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PLANNING DEPARTMENT

FILE # TM-F18-0010

EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Final Subdivision Map

ASSESSOR'S PARCEL NO.(s) 117-680-06

PROJECT NAME/REQUEST: (Describe proposed use) Carson Creek Unit 2B Phase 1 (TM06-1428)

178 single-family residential lots, 8 lettered lots, and 1 large lot

IF SUBDIVISION/PARCEL MAP: Create 187 lots, ranging in size from .07 to 30.469 (acre(s)) / ~~SF~~

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/~~AGENT~~ Same as Property Owner

Mailing Address _____

Phone ( ) _____ FAX ( ) _____

PROPERTY OWNER Lennar Homes of California, Inc.

Mailing Address 1420 Rocky Ridge Drive, Suite 320, Roseville, CA 95661

Phone (916) 746-8500 FAX ( ) _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

Agent/
ENGINEER/~~ARCHITECT~~ CTA Engineering & Surveying

Mailing Address 3233 Monier Circle, Rancho Cordova, CA 95742

Phone (916) 638-0919 FAX ( ) _____

LOCATION: The property is located on the south (N/E/W/S) side of Carson Crossing Drive (street or road)

3,000 +/- (feet/~~miles~~) South (N/E/W/S) of the intersection with Golden Foothill Parkway (major street or road)

in the El Dorado Hills area. PROPERTY SIZE 66.378 (acreage / ~~square footage~~)

X ✓ _____ Date ✓ 7/24/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 08/13/18 Fee $ 2,385.00 Receipt # R3553 Rec'd by Efren Sanchez Census _____

Zoning CC-SP2 GPD AP Supervisor Dist 2 Sec/Twn/Rng 23/24/9N/8E

ACTION BY:
- ☐ PLANNING COMMISSION
- ☐ ZONING ADMINISTRATOR
- ☐ PLANNING DIRECTOR

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

Executive Secretary

TM-F18-0010

Revised 07/02)

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REQUIRED SUBMITTAL INFORMATION for Final Subdivision Map

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (√) column on the left to be sure you have all the required submittal information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (√) Applicant	Check (√) County		
✓		1)	Application Form **and** Agreement for Payment of Processing Fees, completed and signed.
✓		2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
n/a		3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
✓		4)	A copy of official Assessor's map, showing the property outline in red.
✓		5)	Provide name, mailing address and phone number of all property owners and their agents.
✓		6)	Three (3) copies of the final map.
✓		7)	Copy of map reduced to fit on 8 ½" X 11" sheet.
		8)	DXF floppy disk, or film positive of map at 1"=400 feet if disk is not available.
f/c		9)	Subdivision Improvement Agreement (2 copies, signed and notarized by applicant, and signed by County Engineer. NOTE: To obtain the County Engineer's signature prior to this submittal, and to have assurance of bond amounts, it will be necessary to submit the agreement to the Department of Transportation in advance of this final map submittal process.)
f/c		10)	Surety (bond, letter of credit, etc.) a) Performance (100% of total construction costs) b) Laborers' and Materialmens' Bond (50% of total construction costs) c) Maintenance (10% of cost of completed work when applicable)
in binder		11)	Copy of CC&Rs (if applicable - i.e., conditions of approval require the establishment of a homeowners association for maintenance of common facilities, roads, drainage improvements or other "public" improvements; or, conditions establishing standards to be included in CC&Rs.)

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FORMS AND MAPS REQUIRED

Check (√)

Applicant	County		
✓		12)	Itemized description of how each condition has been satisfied. Supporting documentation (i.e., letters from EID, fire district, CSD, etc.) must be attached.
N/A		13)	Meter Award Letter or similar document from the water purveyor if public water is required.

Acceptance of the submittal package at the counter does not infer that a complete application has been submitted. Planning staff will review the information and may schedule a meeting with the subdivider to discuss the information as may be necessary. Please plan on approximately 4 to 8 weeks from the time of submittal before the final map will be considered by the Board of Supervisors.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

LENNAR®

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July 23, 2018

El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: CARSON CREEK UNIT 2B – PHASE 1

To Whom It May Concern:

This letter shall serve as authorization for CTA Engineering & Surveying to act as an agent on behalf of Lennar Homes of California, Inc. as it relates to the above referenced project.

Should you have any questions regarding this matter, please do not hesitate to contact our office at (916) 746-8500.

Sincerely,

Larry Gualco
Vice President

1420 Rocky Ridge Drive • Suite 320 • Roseville, CA 95661 • Phone: 916-746-8500 • Fax: 916-746-8599

PROPERTY OWNER / APPLICANT

Lennar Homes of California, Inc.
1420 Rocky Ridge Drive, Suite 300
Roseville, CA 95661
916-746-8500
Contact: Sean MacDiarmid

ENGINEER / AGENT

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919
Contact: David R. Crosariol, PE

cta Engineering & Surveying
Civil Engineering ▪ Land Surveying ▪ Land Planning

ENGINEERING SOLUTIONS ▪ 35 years

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PLANNING DEPARTMENT

August 13, 2018

Mr. Mel Pabalinas
El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: TM06-1428-R - Carson Creek Unit 2 – Approved on July 9, 2015
Carson Creek Unit 2B Phase 1 Final Map

Dear Mel:

Below are the responses to each of the conditions showing satisfaction of the particular condition.

Project Description

(Original Approved Project Description under TM06-1428)

1. The Tentative Subdivision Map, Minor Modifications to the CCSP, and Design Waivers are based upon and limited to compliance with the Project description, the Planning Commission hearing exhibits marked Exhibits M and N, 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:

   A. Tentative Subdivision Map creating a residential subdivision creating 634 residential lots ranging from 4,000 square feet to 16,390 square feet, two large lettered lots for future multifamily residential development, five private recreational lots, 13 landscape lots, one open space lot, two landscape/access lots, one park lot, two private road lots, one utility lot (pump station), a Remainder parcel, and a phasing plan;

   B. Administrative modifications to the Carson Creek Specific Plan including:
      1. Amendment to the Circulation Plan as follows:
         A. Construction of a secondary point of road access connection to Investment Blvd;
         B. Construction of 6-foot wide sidewalk on one side of the internal residential collector (promenade); and
         C. Removal of sidewalks within residential courts; and
      2. Amendment to the Land Use Plan deleting the identified Sheriffs and Fire Station sites; and

   C. Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
      1. Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based on Standard Plan 103E without the 100-foot tapers;
      2. Construction of all proposed encroachments onto Carson Crossing Drive based on Standard Plan 103D without the 100-foot tapers;

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3. Construction of dead-end cul-de-sac in excess of 500 feet located at the southern of the Project;
4. Reduction of cul-de-sacs and knuckle rights-of-ways from 60 feet to 50 feet and curb face radius from 50 feet to 44.5 feet;
5. Reduction of minimum gutter slope to 0.45%;
6. Reduction of sidewalk widths from 6-foot to 4-foot for residential streets; and
7. Reduction of residential street right-of-way from 50 feet to 40 feet.

(Revised Project Description under TM06-1428-R)

Revision to approved Carson Creek Unit 2 Tentative Subdivision Map consisting of the following modifications:

1) Modify approved Phasing Plan;
2) Re-design alley-load residential lots with standard front load street frontage;
3) Realignment of onsite trail at Lot G Park;
4) Relocate sewer lift station;
5) Addition of landscape lots along Promenade area;
6) Eliminate the roadway loop at the southern portion of the Project area and replace it with the roadway stubs fire department turn-around(s) and;
7) Eliminate Condition of Approval No.31 involving a 30-acre regional park.

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: *Approval of the Improvement Plans and Final Map warrants compliance with this condition.*

2. As a condition of approval of all Tentative Maps, a minimum 6-foot-tall wood or other solid fence shall be required to be constructed for all parcels adjacent to the boundaries of the Specific Plan. Materials shall be those specified in the revised acoustical analysis for the Project.

   RESPONSE: *The Overall Site Plan notates the location and type of fencing to be installed, thus this warrants compliance with this condition.*

3. An updated open space management plan shall be prepared by the developer, subject to review and approval by the El Dorado Hills CSD. The plan shall include wild fire management plans for the open space.

   RESPONSE: *A draft Interim Long-Term Management Plan for the Carson Creek Preserve dated May 25, 2017 which includes a Fire Hazard Reduction Provision warrants compliance with this condition.*

4. If parkland is dedicated to the EDHCSD, prior to County approval of any Final Map, the developer shall show evidence of a recorded agreement with the EDHCSD for the location, size, park improvements (including water meters and sewer hook ups), maintenance, and timing of dedication and acceptance of parks throughout the Specific Plan area.

   The developer will be required to provide a Phase I environmental assessment of land to be dedicated to a public agency.

