SEE "PROPOSED ZONING" EXHIBIT FOR BULKING REQUIREMENTS.
5. SEE "PROPOSED ZONING" EXHIBIT FOR BULKING REQUIREMENTS.

OWNERS OF RECORD

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

APPLICANT

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

ENGINEER

cta Engineering & Surveying

Civil Engineering Land Surveying Land Planning

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP AND RANGE

FOR SECS. 27, 28, 33, & 34, T.10 N. R.2E. W.4M

ASSESSOR'S PARCEL NUMBERS

A.P.N. 124-390-04
A.P.N. 124-390-05
A.P.N. 124-390-14
SEE "EXISTING ASSESSORS PARCELS" ON PROPOSED ZONING MAP

PRESENT ZONING

PROMONTORY SPECIFIC PLAN

PROPOSED ZONING

SEE "PROPOSED ZONING" EXHIBIT AS PART OF THIS APPLICATION

TOTAL AREA

176.99 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS - 131
37.9 AC OUT OF 123.57 AC IS PRIVATE OPEN SPACE

LETTERED LOTS

OPEN SPACE - LOTS A THRU M 32.98 AC

LANDSCAPE - LOTS L1 THRU L12 5.72 AC

ROADWAY - LOTS R1 - R3 14.72 AC

MINIMUM LOT AREA

9,005 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO COUNTY WATER DISTRICT (FIRE DEPARTMENT)

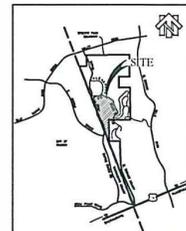
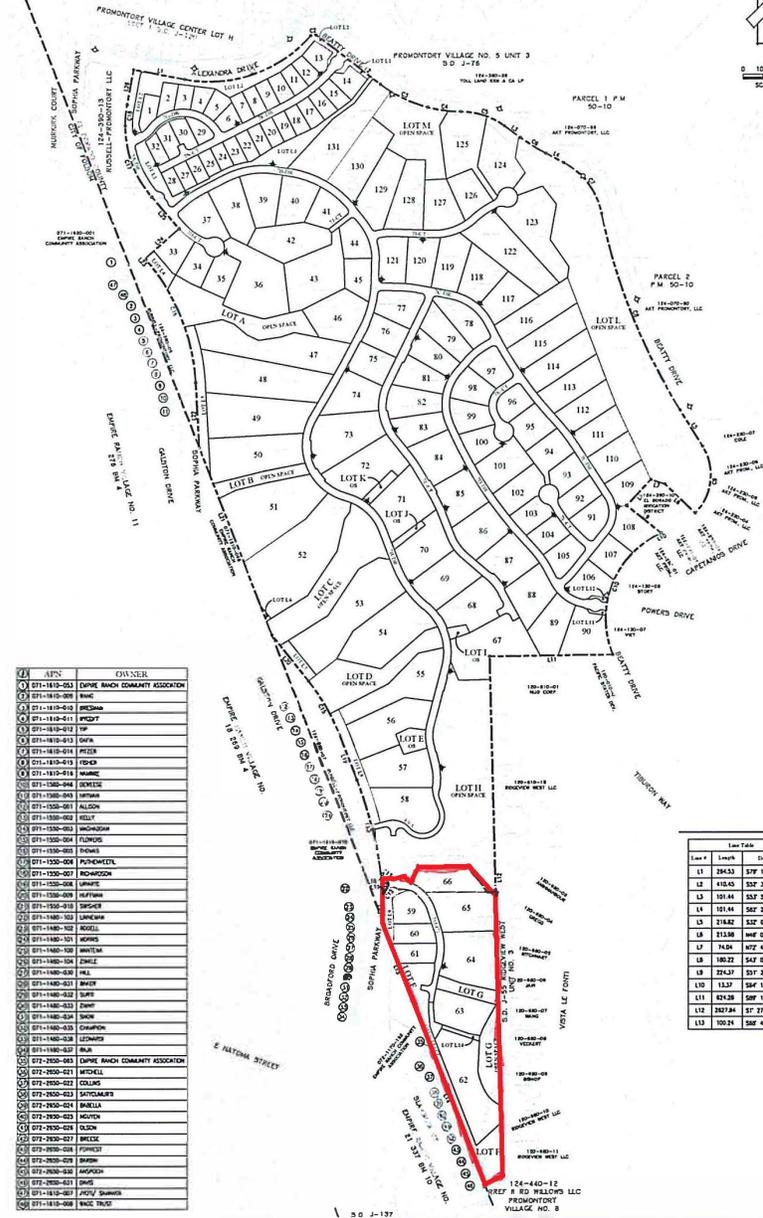
DATE OF PREPARATION

AUGUST, 2016

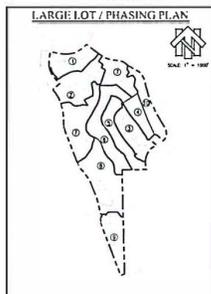
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "PROMONTORY VILLAGE 7" 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.

BRIAN M. ALLEN P.E. 60764 DATE



VICINITY MAP



LARGE LOTS - PHASE D

NO.	AREA	PHASE
1	100-00-01	1
2	100-00-02	1
3	100-00-03	1
4	100-00-04	1
5	100-00-05	1
6	100-00-06	1
7	100-00-07	1
8	100-00-08	1
9	100-00-09	1
10	100-00-10	1
11	100-00-11	1
12	100-00-12	1
13	100-00-13	1
14	100-00-14	1
15	100-00-15	1
16	100-00-16	1
17	100-00-17	1
18	100-00-18	1
19	100-00-19	1
20	100-00-20	1
21	100-00-21	1
22	100-00-22	1
23	100-00-23	1
24	100-00-24	1
25	100-00-25	1
26	100-00-26	1
27	100-00-27	1
28	100-00-28	1
29	100-00-29	1
30	100-00-30	1
31	100-00-31	1
32	100-00-32	1
33	100-00-33	1
34	100-00-34	1
35	100-00-35	1
36	100-00-36	1
37	100-00-37	1
38	100-00-38	1
39	100-00-39	1
40	100-00-40	1
41	100-00-41	1
42	100-00-42	1
43	100-00-43	1
44	100-00-44	1
45	100-00-45	1
46	100-00-46	1
47	100-00-47	1
48	100-00-48	1
49	100-00-49	1
50	100-00-50	1
51	100-00-51	1
52	100-00-52	1
53	100-00-53	1
54	100-00-54	1
55	100-00-55	1
56	100-00-56	1
57	100-00-57	1
58	100-00-58	1
59	100-00-59	1
60	100-00-60	1
61	100-00-61	1
62	100-00-62	1
63	100-00-63	1
64	100-00-64	1
65	100-00-65	1
66	100-00-66	1
67	100-00-67	1
68	100-00-68	1
69	100-00-69	1
70	100-00-70	1
71	100-00-71	1
72	100-00-72	1
73	100-00-73	1
74	100-00-74	1
75	100-00-75	1
76	100-00-76	1
77	100-00-77	1
78	100-00-78	1
79	100-00-79	1
80	100-00-80	1
81	100-00-81	1
82	100-00-82	1
83	100-00-83	1
84	100-00-84	1
85	100-00-85	1
86	100-00-86	1
87	100-00-87	1
88	100-00-88	1
89	100-00-89	1
90	100-00-90	1
91	100-00-91	1
92	100-00-92	1
93	100-00-93	1
94	100-00-94	1
95	100-00-95	1
96	100-00-96	1
97	100-00-97	1
98	100-00-98	1
99	100-00-99	1
100	100-00-100	1
101	100-00-101	1
102	100-00-102	1
103	100-00-103	1
104	100-00-104	1
105	100-00-105	1
106	100-00-106	1
107	100-00-107	1
108	100-00-108	1
109	100-00-109	1
110	100-00-110	1
111	100-00-111	1
112	100-00-112	1
113	100-00-113	1
114	100-00-114	1
115	100-00-115	1
116	100-00-116	1
117	100-00-117	1
118	100-00-118	1
119	100-00-119	1
120	100-00-120	1
121	100-00-121	1
122	100-00-122	1
123	100-00-123	1
124	100-00-124	1
125	100-00-125	1
126	100-00-126	1
127	100-00-127	1
128	100-00-128	1
129	100-00-129	1
130	100-00-130	1
131	100-00-131	1
132	100-00-132	1
133	100-00-133	1
134	100-00-134	1
135	100-00-135	1
136	100-00-136	1
137	100-00-137	1
138	100-00-138	1
139	100-00-139	1
140	100-00-140	1
141	100-00-141	1
142	100-00-142	1
143	100-00-143	1
144	100-00-144	1
145	100-00-145	1
146	100-00-146	1
147	100-00-147	1
148	100-00-148	1
149	100-00-149	1
150	100-00-150	1
151	100-00-151	1
152	100-00-152	1
153	100-00-153	1
154	100-00-154	1
155	100-00-155	1
156	100-00-156	1
157	100-00-157	1
158	100-00-158	1
159	100-00-159	1
160	100-00-160	1
161	100-00-161	1
162	100-00-162	1
163	100-00-163	1
164	100-00-164	1
165	100-00-165	1
166	100-00-166	1
167	100-00-167	1
168	100-00-168	1
169	100-00-169	1
170	100-00-170	1
171	100-00-171	1
172	100-00-172	1
173	100-00-173	1
174	100-00-174	1
175	100-00-175	1
176	100-00-176	1
177	100-00-177	1
178	100-00-178	1
179	100-00-179	1
180	100-00-180	1
181	100-00-181	1
182	100-00-182	1
183	100-00-183	1
184	100-00-184	1
185	100-00-185	1
186	100-00-186	1
187	100-00-187	1
188	100-00-188	1
189	100-00-189	1
190	100-00-190	1
191	100-00-191	1
192	100-00-192	1
193	100-00-193	1
194	100-00-194	1
195	100-00-195	1
196	100-00-196	1
197	100-00-197	1
198	100-00-198	1
199	100-00-199	1
200	100-00-200	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. (FOR THE SUBDIVISION MAP ACT SECTION 66456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