   RESPONSE: *Recorded parkland agreement dated April 29, 2015 warrants compliance with this condition.*

5. A financing mechanism or mechanisms, such as a Landscaping and Lighting District (LLAD) for development and maintenance of parks, and for maintenance of open space, landscaping, lighting, fencing, trails, walkways, corridors, signage, sound walls, entry monuments, and other common or public areas shall be determined prior to approval of the Final Map: Improvement Plans for the above referenced items will be submitted to the El Dorado Hills Community Services District (EDHCSD) for approval, and the financing mechanisms shall be in place prior to issuance of building permits (section 5.2 of the Carson Creek Specific Plan). Upon annexation of this Project into the EDHCSD; the Carson Creek Specific Plan area shall be subject to the adopted park impact fee imposed for new development within the EDHCSD boundary and will be paid by the developer at the time a building permit is issued.

RESPONSE: *Waived with the execution of the Pre-Annexation Agreement entered into between the EDH CSD and the Developer (Euer Ranch, LLC, AKT Mosher Partners, John W. Euer, and Robert B. Euer). It relates to MM5-3 and former COA No. 67 of the Euer Ranch Tentative Map (Carson Creek Unit 1)*

6. As a condition of approval of all Tentative Maps, a wood or other solid fence, at least six feet in height, will be constructed by the developer for all residential lots adjacent to the boundaries of the Specific Plan:

   Agricultural fencing per County Resolution No. 98A-90 shall be required along the Sacramento/El Dorado County line in any location not adjacent to a residential lot/parcel.

   The CC&Rs will specify the fence design approval process. Fence design will be as approved by the El Dorado Hills Community Services District and the appropriate design review committee.

   The developer will provide a funding mechanism, such as a homeowners association or a Landscaping and Lighting District, for the maintenance of fencing adjacent to open space.
   RESPONSE: *See Condition No. 5*

7. The developer will be required to provide water meters for all residential lots, parks, landscaped corridors, and open space parcels. (Costs of water meters for parks may or may not be a credit to developer pending negotiations with EDHCSD Board of Directors.
   RESPONSE: *Meter award letter is forthcoming.*

8. The filing of Tentative Map and recording of the Final Map shall establish the appropriate zoning.
   RESPONSE: *Acknowledged*

The following are Mitigation Measures from the CCSP EIR:

9. Golden Foothills Parkway at Carson Creek

   a) Use native plant species as the majority of those planted in the proposed 30-foot greenbelt to maximize a compatible visual relationship with the surrounding natural terrain and vegetation.
   RESPONSE: *N/A.*

   b) Require use of natural colored roof materials in Project developments to maximize consistency with the surrounding natural environment and to minimize stark visual contrasts.
   RESPONSE: *The dominant roofing material that will be used at Carson Creek is tile shingles of varying colors of grays, reds, and browns which will blend into the natural environment.*

   c) Use natural components in fencing materials (e.g., wood, stone, and brick) in developments along Carson Creek to enhance visual compatibility with the natural surroundings of the site.
   RESPONSE: *The masonry walls at Carson Creek will match the walls constructed at Four Seasons to be consistent with the theme and style of the area. The masonry block is composed of brown and tan colors which will be visually compatible with the surrounding environment. Areas along open spaces, creek corridors, and common areas will be fenced with open, tubular steel fencing to allow views into and out of the natural environment. Wood fencing will be used as a good neighbor fencing between homes.*

   d) Use natural components in pedestrian trail features (e.g., fences, trail materials) to enhance visual compatibility with the natural surroundings of the site.
   RESPONSE: *The multi-use trails are being designed to blend into the natural environment. Native trees planting, gathering areas, benches, signage is being incorporated into design to enhance the experience of using the trails and enhancing the visual compatibility of the trails that are adjacent to the creek corridors and open space.*

   e) Retain unobstructed views of Carson Creek from locations along Golden Foothills Parkway.
   RESPONSE: *N/A*

10. Phase 1 (Grading Phase) Construction Emissions

a) The Project applicant shall comply with El Dorado County APCD Rule 223 as required by the Air Pollution Control Officer. The Project applicant shall prepare a fugitive dust control plan to be submitted to, and approved by, the APCD prior to the commencement of construction. Control measures to be outlined in the plan may include, but are not limited to, the following:

- Application of water or suitable chemicals Or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading);
- Installation and use of hoods, fans and filters to enclose, collect, and clean the emissions of dusty materials;
- Covering or wetting at all times when in motion of open-bodied trucks, trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access;
- Application of asphalt, oil, water or suitable chemicals on dirt roads;
- Paving of public or commercial parking surfaces;
- Removal from paved streets and parking surfaces of earth or other material which has a tendency to become airborne;
- Limiting traffic speeds on all unpaved road surfaces to 15 mph;
- Suspending. all grading operations when wind speeds exceed 20 miles per hour(including instantaneous gusts);
- Alternate means of control as approved by the. Air Pollution Control Officer.

b) Construction equipment engines shall be maintained in proper operating condition.
RESPONSE: *Item a – b: Approved Improvement Plans, the Fugitive Dust Control Plan, Sheet 2 entitled "Construction Notes" under the Section entitled "Phase II (Facilities Phase) Construction Emission" Note 1 through 7 warrants compliance with this condition.*

11. Phase II (Facilities Phase) Construction Emissions

a) Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.)

b) Construction equipment engines shall be maintained in proper operating condition.

c) Low-emission stationary construction equipment shall be used,

d) A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.

e) Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.

f) The Project applicant shall comply with El Dorado County APCD Rule 224.

g) The Project applicant shall comply with El Dorado County APCD Rule 215.
RESPONSE: *Item a – g: Approved Improvement Plans, Sheet 2 entitled "Construction Notes" under the Section entitled "Phase II (Facilities Phase) Construction Emission" Note 1 through 7 warrants compliance with this condition.*

12. Stationary Source Emissions

a) The applicant shall incorporate energy-saving design features into future levels of Project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be

determined at future, more-detailed levels of planning. These design features may include, but are not limited to, the following:
1) Shade trees;
2) Energy-efficient and automated air conditioners;
3) Double-pane glass in all windows;
4) Energy-efficient parking lot lights;
5) Adequate ventilation systems for enclosed parking facilities;
6) Solar or low-emission water heaters;
7) Energy-efficient lighting and lighting controls;
8) Central water hearing systems;
RESPONSE: The homes at Carson Creek will be energy efficient with features including solar panels, low E2 windows, Title 24 compliant gas water heaters or tankless water heaters, energy efficient lighting. California Building Code dictates the mandated energy efficient features of new homes.

b) The applicant, future successors in interest or future homebuilders shall install only EPA-certified woodstoves and fire places.
RESPONSE: *Fireplaces are not installed in every home. When fireplaces are included, they will be gas fireplaces.*

13. Regional Mobile Source Emissions - The County shall coordinate with the Folsom, El Dorado, Cordova TMA to consider including the Project site within the TMA's jurisdiction.
RESPONSE: *This is a County requirement and we do not believe it has been a requirement of other projects such as Four Seasons.*

14. Short-Term Construction Noise - Construction activities not associated with road infrastructure improvements shall be conducted in accordance with the County noise regulation or limited to the following hours and days: Between the hours of 7:00 a.m. and 5:00 p.m. on any weekday; Between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays; Prohibited on Sundays and holidays

At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.
RESPONSE: *Approved Improvement Plans that include the Conditions of Approval (COAs); specifically this COA No. 14 warrants compliance with this COA.*

15. Increased Traffic Noise

Where the development of a Project could result in the exposure of noise-sensitive land uses to existing or projected future traffic noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such Projects. Where acoustical analysis determines that the Project would contribute to traffic noise levels in excess of applicable County noise standards at proposed onsite or planned future offsite noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setback, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.

In accordance with the recommendations of the Environmental Noise Assessment prepared by Bollard Acoustical Consultants (dated January 21, 2009), the following provisions shall be implemented:

a) An 8-foot tall solid noise barrier shall be constructed at the locations shown in Figure 1 of the noise assessment to reduce noise levels in future backyard areas of the affected residential lots to 60 dB Ldn or less. Conformance with this condition shall be verified by Planning Services Division.

b) To ensure compliance with the County's 45 dB Ldn interior noise level standard, all second-floor bedroom windows of the residences constructed adjacent to Carson Crossing Drive from which that roadway would be visible have a minimum STC rating of 30. A Notice of Restriction shall be recorded with the Final Map for the affected lots requiring that the above requirement shall be implemented with the residential building permits for the affected lots. The language of the notice shall be reviewed and approved by Planning Services Division prior to recordation.

RESPONSE: Item a - b: *Approval of the Improvement Plans that include the COA 15 warrants compliance with this COA.*

16. Stationary Source Noise

Where the development of a Project could result in the exposure of onsite noise-sensitive land uses to projected onsite or offsite stationary source noise levels in excess of the applicable County noise standards the County shall require an acoustical analysis to be performed prior to the approval of such Projects. Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed onsite noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform to the applicable County standards.