PROJECT BOUNDARY DIMENSIONS

Line Table			Line Table			Line Table			
Line #	Length	Description	Line #	Length	Description	Line #	Length	Description	
L1	184.53	S 07° 12' 30" W	L16	821.98	N 67° 12' 30" W	C1	201.25	868.00	34.87
L2	415.03	S 22° 30' 00" E	L17	472.47	N 67° 12' 30" W	C2	301.13	30.00	88.37
L3	101.44	S 62° 30' 00" E	L18	8.00	N 67° 31' 15" E	C3	398.68	873.00	32.87
L4	101.44	S 62° 30' 00" E	L19	30.00	N 57° 15" W	C4	189.78	873.00	18.47
L5	218.82	S 02° 00' 00" E	L20	8.00	S 62° 30' 00" W	C5	245.51	235.00	22.87
L6	332.88	N 60° 00' 24" W	L21	244.14	N 67° 12' 30" W	C6	133.88	1025.00	8.47
L7	74.96	N 02° 00' 00" E	L22	286.31	N 02° 31' 15" W	C7	333.10	375.00	30.87
L8	180.22	S 47° 30' 00" W	L23	1019.42	N 67° 12' 30" W	C8	107.80	3025.00	20.47
L9	224.37	S 31° 00' 00" E	L24	230.08	N 22° 30' 00" W	C9	343.13	235.00	18.77
L10	13.57	S 64° 12' 30" W	L25	7.99	N 67° 00' 00" W	C10	719.38	475.00	88.07
L11	62.48	S 60° 00' 00" W	L26	330.16	N 60° 00' 00" E	C11	138.28	2041.00	4.27
L12	207.84	S 17° 00' 00" E	L27	319.81	N 67° 12' 30" W	C12	26.83	25.00	88.37
L13	100.21	S 60° 00' 00" W	L28	185.58	N 07° 00' 00" E	C13	8.71	25.00	88.37
						C14	484.56	2041.00	12.87
						C15	214.53	1041.00	17.87
						C16	882.24	1041.00	37.87
						C17	381.10	500.00	18.37
						C18	107.17	504.00	11.07

PLANNING COMMISSION _____
APPROVAL DATE: _____
BOARD OF SUPERVISORS _____
APPROVAL DATE: _____

TM-F20-0005 Exhibit D: Approved Promontory Village 7 Tentative Subdivision Map

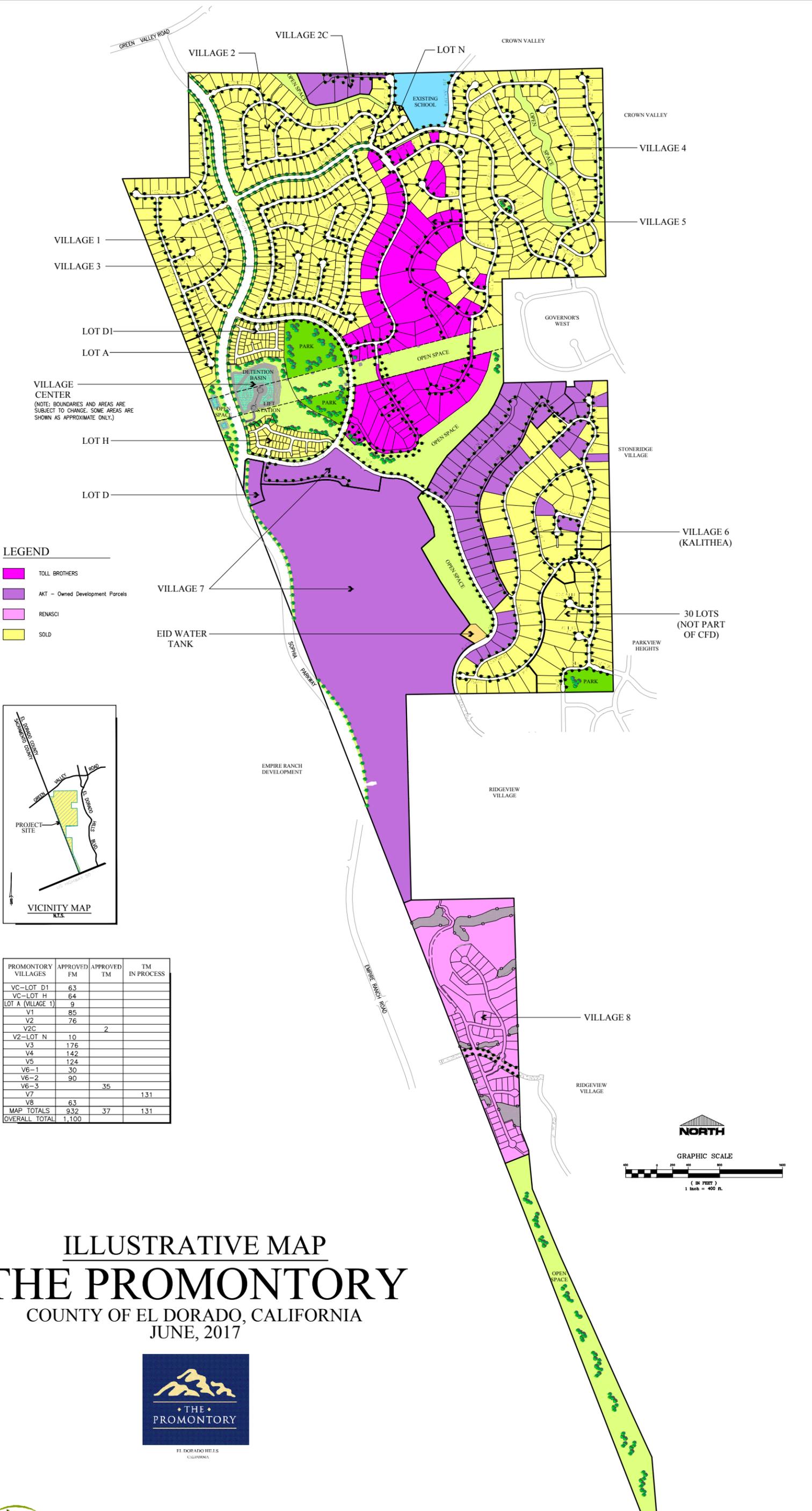


LAND USE PLAN

LEGEND

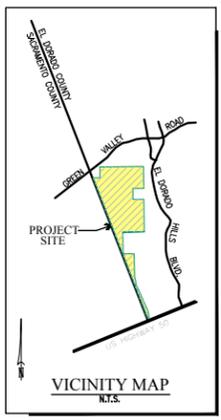
- V1-V8 RESIDENTIAL VILLA
- VC VILLAGE CENTER (COMMERCIAL AND RESIDENTIAL)
- OS PUBLIC OPEN SPACE
- CP COMMUNITY PARK
- P NEIGHBORHOOD PARK
- ES ELEMENTARY SCHOOL