In accordance with the recommendations of the Environmental Noise Assessment prepared by Bollard Acoustical Consultants (dated January 21, 2009) for Unit 2 Tentative Map, the following provisions shall be implemented:

a) A copy of the disclosure statement detailing the potential operational impacts from adjacent uses shall be provided to the future residents of the residential subdivision. Prior to recordation of the first residential Final Map, the applicant shall provide a copy of the disclosure statement for review and approval by the Development Services-Planning Division.

b) Air conditioning shall be included in all residences allow occupants to close doors and windows as desired to achieve additional acoustic isolation from the commercial noise source in the Project vicinity and maintain a 45 dB interior noise level. A Notice of Restriction shall be recorded with the Final Map for the affected lots requiring that the above requirement shall be implemented with the residential building permits. The language of the notice shall be reviewed and approved by Planning Services Division prior to recordation.

c) The applicant shall coordinate with El Dorado Irrigation District (EID) to ensure that acoustic retrofits and upgrades to the emergency generator building are constructed or an 8-foot tall solid barrier shall be constructed along the southern_and western property lines of the generator site. Upgrades to the generator building would require the use of acoustically absorptive materials at the interior of the generator building, silencers at both cooling air inlet and exhaust ports, and upgraded doors. If the lift station is abandoned, then a 6-foot tall barrier shall be required at the nearest residences to provide shielding from the boat storage facility. Conformance with this condition shall be verified by Planning Services Division.

d) Prior to recordation of first residential lot Final Map that includes lots subject to DST noise impacts greater 45 dB, the applicant shall: 1) coordinate with DST to develop industrial noise control measures which could be implemented at the source of the noise (i.e. acoustical silencers, partial enclosures of the noise generating equipment, procurement of quieter equipment, etc.) to reduce the size of the 45 dB Leq contour to the area where no residences are proposed. The applicant shall coordinate in writing with Planning Services Division on the status of the applicant's coordination with DST; 2) provide for review by Planning Services Division an updated acoustical study detailing the necessary standards to minimize the noise impact. Until noise control measures described in b) above or any other mitigation measures can be implemented and verified as being effective, only residential Final Map in areas beyond the 45 dB Leq contour (as shown in Figure 4 of the assessment) shall be recorded and allowed to be developed.
RESPONSE: Items a – d: *Approval of the Improvement Plans that include the COA 16 coupled with the updated BAC report dated July 10, 2017 and the disclosure warrants compliance with this COA.*

17. Loss of Wetlands

a) Prior to issuance of a grading permit, a Stream Bed Alteration Agreement shall be obtained from CDFG, pursuant to §1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the Project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits.

b) Grading activities shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control situation, and the potential discharge of pollutants into drainages.
RESPONSE: Items a – b: Approval of the Rough Grading Plans that include all of the Regulatory Letters and Permits warrant compliance with this COA.

18. Liquefaction

a) The El Dorado County Department of Transportation (DOT) shall consult with the El Dorado County Planning Department during the grading permit approval process to ensure that earth resources impacts related to development in the Carson Creek Specific Plan area are sufficiently addressed.

b) Prior to the approval of a grading permit for development in the Carson Creek drainage, the applicant shall submit to, and receive approval from, the El Dorado County Department of Transportation (DOT) a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.
RESPONSE: Item a – b: *County and Youngdahl Consulting Group (YCG) approval of the Rough Grading Plans warrants compliance with this COA.*

19. Ground Staking

Prior to the issuance of building permits all structures shall be designed in accordance with the Uniform Building Code (UBC), Chapter 23. Although wood frame buildings of not more, than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum; Final design standards shall be in accordance with 'the findings of detailed geologic and geotechnical analyses for proposed building sites.

Prior to the approval of subdivision maps in the vicinity of the Mormon Island Fault Zone, a ground acceleration analysis shall be conducted for the Mormon Island Fault Zone. All structures shall be designed in accordance with the ground acceleration analysis for the Mormon Island Fault Zone and the onsite ground accelerations anticipated form the Bear Mountains Fault Zone.
RESPONSE: *Building permits condition*

20. Topographic Alteration (Ground Stability & Erosion) Prior to the issuance of grading permits, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include:

a) Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water run off immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2:1 (horizontal to vertical) unless authorized by the Geotechnical Engineer. Slope angles shall be designed to conform to the competence of the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone.

b) Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities.

c) During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations.

d) Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction ~to conform With National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.

e) Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion, and convey the runoff offsite. Conduits intended to convey drainage water offsite shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material.

f) Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage away from these structures, to collect water concentrated by these surfaces and to convey water away from the Site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.
RESPONSE: Item a – f: *County and Youngdahl Consulting Group's approval of the Rough Grading Plans and Improvement Plans warrants compliance with this condition.*

21. Increased Surface Runoff

a) Prior to the approval of the first tentative subdivision or parcel map, a condition of approval shall be placed on the Tentative Map that states prior to the issuance of a Grading Plan, the Project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Department of Transportation. 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 1995. The Project applicant shall forma drainage zone of benefit (Z0B) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met. 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 onsite 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 water quality degradation. All onsite drainage facilities shall be constructed to El Dorado County Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective, by the Department of Transportation, will be implemented as necessary and appropriate:

- *Soil Stabilization Practices*
  Straw Mulching
  Hydromulching
  Jute Netting
  Revegetation
  Preservation of Existing Vegetation

- *Sediment Barriers*
  Straw Bale Sediment Barriers
  Filter Fences
  Straw Bale Drop Inlet Sediment Barriers

- *Site Construction Practices*
  Winterization
  Traffic Control
  Dust Control

- *Runoff Control in Slopes/Streets*
  Diversion Dikes
  Diversion Swales
  Sediment Traps

b) Specific measures shall be identified in the final drainage plans to reduce storm water discharge at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall include detention basins of adequate size to reduce post-development discharge to pre-development levels. Maintenance of the detention basin and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.
RESPONSE: Item a – b: *County approval of the Rough Grading Plans, Improvement Plans, and implementation of the SWPPP (WDID#5S09C379973) warrants compliance with this condition.*

22. 100-Year Flood Event

Prior to the approval of the Final Map, the applicant shall submit a final drainage plan that clearly identifies the 100-year flood zone following Project development to the El Dorado County Department of Transportation for approval. Project development shall not occur in areas within the 100-year flood zone shown in the final drainage plan. The final drainage plan shall be prepared by a registered civil engineer and contain a hydrologic study that Outlines the 100-year flood zones associated with the Project and proposed flood control measures such as detention basins. Alternatively, 100-year flood protection improvements, approved by the El Dorado County Department of Transportation, can be implemented to allow development in these areas. All storm drainage facilities and embankments shall be designed in compliance with the County Drainage Manual.
RESPONSE: *County approval of the Rough Grading Plans and Improvement Plans warrants compliance with this condition.*

23. Short-Term Construction-Related Water Quality Impacts

a) Prior to issuance of a grading permit, the developer shall obtain from the SWRCB a General Construction Activity Storm water Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities.

b) Prior to issuance of a grading permit, the Project applicant shall submit to the El Dorado County Department of Transportation and the Resource Conservation District for review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measure 4.10-1, and as follows: sediment basins sediment traps, silt fences, hay bale dikes, gravel construction entrances .maintenance programs, and hydroseeding.
RESPONSE: Item a – b: *County approval of the Rough Grading Plans, Improvement Plans, and SWPPP warrants compliance with this condition.*

24. Long-Term Water Quality Impacts

a) Onsite detention basins shall be constructed and maintained through the construction period to receive storm water runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. Periodic maintenance of detention basins, Such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness.

b) Prior to issuance of a grading permit, the Project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce long-term surface Water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil. gas and grease trap separators in the Project parking lot. These grease trap separators will be cleaned annually. The Project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation that ensures the long-term implementation of the program.
RESPONSE: Item a – b: *County approval of the Rough Grading Plans, Improvement Plans, and SWPPP warrants compliance with this condition.*

25. Archaeological Sites CC-1, CC-2, CC-3, CC-4, CC-5, CC-6 and Archaeological Linear Features CC-LF-1, CC-LF-2, and CC-LF-3

a) Prior to grading and construction activities, significant cultural resources found on the Project site shall be recorded or described in a professional report and. submitted to the North Central Information Canter at California State University at Sacramento.

b) During grading and construction activities, the name and telephone number of an El Dorado County-approved, licensed archaeologist shall be available at the Project site. In the event a heritage resource is encountered during grading or construction activities, the Project applicant shall ensure that all activities will cease in the vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance. If a find is authenticated, the archaeologist shall determine proper methods of handling the resource(s) for transport and placement in an appropriate repository. Grading and construction activities may resume, after the resource is either, retrieved or found to be not of consequence.
RESPONSE: Item a – b: *County approval of the Rough Grading Plans, Improvement Plans, and SWPPP warrants compliance with this condition.*

26. School Fees

a) The Project applicant shall pay the commercial school fee of $0.31 per square foot for the age-restricted residential development.
RESPONSE: Acknowledged

b) The Project applicant shall reimburse the Latrobe School District for out-of-pocket expenses incurred in planning for school sites within the Carson Creek Specific Plan area before it was age restricted.
RESPONSE: *N/A*

c) The Project applicant also shall meet with the Latrobe School District and the El Dorado Union High School. District to renegotiate school fees in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.
RESPONSE: *N/A, all of Carson Creek is age-restricted.*

27. Law Enforcement

The Project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area, as demonstrated by one of the following mechanisms:

a) Prior to the issuance of each building permit, the Project applicant will be required to obtain a service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy,

b) Prior to the issuance of the building permit, the Project applicant shall create an assessment district or .other mechanism to provide funding to the El Dorado County Sheriff's Department for adequate law enforcement staff and equipment upon occupancy and in the future.
RESPONSE: Item a – b: *building permits condition*

28. Water Consumption

Project impacts cannot be reduced to a less than significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at build out in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation, measures would reduce potential Project impacts on water supply. The Project applicant would be required to implement these measures before approval of building permits.

a) In accordance with EID Policy Statement No. 22, the Project applicant shall prepare a Facility Plan Report (FPR) for the proposed Project, The FPR Shall address the expansion of the water and sewer facilities and the specific fire flow requirements for the phases of the Project.