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

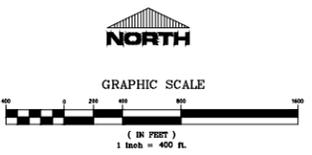


LEGEND

- TOLL BROTHERS
- AKT - Owned Development Parcels
- RENASCI
- SOLD



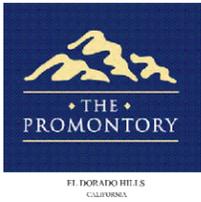
PROMONTORY VILLAGES	APPROVED FM	APPROVED TM	TM IN PROCESS
VC-LOT D1	63		
VC-LOT H	64		
LOT A (VILLAGE 1)	9		
V1	85		
V2	76		
V2C		2	
V2-LOT N	10		
V3	176		
V4	142		
V5	124		
V6-1	30		
V6-2	90		
V6-3		35	
V7			131
V8	63		
MAP TOTALS	932	37	131
OVERALL TOTAL	1,100		



ILLUSTRATIVE MAP

THE PROMONTORY

COUNTY OF EL DORADO, CALIFORNIA
JUNE, 2017



cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle ■ Rancho Cordova, CA 95742
T 916.436.6616 ■ F 916.436.6619 ■ www.cta.com

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Final Map TM-F20-0005 – Promontory Village 7, Unit 5

TM16-1530– As approved by the Planning Commission on August 24, 2017

Conditions of Approval

Planning Services

1. The Tentative Subdivision Map and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits G through W, 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.

Tentative Subdivision Map of Promontory Village 7 consisting of the following:

- A. 10 large lots for phasing and financing purposes;
- B. 131 single family residential lots ranging in size from approximately 9,005 square feet (0.21 acre) to 164,945 square feet (3.79 acre), 13 open space lots, 12 landscape lots, and 3 private road lots; and
- C. Modification of design standards affecting flag lots shown on the tentative subdivision map:
 1. Allow maximum standard 100 foot-length of narrow access “pole” strip of flag lots to be exceeded;
 2. Allow cut and fill slopes to be located outside of strip; and
 3. Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent.

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: Condition Satisfied. The final map does not propose any new changes which would change the project description as stated above. Therefore, the project is consistent with this condition.

TM-F20-0005 Exhibit G: Verification of Final Map Conformance
with Conditions of Approval

Planning Services

2. **Human Remains:** If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the Coroner and recommendations for treatment solicited (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study.

The qualified archaeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

3. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.

Staff Verification: Condition Satisfied. The final map was set to expire upon August 24, 2020; however a time extension was timely filed on August 11, 2020. This time extension was not acted upon due to passage of AB 1561, which grants an automatic 18-month time extension which this final map is eligible for. The current tentative map expiration date as a result of AB 1561 is February 24, 2022.

4. **Meter Award Letter:** A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.

Staff Verification: Condition Satisfied. A meter award letter dated January 4, 2021 show has been provided.

5. **Liens and 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).

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval

Staff Verification: Condition Satisfied. A Payment Receipt from the El Dorado County Tax Collector dated October 6, 2020 verifies payment of all taxes owed.

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

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

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

7. **Applicable Promontory Specific Plan Mitigation Monitoring Reporting Program (MMRP) Mitigation Measures and Conditions of Approval:**

Promontory Specific Plan Mitigation Measures and Conditions of Approval Applicable to Promontory Village 7 Tentative Subdivision Map ¹				
Identified Impacted Resource	Mitigation Measure Designation/ Condition of Approval	Timing	Enforcement Agency	Note
Land Use	MM 4.2.1.a	Prior to Construction	Transportation Department	Timing is prior to and during construction. This MM is applicable and the construction staging areas shall be identified on the project site improvement plans. The DOT will monitor the staging areas during construction.
	MM 4.2.1.b	During Project Construction	Planning Department	Timing is prior to and during construction. This MM is applicable and the construction staging areas shall be identified on the project site improvement plans. The DOT will monitor the staging areas during construction.
	MM 4.2.1.c	During Project Construction	Planning Department	Timing is prior to and during construction. This MM is applicable and the applicant will be responsible for noticing property owners that would be affected partially or fully affected roadway closures as well as implementing appropriate DOT requirements.
Aesthetics	4.3.1.a	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable and the improvement plans will identify oak trees and rock outcroppings which will be preserved and those which will be removed on the grading plans.
	4.3.1.b	During Project Construction	Planning Department	Timing is prior to installation of project landscaping. This MM is applicable and where landscaping plans are prepared, they will be reviewed by the EDHCS and County.

	4.3.1.d	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable where street lights and entry signage are incorporated. However the design guidelines have been approved and landscaping plans will be prepared per the Guidelines.
	4.3.1.e	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable where fences and wall are incorporated. However the design guidelines have been approved and landscaping plans will be prepared per the Guidelines.
	4.3.3.b	Prior to Construction	Planning Department	See MM 4.3.1b, 4.3.1d and 4.3.1e.
	4.3.5	Prior to Construction	Planning Department	See MM 4.3.1a through 4.3.1e and 4.3.3a.
	4.3.7.c	Prior to Construction	Planning Department	Timing is prior to construction. This MM is applicable where motor vehicle lights and street lights need to be shielded from adjacent neighborhoods. However the design guidelines have been approved and landscaping plans will be prepared per the Guidelines.
Transportation and Circulation	4.5.1.a	Prior to Tentative Map	Planning Department	Timing is prior to tentative map. This MM is applicable and the traffic study for the project has been submitted for review.
	4.5.9	Prior to Tentative Map	Transportation Department	Timing is prior to TM. This MM is applicable. The project will coordinate with the EDC transit to determine bus turnout locations. There are currently no transit fees, but a bus turnout will be incorporated into the plans, if required by El Dorado Transit.
Air Quality	4.6.1	During Project Construction	Air Quality Management District	Timing is prior to improvement plans. This MM is applicable and a fugitive dust control plan shall be prepared prior to plan approvals. The fugitive dust plan shall be reviewed by the Air Quality Management District.
	4.6.2.a	During Project Construction	Air Quality Management District	Timing is prior to Final Map. This MM is applicable and the project applicant will consult with the County and Air Quality Management District on feasible transportation alternatives to reduce construction worker vehicles.
	4.6.3	During Project Construction	Air Quality Management District	Timing is prior to Final Map. This MM is applicable and shall be reviewed with Air Quality Management District regarding rules 215 and 224. An Air Quality and GHG report has been prepared for the project and submitted with the application.
	4.6.4	During Project Construction	Air Quality Management District	Timing is prior to Final Map. This MM is applicable and shall be reviewed with Air Quality Management District regarding Regulation III (Burn days/Burn permits).
	4.6.6	During Project Construction	Air Quality Management District	Timing is prior to Final Map and on-going. This MM is applicable and shall refer to MM 4.6.5 for compliance. An Air Quality and GHG report has been prepared for the project and submitted with the application.
	4.6.9	During Project Construction	Air Quality Management District	See MM 4.6.1, 4.6.2a, 4.6.2b, 4.6.3, 4.6.4, and 4.6.6.
Noise	4.7.1.a	During Project Construction	Planning Department	Timing is on-going. This MM is applicable. Construction activities will be limited to the hours of 7 am to 6 pm on weekdays and 8am to 5 pm on Saturdays and Sundays.

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval

	4.7.1.b	During Project Construction	Planning Department	Timing is on-going. This MM is applicable. Construction equipment will be located as far away as feasible from residential areas.
	4.7.5	Prior to Tentative Map	Planning Department	Timing is prior to the TM. This MM is applicable. A noise study was submitted with the TM to identify anticipated noise levels and compatibility with EDC General Plan.
Biological Resources	4.8.3	Prior to Tentative Map	Planning Department	Timing is prior to the TM. This MM is applicable. A Biological Assessment Report was submitted with the TM to identify special species and appropriate protocol surveys needed for the project.
	4.8.4	During Project Construction	Planning Department	Timing is prior to the Landscaping Plans. This MM is applicable. The Promontory has Design Guidelines that spell out what plant can be planted. The plants not listed are not allowed to be planted.
	4.8.7	During Project Construction	Planning Department	See MM 4.8.1, 4.8.3 and 4.8.4.
Geology and Soils	4.9.1.b	Prior to Improvement Plans	Transportation Department	Timing is prior to the improvement plans. This MM is applicable. The grading plans shall be designed to avoid unstable areas.
	4.9.1.c	Prior to Improvement Plans	Transportation Department	Timing is prior to the improvement plans. This MM is applicable. An erosion control plan will be submitted with the improvement plans for Transportation Department review and approvals.
	4.9.1.d	Prior to Improvement Plans	Transportation Department	Timing is on-going. This MM is applicable. Grading areas will be protected during rainy season, using methods acceptable to Transportation Department.
	4.9.1.e	Prior to Construction	Transportation Department	Timing is prior to construction activities and throughout project site development and operations. This MM is applicable. See MM 4.10.1 which requires that an erosion and hazardous material plan be prepared and submitted to the Transportation Department and El Dorado County Resource Conservation District.
Hydrology and Water Quality	4.10.1	Prior to Improvement Plans	Transportation Department	Timing is prior to improvement plan approvals. This MM is applicable which requires that an erosion and hazardous material plan be prepared and submitted to the Transportation Department and El Dorado County Resource Conservation District. Erosion control and SWPPP plans will be prepared for the project per NPDES requirements.
	4.10.2	Prior to Improvement Plans	Transportation Department	Timing is prior to improvement plan approvals. This MM is applicable which requires that an erosion and hazardous material plan be prepared and submitted to the Transportation Department and El Dorado County Resource Conservation District. Erosion control and SWPPP plans will be prepared for the project per NPDES requirements.
	4.10.5b	Prior to Improvement Plans	Transportation Department	Drainage study to be submitted and reviewed with Improvement Plans.
	4.10.5c	Prior to Improvement Plans	Transportation Department	Drainage study, evaluating 100-year flood plain, to be submitted and reviewed with Improvement Plans.
	4.10.6	Prior to Improvement Plans	Transportation Department	Drainage study to be submitted and reviewed with Improvement Plans.
Cultural	4.11.2 and	Prior to Tentative	Planning Department	Ric Windmiller study dated September