RESPONSE: *EID approval of FPR warrants compliance with this condition.*

b) Low-volume and low-flow fixtures shall be installed to reduce water consumption.
RESPONSE: *Building permit condition*

c) Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.
RESPONSE: *County and EID approval of Improvement Plans which includes Landscaping and Irrigation Plans warrants compliance with this condition.*

29. Historic Mining

Prior to the issuance of a grading permit, shallow groundwater and onsite drainage area shall be sampled to determine the potential presence of onsite contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.
RESPONSE: *County and Youngdahl Consulting Group's approval of the Rough Grading Plans and Improvement Plans warrants compliance with this condition.*

30. Underground Storage Tank (UST)

Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential onsite contamination resulting from the operation of offsite USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.
RESPONSE: *County and Youngdahl Consulting Group's approval of the Rough Grading Plans and Improvement Plans warrants compliance with this condition.*

31. The applicant will pay light rail fees in the following circumstances: (1) a region-wide or county-wide, light-rail fee requirement is imposed; (2) before grading permits are issued; and (3) fees shall only apply to units in which no building permit has been issued at the time the light rail fee is imposed. The applicant will receive credit against any fees for any light rail related improvements or land donated to serve light rail.
RESPONSE: *N/A, there is not a light rail fee.*

32. Open channel drainage: The applicant shall minimize the use of culverts and concrete V-ditches and maximize the use of open: unlined and vegetated channels to facilitate removal of pollutants and sediment and to preserve a more natural rural feel to the development. The applicant shall employ best management practices to protect water quality and to minimize erosion in the drainage system. Such practices shall include utilizing grassy swales, open ditches, energy dissipaters, water quality ponds, and grease/oil traps.

a) Open Space Areas: All drainage in open space corridors shall remain natural, unlined and open. Except as expressly indicated elsewhere in the specific plan, the applicant will not use culverts in these channels and road crossings shall be bridged.

b) Within areas designated for residential and industrial use, vegetated open-channel drainage shall be the primary means of accommodating stormwater runoff and existing surface water bodies, in residential areas, where the homes front the streets, site design shall emphasize drainage to open, vegetated channels away from streets and towards the back and side lots. In instances where such drainage is n6t engineering practicable, drainage towards streets shall utilize gutters, A.C. dikes, rolled curbs, and/or vertical curbs will be utilized. These drainage facilities shall be kept to a minimum and will convey drainage to open channel ditches (1) along collectors and other streets where homes do not front the streets and (2) between lots. Piped drainage facilities shall be kept to a minimum. Open channel ditches

shall convey the drainage to natural drainage channels in the open space areas but not before ensuring that water quality standards are maintained through the implementation of best management practices.
RESPONSE: Items a – b: *County approval of Rough Grading and Improvement Plans warrants compliance with this condition.*

33. Roadways in the Carson Creek Specific Plan Area shall be curvilinear and separated from pedestrian pathways that run around, over, under, and between structures. Where feasible, cul-de-sacs will be incorporated into circulation system designs. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Furthermore, the Carson Creek Specific Plan Phase 2 street development standards (asphalt portion only), shall be modified to incorporate the following maximum widths:

a) One-way streets shall be no more than 18 feet wide;

b) Two-way streets shall be no more than 24 feet wide;

c) Minor collectors with less than 350 average daily trips ("ADT") shall be no more than 24 feet wide;

d) Minor collectors with more than 350 average daily trips ("ADT") shall be no more than 26 feet wide;

e) Major collectors with homes fronting the street, shall be no more than 30 feet wide;

f) Major collectors, without homes fronting the street and with less than 350 ADT, shall be no more than 24 feet wide;

g) Major collectors, without homes fronting the street and with more than 350 ADT, shall be no more than 26 feet wide. The majority of roads (asphalt portion only) shall be 26 feet or less in width.

Parking bays may be required for emergency parking along collectors and in residential areas where these standards prohibit parking along the streets. The parking bays shall be kept to a minimum and located where topography permits. Street standards are subject .to the review of the El Dorado Hills Fire Departments; for public safety reasons, the fire department may require wider roads in some places or turn-arounds, hammerheads, or other measures to facilitate the movement of emergency vehicles.

For the Carson Creek Specific Plan, Phase 1, these road standards will be adopted only if the County finds that the Final Maps, containing these standards, are consistent with the Tentative Maps, as required by law.
RESPONSE: Items a – g: *County approval of Rough Grading and Improvement plans warrants compliance with this condition.*

Planning Services

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

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.
RESPONSE: *Acknowledged, no challenge*

35. Prior to submittal of first Final Map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this Project.
RESPONSE: *No fees due*

36. Prior to recordation of the residential Final Map, the applicant shall provide written statement justifying the Project's consistency with the mitigation measures in the adopted Mitigation Monitoring Reporting Program for

Carson Creek Specific Plan. The documentation shall be provided to and reviewed by the Development Services-Planning Division.

RESPONSE: *This narrative is the formal response to this COA.*

37. Prior to recordation of the residential Final Map, the applicant shall submit an executed EID meter award letter.

RESPONSE: *Meter award letter is forthcoming from EID.*

DEPARTMENT OF TRANSPORTATION

PROJECT SPECIFIC CONDITIONS

38. Specific Plan and Mitigation Measures: The applicant shall be subject to all applicable conditions as specified for the Carson Creek Specific Plan as well as any required Mitigation Measures described in the Mitigation Monitoring Checklist for the Carson Creek Specific Plan.

RESPONSE: *Acknowledged*

39. Carson Crossing Drive: The applicant shall construct Carson Crossing Drive with an 80-foot right of way from the northwest corner of Lot A as shown on the Tentative Map, to the intersection with Golden Foothill Parkway. The applicant shall provide the appropriate lane spacing and site distance along Carson Crossing Drive for any future signal at the Carson Crossing Drive and A drive intersection.

The applicant shall place conduits across Carson Creek Drive and A Drive to be utilized for a future signal at the Carson Crossing Drive and A drive intersection.

The applicant shall construct an opening in the median at the B Drive intersection. The applicant shall install a mountable curb system across the opening to deter regular vehicular use of the opening, but will still allow emergency vehicles to cross the median and enter the emergency gate at B Drive.

The above improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

RESPONSE: *This work was completed concurrent with the Unit 1.*

40. Investment Blvd: The applicant shall construct a full width extension of Investment Blvd to the west to the intersection with ZZ Drive. The extension shall have a 67 foot right of way with slope and utility easements as needed to extend to the southwestern curb return of ZZ Drive. The improvements shall include curb, gutter, and 6 foot sidewalk on both sides of Investment Blvd. All wet and dry utilities shall be extended to the western end of the Investment Blvd extension. The applicant shall also provide a temporary turnaround at the western end of the extension. The turnaround shall be constructed to the provisions of County Standard Plan 114 or approved equivalent by the local fire district. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

41. Encroachment: The applicant shall obtain an encroachment permit from DOT and shall construct Carson Crossing Drive encroachment onto Golden Foothill Parkway per DISM Standard Plan 103E without the 100-foot tapers. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

RESPONSE: *This work was completed concurrent with the Unit 1.*

42. Encroachment: The applicant shall construct the encroachments of A Drive and B Drive onto Carson Crossing Drive per DISM Standard Plan 103E and 103D respectively without the 100-foot tapers. B drive shall be gated with emergency access and right out only egress. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

43. Encroachment: The applicant shall construct the encroachment of ZZ Drive onto Investment Blvd per DISM Standard Plan 103D without the 100-foot tapers. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

44. Turn Pocket: The applicant shall provide a left turn pocket on west bound Carson Crossing Drive onto A Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

RESPONSE: *This work was completed concurrent with the Unit 1.*

45. Turn Pocket: The applicant shall provide a striped left turn pocket on west bound Golden Foothill Parkway onto Carson Crossing Drive. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

RESPONSE: *This work was completed concurrent with the Unit 1.*

46. Road Design Standards: All roads shall be constructed in conformance with the Carson Creek Specific Plan and the Design and Improvements Standard Manual Standard Plan 101B and as noted in table 1 below. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.