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval

Resources	Condition No.2	Map		1998 was submitted. The cultural resources on Village 7 do not qualify for National Register. P-5 and P-15 are rock walls and are the only resources on the site. Condition No.2 has been applied addressing the MM regarding undiscovered resources.
Public Services	4.12.3.a	Prior to Tentative Map	El Dorado Hills Fire Department	Timing is prior to TM and/or improvement plans. This MM is applicable. The TM has been submitted to the Fire Department and Transportation Department to meet appropriate secondary access and design standards. See Fire Department Comments and Wild Fire management plan. Improvement plans will need to be submitted when prepared.
	4.12.3.b	Prior to Tentative Map	El Dorado Hills Fire Department	Timing is prior to TM and/or improvement plans. This MM is applicable. A fuel modification plan was submitted to the EDHFD and approved.
	4.13.1a	Prior to Tentative Map	El Dorado Irrigation District	Facility Plan Report (FPR) in process with EID and under review. The FIL letter was submitted with the packet.
Utilities	4.13.1c	Prior to Improvement Plans	Planning Department /El Dorado Hills Community Services District	Review and approval of Landscape Plans against Landscape Design Guidelines.
	Condition #16	See Condition	Planning Department	Condition of Approval: The Applicant shall construct a public hiking trail between Highway 50 and Village 8. The trail, which shall run through the oak mitigation area, shall initially be constructed as a simple, bladed dirt hiking trail and will be replaced by a decomposed granite or other rock trail. The HOA or LLAD will maintain the trail.
Promontory Specific Plan	Condition # 22	See Condition	Planning Department	Condition of Approval: The applicant shall re-vegetate riparian corridors with native plants listed in the condition.

Note: This list contains select provisions that apply to the development of the subdivision based on the tentative map. Provisions that are not included have either been previously satisfied or are subject to different implementation timing. A complete list of the mitigation measures and conditions of approval can be accessed via http://www.edcgov.us/Government/Planning/Zoning_Ordinances_for_Specific_Plans.aspx#Promontory

Staff Verification: Conditions Satisfied. All applicable conditions timed against the execution of the Final Map have been implemented.

Transportation Department – Project Specific Conditions

8. **Road Design Standards:** The applicant shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) Standard Plan 101B, modified as shown in the Promontory Specific Plan and as shown on the Tentative Map.

Staff Verification: Condition Satisfied. Site plans dated July 2020 show that all roads will be constructed in conformance with this condition.

9. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit from EDCTD and construct the roadway encroachments as follows:
 - 7A-DR to Alexandra Drive – County Standard Plan 103C.

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval

- 7F-DR and 7D-DR to Beatty Drive – County Standard Plan 103C modified to accommodate Gate and turn-around as shown on Tentative Map.
- 7B-DR and 7M-CT to Sophia Parkway – County Standard Plan 103C modified to accommodate Gate and turn-around as shown on Tentative Map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition and has provided site plans dated July 2020 which show that all roadways will be constructed in conformance with this condition.

10. **Vehicular Access Restriction:** Where applicable, a vehicular access restriction shall be designated along Sophia Parkway, Alexandra Way and Beatty Drive, except for access roadways shown on Tentative Map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

11. **Drainage:** A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, the Promontory Master Drainage Study (July 1997, Cooper, Thorne & Associates) and the Willow – Humbug Creek Watershed Memorandum of Understanding between the County of El Dorado and the City of Folsom, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with above referenced documents. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the above referenced documents.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes the drainage plan in conformance with this condition.

12. **Public Transit:** Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

Staff Verification: Condition Satisfied. The developer has provided a letter from El Dorado Transit dated December 7, 2020 which verifies conformance to this condition.

13. **Curb Returns:** All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp on all public sidewalks on this project. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

14. **Maintenance Entity:** The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Department shall review

the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: Condition Satisfied. The developer has provided “Articles of Incorporation of the Promontory Community Association” dated August 2, 2000 which denotes conformance with this condition.

15. **Common Fence/Wall Maintenance:** The responsibility 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: Condition Satisfied. The developer has submitted, “Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for the Promontory A Master Planned Community” which denotes conformance with this condition.

16. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Department and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance to this condition.

17. **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 Department. 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: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance to this condition.

18. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality

Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance to this condition.

19. **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 its CC&Rs, or other entity acceptable to the County. Any variations shall be approved by the Transportation Department. 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: Condition Satisfied. The developer has acknowledged this condition and has provided site plans dated July 2020 which denotes conformance to this condition.

20. **Regulatory Permits and Documents:** All regulatory permits and agreements between the project and any State or Federal Agency shall be incorporated into the Project Improvement Plans prior to the start of construction of improvements.

Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect them.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance to this condition.

21. **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 the Transportation Department with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Staff Verification: Condition Satisfied. The developer has provided a digital copy of the project drainage report, structural wall calculation, and geotechnical reports in PDF format and the record drawings in TIF format to the County Transportation Department.

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval

Air Quality Management District

22. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance to this condition.

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

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance to this condition.

24. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition. This condition will be verified for conformance upon Building Permit issuance.

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

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance to this condition.

26. **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 (Section 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>. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

27. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board

(CARB). A copy of the current portable equipment registration 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: Condition Satisfied. The developer has acknowledged this condition. This condition will be verified for conformance upon Building Permit issuance.

El Dorado Hills Fire Department

28. **Annexation:** The project is annexed into the El Dorado Hills County Water District (El Dorado Hills Fire Department) and shall pay all associated fees for all legal parcels. Fees shall be paid prior to Final Map recordation.

Staff Verification: Condition Satisfied. The developer has provided an, "El Dorado Hills Fire Department: Annexation Fee Agreement" executed on July 3, 2000 which denotes conformance with this condition.

29. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of:

Option 1: 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 6,200 square feet or less in size, Type V-B construction.

Option 2: 1,125 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 6,201 – 7,700 square feet or less in size, Type V-B construction.

Option 3: 1,250 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 7,701 – 9,400 square feet or less in size, Type V-B construction.

Option 4: 1,375 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 9,401 – 11,300 square feet or less in size, Type V-B construction.

All residential structures 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: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval

30. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 for commercial purposes and 500 feet for residential purposes. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

31. **Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

32. **Fire Department Access:** Approved fire apparatus access roads and driveway shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):

- a. Roadway adjacent to fire hydrants shall be a minimum of 26 feet wide, except for 7B-Drive, and as approved by the Wildfire Safe Plan dated April 5, 2016.
- b. Each dead-end road shall have a turnaround constructed at its terminus, or within 150 feet of the end of the roadway.
- c. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - i. Roadway 7E-Court, as referred to on the Proposed Tentative Map TM16-1530 Overall Layout, has been approved as conditioned in the Road Length Exemption Letter, dated February 16, 2016.
- d. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.
- e. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- f. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a

horizontal clearance providing a minimum 2 feet on each side of the required driveway or roadway width.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

33. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if requested by the local Authority Having Jurisdiction (AHJ).

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

34. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed 20 percent, unless approved by the Fire Marshall through the Design Waiver process. Pavement/Concrete shall be required on all private roadway grades 12 percent or greater. For grades of 16 percent, a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

35. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

36. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40 feet inside and 56 feet outside on through streets, and a minimum 50-foot radius for Cul-De-Sacs and Hammerhead turnarounds, or 42 feet, per the approved Wild Fire Safe Plan dated April 5, 2016.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

37. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval

38. **Fire Access During Construction:** 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. A secondary means of egress shall be provided prior to any construction or the project can be phased.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

39. **Wildland Fire Safe Plan:** This development shall adhere and implement the approved Wildfire Safe Plan dated April 5, 2016.

Staff Verification: Condition Satisfied. The Wildfire Safe Plan shall be continuously implemented in coordination with the El Dorado Hills Fire Department.

40. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled “No Parking – Fire Lane.” All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking – Fire Lane.” This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 “No Parking – Fire Lane” and the fire code official.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

41. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10 feet drivable width and 14 feet minimum vegetation clearance (the Wildfire Safe Plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.

Staff Verification: Condition Satisfied. The developer has provided site plans dated July 2020 which denotes conformance with this condition.

County Surveyor

42. **Survey Monuments:** All survey monuments must be set prior to filing the Final Map or the developer shall have surety of work to be done by bond or case deposit. Verification

of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyor's Office prior to the filing of the Final Map.

Staff Verification: Condition Satisfied. The developer has provided a letter declaring an estimated fee for monumentation as \$10,000. The surveyor's office approved of this amount on June 3, 2020.

43. **Road Name:** The roads serving the development shall be named by submitting a completed Road Name Petition to the County Surveyor's 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: Condition Satisfied. The developer has provided an, "El Dorado County Surveyor Road Name Petition Roads Created by a Land Division" form with an approval date from the County Surveyor's Office of June 5, 2020.

El Dorado Hills Community Services District

44. **Parkland Dedication:** Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is subject to the dedication of land, the payment of fees in lieu thereof, or a combination of both. Parkland dedication shall be calculated based upon factors for development within the El Dorado Hills Community Services District. Parks shall be offered to the El Dorado Hills Community Services District. Prior to the recordation of the first final map, the applicant shall show evidence of an agreement with the El Dorado Hills Community Services District for location, size, improvements, and timing of dedication/acceptance of the parks, and assure compliance with the parkland dedication requirements.

Staff Verification: Condition Satisfied. Park requirements for the entire Promontory Village Specific, which includes all of Village 7 and this final map, have been completed. Under Section 16.12.090 of the County Code, the overall parkland requirement for the Promontory Village Specific Plan equals 17.38 acres. The Promontory has constructed and dedicated to the El Dorado Hills CSD a four acre park within Village 6, Unit 1. The previous reconfiguration of the Village Center under TM02-1382 resulted in 13.7 acres of parkland for a total of 17.7 acres. The El Dorado Hills CSD determined that parkland dedication requirements in the Specific Plan were met, including Village 7 and this map.

TM-F20-0005 Exhibit G: Verification of Final Map Conformance with Conditions of Approval



El Dorado Irrigation District

SERVICE APPLICATION

1-INCH METER REQUIRED FOR FIRE SUPPRESSION ONLY – FCCs BASED ON ¾-INCH SERVICES

Property Owners Name: Promontory Village 7 Unit 5 Application Date: 1/4/2021

Mother APN #: 124-490-014 Legal Description: Lot 10 Prom Unit 7 – 13.2 Acres

Service: (8) 1" meters for fire sprinklers only 8 water EDU's (already purchased but uninstalled) + 8 Sewer EDU's purchasing now + (1) ¾-inch Landscape Meter 1 EDU (already purchased but uninstalled)

Project No./W.O. No.: 3388SP

Making the application is the – OWNER/ AGENT (Circle One) Phone #: 916-382-2500

Applicant (I) hereby make application for water/sewer/recycled service, subject to the current Board Policies and Administrative Regulations of the District. Applicant understands that the District's responsibility for maintenance extends to the meter and the responsibility beyond the meter is the Applicant's. Applicant hereby accepts the terms of this application as set forth below.