Table 1. Carson Creek Unit 2 Revised Tentative Map Roadways

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SHOULDER WIDTH	RIGHT OF WAY**	DESIGN SPEED	EXCEPTIONS/ NOTES
A Drive (From C Drive to D Drive	Per typical section detail shown on the plans I-I	26 ft. travel way (2 –13 ft. lanes) swale drainage.	64 ft.	25 MPH	Type 2 vertical curb & gutter on both sides, 4 ft. sidewalk on both sides, open swales drainage on both sides between back of curb & sidewalk.
Carson Crossing Drive	Per typical section shown on the plans E-E	36 ft. travel way (2-12 ft. lanes w/6 ft. bike lane, 18 ft. total), landscape median (width varies)	80 ft. plus utility/ slope easement	35 MPH	2 ft. benches on outer side of travel way next to roadside drainage ditch on both sides, 6 ft. sidewalk outside of ROW on south & east side. (Lots A, L, O & Y).
Investment Blvd extension	Per typical section shown on the plans H-H	48 ft. travel way.	67 ft. plus utility slope easement	40 MPH	Type 2 vertical curb and gutter with 6 ft. sidewalk & 1 ft. bench behind sidewalk on both sides.
ZZ Drive	Per typical section shown on the plans G-G.	26 ft. (2-13' lanes) travel way	40 ft. travel way	25 MPH	Type 2 vertical curb and gutter and 4 ft. sidewalk w/0.5' (1/2 foot) bench behind sidewalk on both sides. Except where homes front the street, then Type 1 rolled curb & gutter.
E Drive, F Drive, G Drive, J Drive, K Drive, L Drive, M Drive, N Drive, O Drive, Q Drive, S Drive, T Drive, V Drive, X Drive, Y Drive, Z Drive, BB Drive, V Court	Per typical section shown on the plans A-A	24 ft. travel way	40 ft. travel way	25 MPH	Type 1 rolled curb & gutter on both sides. 4 ft. sidewalk on one side.

E Court	Per typical section shown on the plans B-B	24 ft. travel way	40 ft. travel way	25 MPH	Type 1 rolled curb & gutter on both sides, no sidewalk.
B Drive, C Drive, D Drive	Per typical section shown on the plans C-C	26 ft. travel way	64 ft. travel way	25 MPH	Curb adjacent to the fronts of lots shall be Type 1 rolled curb & gutter. All curb adjacent to the sides of lots shall be Type 2 vertical curb & gutter on both sides, 6 ft. separated sidewalk on 1 side.
A Drive (From Carson Crossing Drive to C Drive)	Per typical section shown on the plans D-D	36 ft. travel way (2-18 ft. lanes), landscape median (width varies 6 ft. to 26 ft.)	80 ft. to 150 ft.	25 MPH	Type 2 vertical curb & gutter on both sides, 6 ft. sidewalk on both sides, open swale drainage on both sides between back of curb & sidewalk.

* **Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.**

** **Non-exclusive road and public utility easements included**

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

47. Easements: The applicant shall irrevocably offer to dedicate a non-exclusive road and public utility easement (R&PUE) for onsite roadways as listed in the Table 1 and 50 feet wide radius R&PUE for any cul-de-sac on the Final Map. Slope easements shall be included as necessary. This offer will be accepted by the County.
RESPONSE: *Easements are shown on the Final Map; thus warranting compliance with this condition.*

48. Irrevocable Offer of Dedication: The applicant shall irrevocably offer to dedicate the right of way for all roads as described in Table 1, with the exception of Carson Creek Drive and Investment Boulevard with the filing of the Final Map. This offer will be acknowledged and rejected by the County.
RESPONSE: *IOD is shown on the Final Map; thus warranting compliance with this condition.*

49. Irrevocable Offer of Dedication: The applicant shall irrevocably offer to dedicate, in fee, the right-of-way for Carson Crossing Drive and Investment Boulevard as described in Table 1 with the filing of the Final Map. This offer will be accepted by the County.
RESPONSE: *N/A*

50. Public Service Easement: The applicant shall provide an additional Public Service Easement (PSE) where the sidewalks are outside of the proposed right-of-way with the filing of the Final Map.
RESPONSE: *Easements are shown on the Final Map; thus warranting compliance with this condition.*

51. Gates, Location: Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate.
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

52. Gates, Turnarounds: All gates shall be designed and constructed with turnarounds acceptable to the Department of Transportation and the Fire Department. The improvements shall be completed to the satisfaction of the Department of Transportation and Building Services or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

53. Turnaround: The applicant shall provide a turnaround at the end of the dead end roadways to the provisions of County Standard Plan 114 or approved equivalent by local fire district. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the Final Map.
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

54. Vehicular Access Restriction: The applicant shall record a vehicular access restriction along the entire frontage of the lots adjacent to the following roads:
- Carson Crossing Drive except Lot M & Lot N
- A Drive from Carson Crossing Drive to C Drive, except Lot A
- B Drive

RESPONSE: *N/A*

55. Easements: All applicable existing and proposed easements shall be shown on the Project plans.
RESPONSE: *Acknowledged*

56. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

57. Sidewalks: Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to Improvement Plan approval.
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

58. Curb Returns: All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

59. Maintenance Entity: The proposed Project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current Project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the map.
RESPONSE: *The Carson Creek Master Association (HOA) will maintain any shared or common areas. See Section 1.1.14 entitled Master Association Maintenance Areas in the CC&Rs.*

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

61. 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.
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

62. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

63. DISM Consistency: The developer shall obtain approval of Project Improvement Plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

64. Road Improvement Agreement & Security: The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

RESPONSE: *N/A to Carson Creek Unit 2*

65. Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

RESPONSE: *Forthcoming - Executed SIA and related bonds warrants compliance with this condition.*

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

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

67. Grading Permit / Plan: The applicant shall submit a site improvement/Grading Plan prepared by a professional civil engineer to the DOT for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of Improvement Plans. The improvements and grading shall be completed to the satisfaction of DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

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

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

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

RESPONSE: *Acknowledged*

70. 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 El Dorado County Department of Transportation. 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.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

71. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of Improvement Plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation. The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The onsite drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the Project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of Improvement Plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation, prior to the filing of the Final Map or the applicant shall obtain an approved improvement agreement with security.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

72. 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, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all onsite drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the Final Map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

73. Drainage Easements: Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all onsite drainage courses and facilities and shall be included on all Improvement Plans and /or on the Final Map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

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

RESPONSE: *Refer to SWPPP/NOI WDID#5S09C379793*

75. Storm Water Drainage BMPs: Storm drainage from on-and offsite impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This Project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4' of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this Project. A maintenance entity of these facilities shall be provided by the Project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the Final Map.

RESPONSE: *County approval of the Improvement Plans warrants compliance with this COA.*

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

RESPONSE: *N/A to Carson Creek Unit 2*

77. Offsite Improvements (Acquisition): As specified in the Conditions of Approval, the applicant is required to perform offsite improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said offsite improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any Final Map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, 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% 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 offsite improvements, prepared by a civil engineer.
c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the offsite improvements. In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

RESPONSE: Item a – c: *N/A to Carson Creek Unit 2*

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

RESPONSE: *Acknowledged*

79. TIM Fees: The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

RESPONSE: *Building permits condition*

EL DORADO HILLS FIRE DEPARTMENT

80. This development shall annex to the El Dorado Hills County Water District and pay all fees associated with that annexation. Conformance with this condition shall be verified prior to recordation of first residential Final Map.

RESPONSE: *Annexation complete*

81. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements.

RESPONSE: *Acknowledged*

82. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. Conformance with this condition shall be verified prior to prior to recordation of the Final Map.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

83. Mueller Dry Barrel fire hydrants shall be installed conforming to El Dorado Irrigation District specifications. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. Hydrant locations shall be shown the Improvement Plan.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

84. In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. This condition shall be incorporated and verified as a note on the Improvement Plans.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

85. 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. This condition shall be incorporated as a note and verified prior to approval of Improvement Plan.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

86. A Wildland Fire Safe Plan shall be prepared in accordance with the State Fire Safe Regulations. The plan shall include provisions for implementation and maintenance. A copy of the final Wildland Fire Safe Plan approved by the department shall be provided prior to recordation of the first residential Final Map.

RESPONSE: *Refer to the approved Wildland Fire Safe Plan dated 08/12/14.*

87. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be incorporated as a note on the Improvement Plan and verified prior to approval of Improvement Plan.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

88. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate details shall be noted on the Improvement Plan.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

89. There shall be no less than 4 access points for emergency equipment to make access on to the walking path surrounding the proposed subdivision. These access points are indicated on the Tentative Map as OSA. Gates or removable bollards shall be installed and locked with a low priority KNOX lock. The design and locations shall be approved by the El Dorado Hills Fire Department prior to installation. Access shall be wide enough for emergency equipment to access the trail (minimum of 12 feet). Access details shall be noted on the Improvement Plan.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

90. All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 36 shall be in effect. On streets where parking is restricted, the roadway shall be signed or marked as described on the El Dorado Hills Fire Department No Parking Fire Lane Standard B-004 available at www.edhfire.com

a. For Typical Section A-A, the parking restrictions are:
   i. Parking allowed on the side of the street opposite the sidewalk only.
b. For Typical Section B-B, the parking restrictions are:
   i. Parking on one side of the street only (no sidewalk on this street).
c. For Typical Section C-C, the parking restrictions are:
   i. Parking on one side of the street only (no sidewalks on these streets).
d. For Typical Section D-D, Residential Collector Entry, the parking restrictions are:
   i. No parking
e. For Typical Section G-G, the parking restrictions are:
   i. Parking on one side of the street only (sidewalks on both sides, so pick a side to allow parking).

f. For Typical Section H-H, the parking restrictions are:
   i. Parking allowed on both sides of the street.
g. For Typical Section I-I, the parking restrictions are:
   i. Parking on one side of the street only (no sidewalks on these streets).