1. GM (Initial) - I understand that all applicable fees paid are not refundable or transferable unless they meet the criteria set forth in Board Policy 9020 with one exception; time and material deposits.
2. GM (Initial) - **The meter/s will be installed upon acceptance of this application, if in compliance with Board Policy 9020.** The District guarantees all workmanship and materials furnished in the meter installation to be free from defects for a period of one (1) year from the date of installation. After one (1) year, the District will maintain the meter. The maintenance beyond the meter, including the pressure regulator and back flow assembly, if applicable, is the Applicant's responsibility.
3. GM (Initial) - I understand the **water/recycled water** service billing for base charges and any consumption will begin on the day the meter is installed.
4. GM (Initial) - I understand the **sewer** service billing will begin after the District's final sewer inspection (residential) or once the Certificate of Occupancy is signed (commercial, multi-family). I have received a copy of the connection requirement.
5. GM (Initial) - I understand that utility billings are the responsibility of the **property owner**. This remains in effect until the Utility Billing department is notified of a change in ownership.
6. GM (Initial) - I have received a copy of the Underground Service Alert handout.
7. GM (Initial) - I have received a copy of the current Board approved rates.
8. GM (Initial) - I have received a copy of the Drought Action Plan.
9. GM (Initial) - **Flat Rate Fee Installation:**
The cost of the meter installation meets the requirements for a Flat Fee installation. **FLAT FEE DEFINITION:** Meter installation with no more than 10 feet of service line or where a meter outlet has been provided. **If there is no outlet, time and material charges will apply. The owner will be notified and a deposit will be requested prior to commencing work.**

2890 Mosquito Road, Placerville, California 95667 (530) 622-4513

TM-F20-0005 Exhibit H: Meter Award Letter

Name: Russell Promontory, LLC
APN: 124-490-014
Project # / WO#: 3388SP

10. N/A (Initial) -**Time and Material Deposits:**
A time and materials deposit has been included with the total charges. Actual costs will be determined after the work has been completed. All charges above the estimate will be billed to the applicant. Should actual costs be less than the estimate, a refund will be made to the applicant. The DEPOSIT is \$N/A +/-
11. GM (Initial) -A pressure regulator is not required by the District as part of the meter installation. Customers should refer to the Universal Plumbing Code for regulatory requirements regarding installing pressure regulators. A pressure regulator is a device used to control the speed and flow of water within a customer's service line. The undersigned acknowledges that the District's water lines can be subject to variable and/or high pressure without prior warning and/or notice. The undersigned owner is responsible for procuring the installation of a pressure regulator if they so desire. The undersigned owner hereby releases the District from any and all liability with regard to damage caused to the customer's service line, household fixtures and/or interior damage resulting from a fluctuation in pressure in the District's water main.
12. GM (Initial) - Commercial/Industrial/Agricultural Accounts/Parcels with an existing well - I understand that the meter may be installed locked-off until the District inspects for backflow prevention compliance. Parcel has well: Yes _____ No _____
13. GM (Initial) - I understand that water meters will not be installed until the final map has been approved; new parcel number/s and address/es have been assigned; and/or approval is obtained from the El Dorado Irrigation District Inspection Department; all applicable fees paid; and all other conditions relating to services satisfied. **It is the property owner's responsibility to notify the District upon final map. (Subdivisions)**
14. GM (Initial) - Owner/Applicant understands and agrees that they are solely responsible for contacting the fire department having jurisdiction over the above referenced property to verify any fire suppression requirements as a condition of construction. The purchase and installation of a water meter does not guarantee construction can commence. Owner/Applicant shall, at their sole cost and expense, be responsible for implementing all such improvements and meeting all such requirements. **Residential Parcels with Existing Water Outlet:** if a larger service lateral is required for operation of a private fire sprinkler system, I understand I will be responsible for any associated costs to provide the upsized. A written job estimate may be required to determine the approximate time and materials costs. A fee for the estimate may be applicable.
15. GM (Initial) - A 1-inch meter is requested in order to meet fire sprinkler demands. I understand that the 1-inch meter to be installed has a value of 1 equivalent dwelling unit (EDU) and additional facility capacity charges (FCCs) may apply if a second dwelling is added to the property. I acknowledge that the District has the right to audit my account periodically in order to determine if additional capacity is being utilized as a result of the upsized meter, I may be required to pay additional FCCs and increased bi-monthly base rate charges if the District determines that the domestic demands exceed that which a ¾-inch meter would supply.

Name: Russell Promontory, LLC
APN: 124-490-014
Project # / WO#: 3388SP

16. CR (Initial) - The signatories hereto are fully authorized to bind their respective parties to this application.

Applicant agrees that the meter remains the property of the District and that access to the meter is available at all times; access shall not be hampered by fencing or other obstructions. Should access become obstructed, the District may discontinue water service until corrections are made or may relocate the meter at applicant's expense. Applicant agrees to pay for meter repairs caused by misuse and/or additional Facility Capacity Charges (FCCs) as defined in Board Policy 9020.

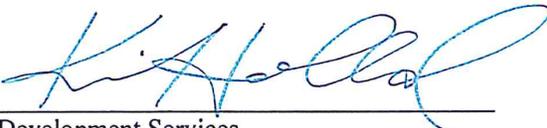
OWNER:

Russell-Promontory, L.L.C., An Illinois limited liability company

By: AKT Development Corporation,
A California corporation
Its: Manager

By: 
Name: _____
Its: Chrysanthy Deunoz
President & CEO

EL DORADO IRRIGATION DISTRICT:


Development Services