The above restrictions shall be shown as notes on the Improvement Plan.

RESPONSE: Items a – g: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

91. A secondary means of egress shall be provided prior to any construction or the Project can be phased. Dead end roads may not exceed 800' or 24 parcels; whichever comes first.

The above restrictions shall be shown as notes on the Improvement Plan.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

92. Lots G and H shall be reserved for future potential residential access and circulation to future development to the southeast. A notice of restriction shall be recorded with the Final Map for the phase in which these lots are located providing constructive notice of this development limitation. The language of the restriction shall be prepared by the applicant and reviewed by Planning Services prior to recording of the notice. The restriction may be rescinded if, a feeter review of future development to the southeast, it is determined by the County and the El Dorado Hills Fire Department that one or both lots are not needed for circulation purposes.

RESPONSE: *The Recorded NOR warrants compliance with this condition.*

93. Lots that back up to wildland open space shall be required to use non-combustible type fencing. This condition shall be incorporated as a note on the Improvement Plan and verified prior to approval of Improvement Plan.

RESPONSE: *County and Fire Department's approval of the Improvement Plans warrants compliance with this condition.*

COUNTY SURVEYOR

94. All survey monuments must be set prior to the representation of the Final Map to the Board of Supervisors for approval, or the developer shall a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyor's Office.

RESPONSE: *Forthcoming – Monumentation Bond or Cash-in-Lieu of posted with El Dorado County Surveyor's office.*

95. 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: *Approved Road Name Petition warrants compliance with this condition.*

EL DORADO HILLS COMMUNITY SERVICES DISTRICT (EDH CSD)

96. Prior to recordation of the first small-lot Final Map, a total of 10.1 acres of parkland shall be dedicated to the district via grant deed. The 3.3 acres of public park will be given 100% park credit and 50% credit will be given for the 6.6 acres of private park provided that the park site meets the CSD development standards. The remaining 3.5 acres of park shall be met either through payment of in-lieu fees or by applying credit towards the future Regional Park indicated in the CCSP and Unit 1 large lot map.

An agreement between the applicant and CSD shall be executed describing the method in which the remaining parkland dedication requirements will be satisfied prior to filing of the first small-lot Final Map

RESPONSE: *Refer to the existing Park Development Agreement*

97. Prior to recordation of first small-lot Final Map, the applicant shall coordinate with the CSD in forming a Landscape and Lighting District (LLAD), which shall function as the funding mechanism for the maintenance and operation of the 3.3 acre public park site. The formation costs shall be borne by the applicant.

RESPONSE: *The Carson Creek Master Association (HOA) will maintain the multi-use trail. See Section 1.1.14 entitled Master Association Maintenance Areas in the CC&Rs.*

98. Prior to recordation of first small-lot Final Map, the applicant shall coordinate with the CSD in forming a shell Landscape and Lighting District (LLAD). The shell LLAD shall function as a back-up funding mechanism to the Carson Creek Homeowner's Association for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls and other common or public areas. The formation costs shall be borne by the applicant.

RESPONSE: *A CFD is being prepared as a backup funding mechanism. The timing of the formation of the CFD is after recordation of the first final maps. However, the Park Development Agreement obligates Lennar to complete the formation of the CFD prior to closing of any homes at Carson Creek.*

99. The multi-purpose trails shall be maintained by the future Homeowners Association (HOA) or through the LLAD in coordination with CSD. Evidence of dedicated funding mechanism for trail maintenance is required prior to recordation of first small-lot Final Map. CSD shall review and approve trail layout and design.

RESPONSE: *The Carson Creek Master Association (HOA) will maintain the multi-use trail. See Section 1.1.14 entitled Master Association Maintenance Areas in the CC&Rs.*

100. The Project shall grant an Irrevocable Offer of Dedication through the open space area for trails to the El Dorado Hills Community Services District upon recording of the Final Map.

RESPONSE: *Acknowledged, IOD will be granted to EDHCSD.*

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

Sincerely,

CTA Engineering & Surveying

David R. Crosariol, PE
President

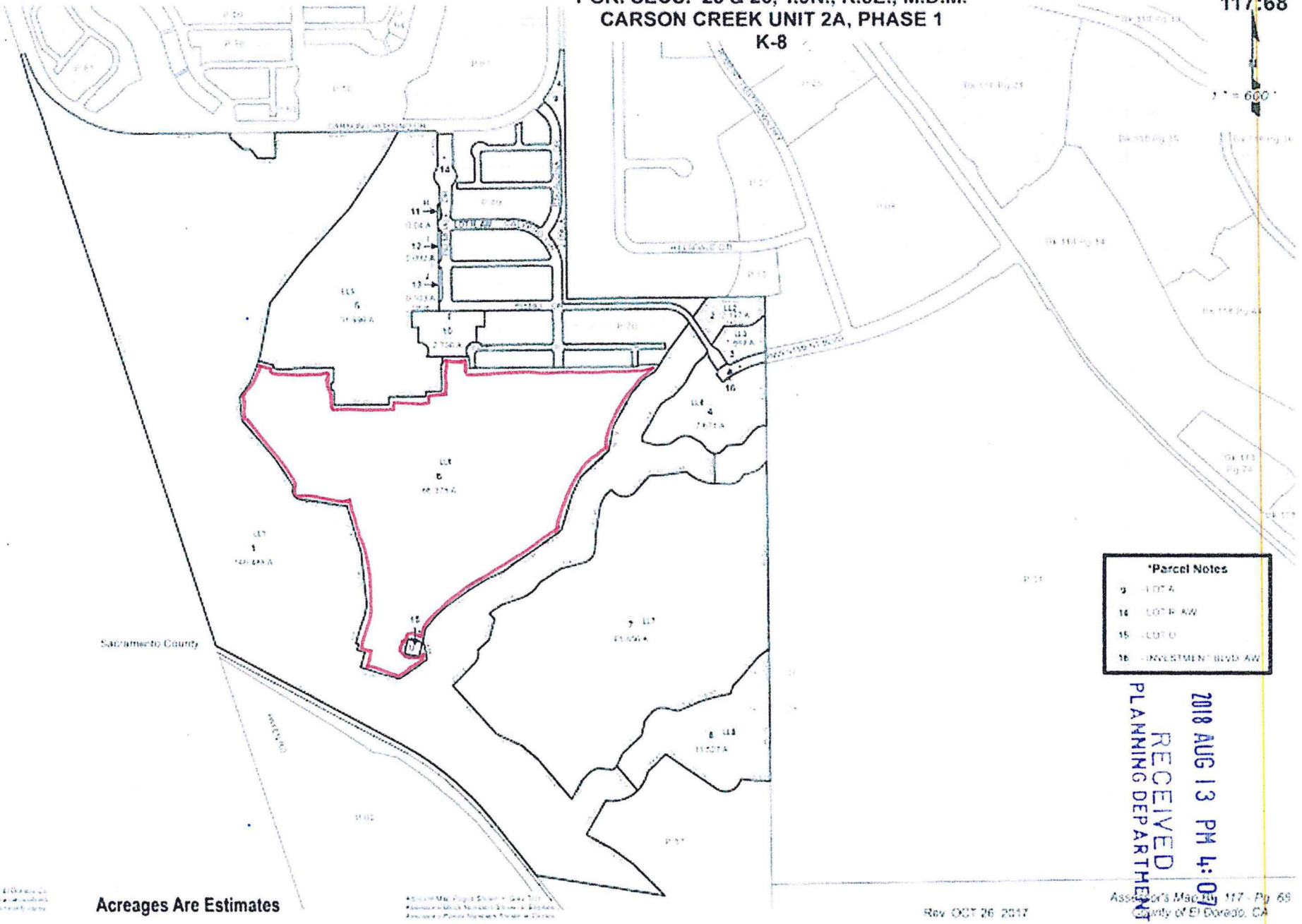
DRC/csp

enc.

POR. SECS. 23 & 26, T.9N., R.8E., M.D.M.
CARSON CREEK UNIT 2A, PHASE 1
K-8

117-68

1" = 600'



Acreages Are Estimates

Rev OCT 26 2017

Assessor's Map Bk. 117 - Pg. 68
County of El Dorado, CA

RECEIVED
PLANNING DEPARTMENT
2018 AUG 13 PM 4:07

TM-F18-0010

CARSON CREEK UNIT 2B, PHASE 1

BEING LOT LL-6 OF CARSON CREEK UNIT 2A, PHASE 1, S.D. K-008
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2018

cta Engineering & Surveying

SHEET 1 OF 11

2018 AUG 13 PM 4:06

RECEIVED
PLANNING DEPARTMENT

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 'R' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE, SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

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

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50'), AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT 'R' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR 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 AND ACROSS LOTS 'K', 'N', 'Q' AND 'V' SHOWN HEREON.

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.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: _____
NAME:
TITLE:

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
SS
COUNTY OF _____)

ON _____, BEFORE ME,_____, A NOTARY PUBLIC,

PERSONALLY APPEARED LARRY GUALCO, 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 LENNAR HOMES OF CALIFORNIA IN NOVEMBER, 2017. 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, 2019 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

LICENSED LAND SURVEYOR
KEVIN A HEENEY
NO 5914
Exp 12-31-2018
STATE of CALIFORNIA

_____
KEVIN A. HEENEY LS 5914

PLANNING AND BUILDING DIRECTORS STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 13, 2012 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY: _____

ROGER TROUT
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 SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: _____

_____
ANDREW S. GABER, RCE 45187
COUNTY ENGINEER
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. BRINER, 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: _____

_____ BY: _____
C.L. RAFFETY DEPUTY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND 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 'R', WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

_____ 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 LENNAR HOMES OF CALIFORNIA

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY NORTH AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY

TM# 06-1428-R APPROVED JULY 9, 2015

EXISTING ASSESSOR'S PARCEL NUMBERS: 117-680-06

TM-F18-0010

CARSON CREEK UNIT 2B, PHASE 1

BEING LOT LL-6 OF CARSON CREEK UNIT 2A, PHASE 1, S.D. K-008
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2018 SCALE: 1"=200'

cta Engineering & Surveying

SHEET 2 OF 11

REFERENCES

1. S.D. J-130
2. S.D. J-135
3. P.M. 36-115
4. P.M. 37-23
5. S.D. K-008
6. S.D. K-016

LEGEND

o	DIMENSION POINT, NOTHING FOUND OR SET
✖	FOUND 3/4" C.I.P. STAMPED LS 5914
✖	FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
●	FOUND MONUMENT AS NOTED
▲	FOUND SURVEY SPIKE AND WASHER STAMPED LS 5014
⌀	SET 3/4" C.I.P. STAMPED LS 5914
⌑	SET 1 1/2" C.I.P. STAMPED LS 5914
⊛	SET SURVEY SPIKE AND WASHER STAMPED LS 5914
//////	VEHICULAR ACCESS RESTRICTION
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
E.V.A.	EMERGENCY VEHICLE ACCESS
(OA)	OVERALL

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:

1. THOSE PORTIONS OF THE 50' NON-EXCLUSIVE ROAD, PUBLIC UTILITY AND STORM DRAIN EASEMENTS SHOWN ON S.D. K-008 LYING WITHIN LOT 'R' SHOWN HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF CARSON CREEK, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, PAGE 130, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN DOC. NO._____ AFFECTS LL-1 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

NOTES

1. THIS SUBDIVISION CONTAINS 66.378 ACRES GROSS, CONSISTING OF 178 RESIDENTIAL LOTS, 8 LETTERED LOTS AND 1 LARGE LOT AND IS CONSISTENT WITH THE TENTATIVE MAP TM06-1428 APPROVED BY THE PLANNING COMMISSION ON DECEMBER 12, 2012.

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 'K', 'L', 'M', 'N', 'P', 'Q' AND 'V' 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.

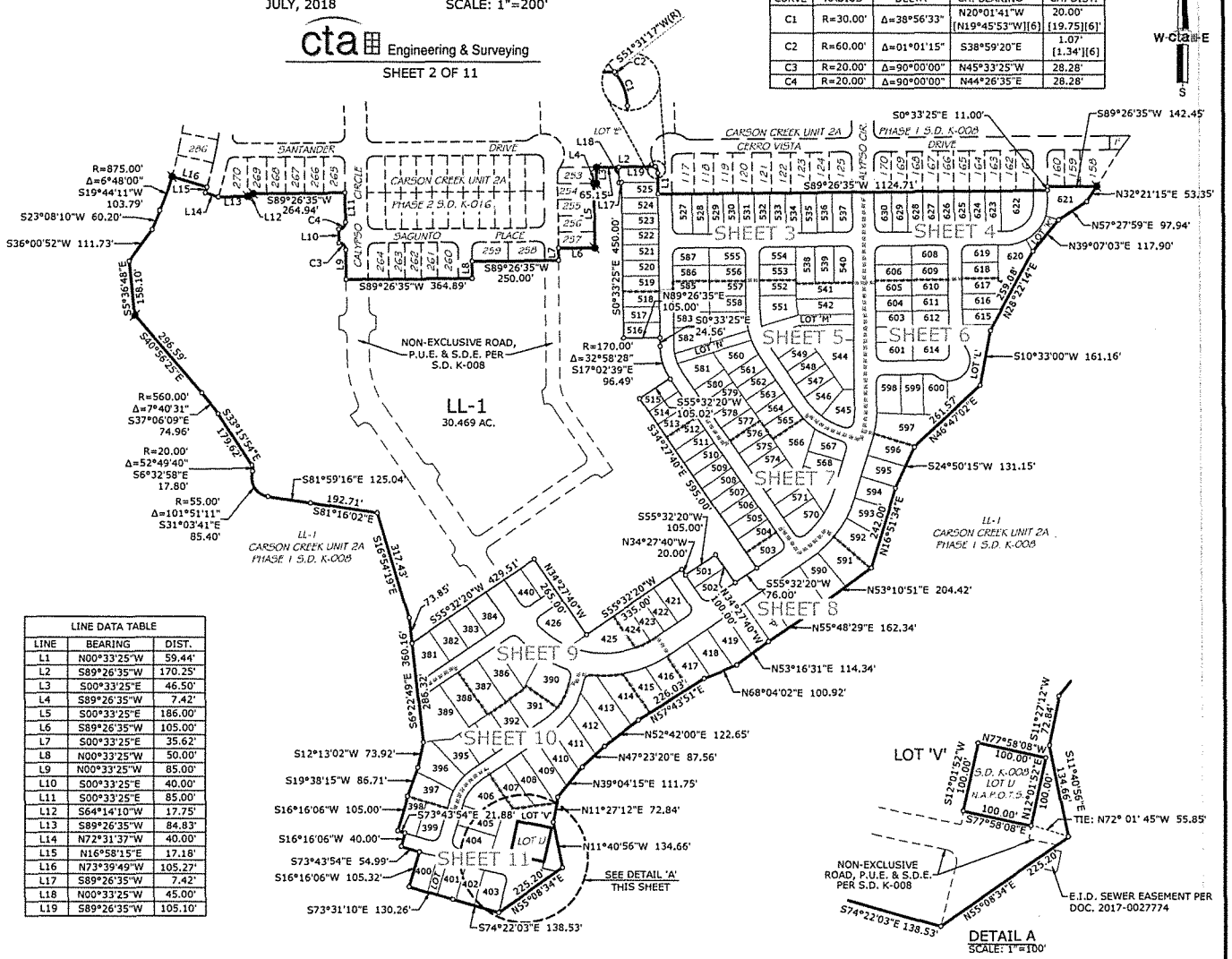
6. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WILDLAND FIRE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. DRAPER, DATED OCTOBER 27, 2014, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.

7. THE STREETS INDICATED ACROSS THE LARGE LOT SHOWN HEREON ARE NON-EXCLUSIVE ROAD, PUBLIC UTILITY AND STORM DRAIN EASEMENTS AND ARE RESERVED FOR FUTURE DEDICATION AND WILL BE CONSTRUCTED WITH EACH SUBSEQUENT PHASE AND FINAL MAP.

8. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON HAVE A 10.00' RADIUS AT STREET INTERSECTIONS UNLESS NOTED OTHERWISE.

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N00°33'25"W	59.44'
L2	S89°26'35"W	170.25'
L3	S00°33'25"E	46.50'
L4	S89°26'35"W	7.42'
L5	S00°33'25"E	186.00'
L6	S89°26'35"W	105.00'
L7	S00°33'25"E	35.62'
L8	N00°33'25"W	50.00'
L9	N00°33'25"W	85.00'
L10	S00°33'25"E	40.00'
L11	S00°33'25"E	85.00'
L12	S64°14'10"W	17.75'
L13	S89°26'35"W	84.83'
L14	N72°31'37"W	40.00'
L15	N16°58'15"E	17.18'
L16	N73°39'49"W	105.27'
L17	S89°26'35"W	7.42'
L18	N00°33'25"W	45.00'
L19	S89°26'35"W	105.10'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=30.00'	Δ=38°56'33"	N20°01'41"W [N19°45'53"W][6]	20.00' [19.75'][6]
C2	R=60.00'	Δ=01°01'15"	S38°59'20"E	1.07' [1.34'][6]
C3	R=20.00'	Δ=90°00'00"	N45°33'25"W	28.28'
C4	R=20.00'	Δ=90°00'00"	N44°26'35"E	28.28'



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CARSON CREEK UNIT 2B, PHASE 1

BEING LOT LL-6 OF CARSON CREEK UNIT 2A, PHASE 1, S.D. K-008
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2018 SCALE: 1"=40'

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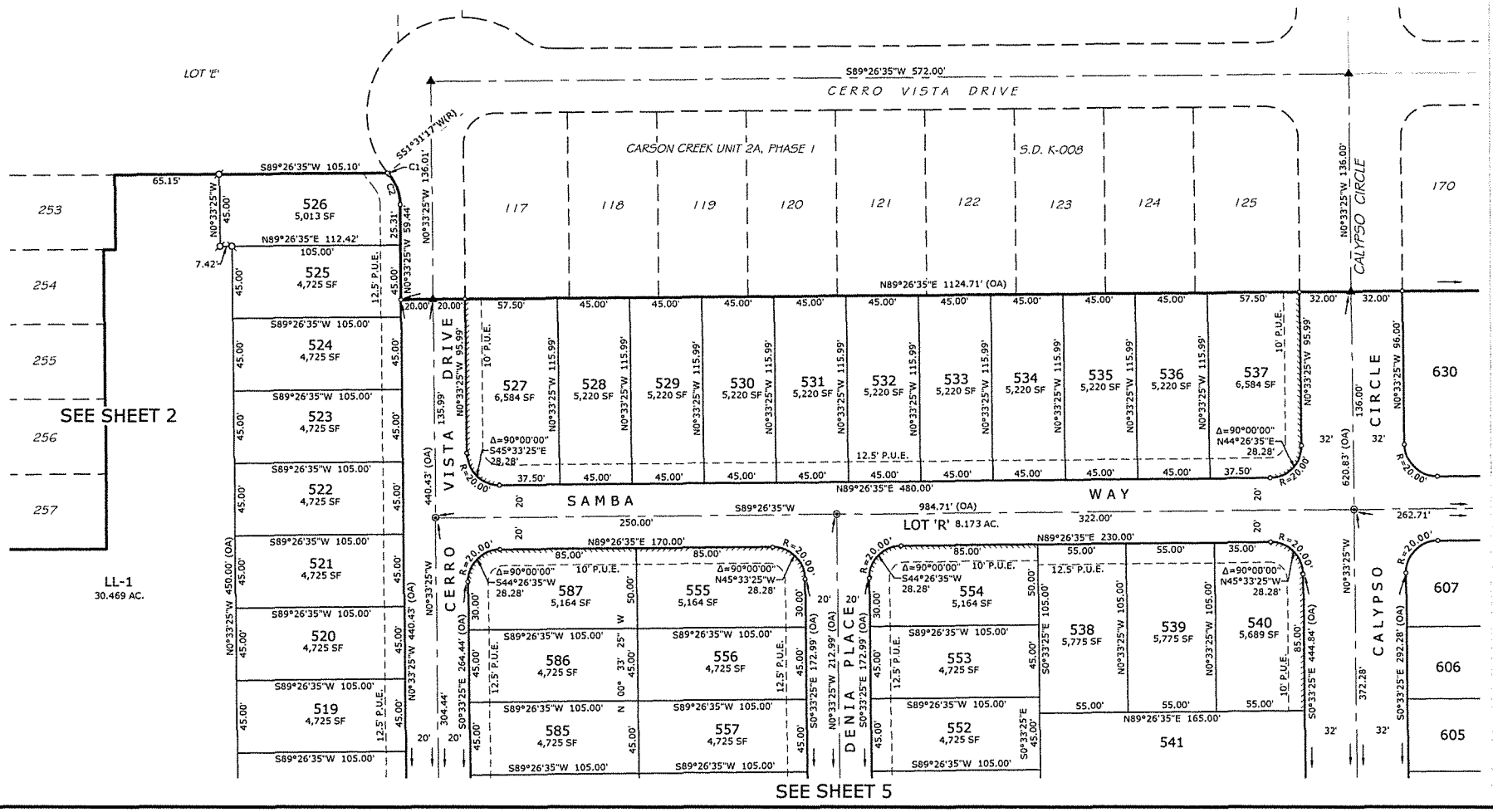
SHEET 3 OF 11

SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=30.00'	Δ=38°56'33"	N20°01'41"W [N19°45'53"W][6]	20.00' [19.75][6]'
C2	R=60.00'	Δ=01°01'15"	S38°59'20"E	1.07' [1.34'][6]



TM-F18-0010

CARSON CREEK UNIT 2B, PHASE 1

BEING LOT LL-6 OF CARSON CREEK UNIT 2A, PHASE 1, S.D. K-008
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2018 SCALE: 1"=40'

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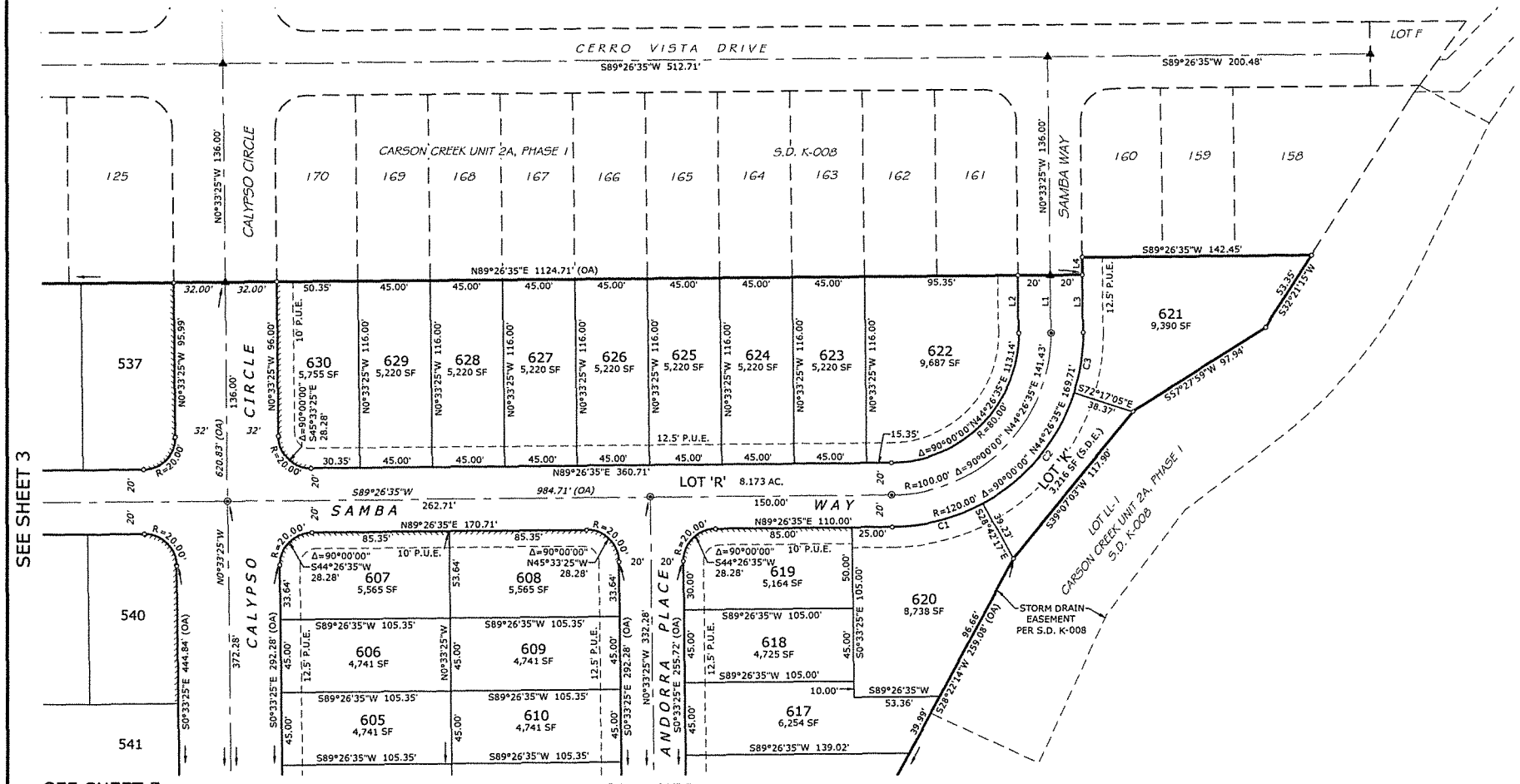
SHEET 4 OF 11

SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=120.00'	Δ=28°08'52"	N75°22'09"E	58.36'
C2	R=120.00'	Δ=43°34'48"	N39°30'19"E	89.09'
C3	R=120.00'	Δ=18°16'20"	N08°34'45"E	38.11'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N0°33'25"W	36.00'
L2	N0°33'25"W	36.00'
L3	N0°33'25"W	36.00'
L4	N0°33'25"W	11.00'



TM-F18-0010

CARSON CREEK UNIT 2B, PHASE 1

BEING LOT LL-6 OF CARSON CREEK UNIT 2A, PHASE 1, S.D. K-008
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2018 SCALE: 1"=40'

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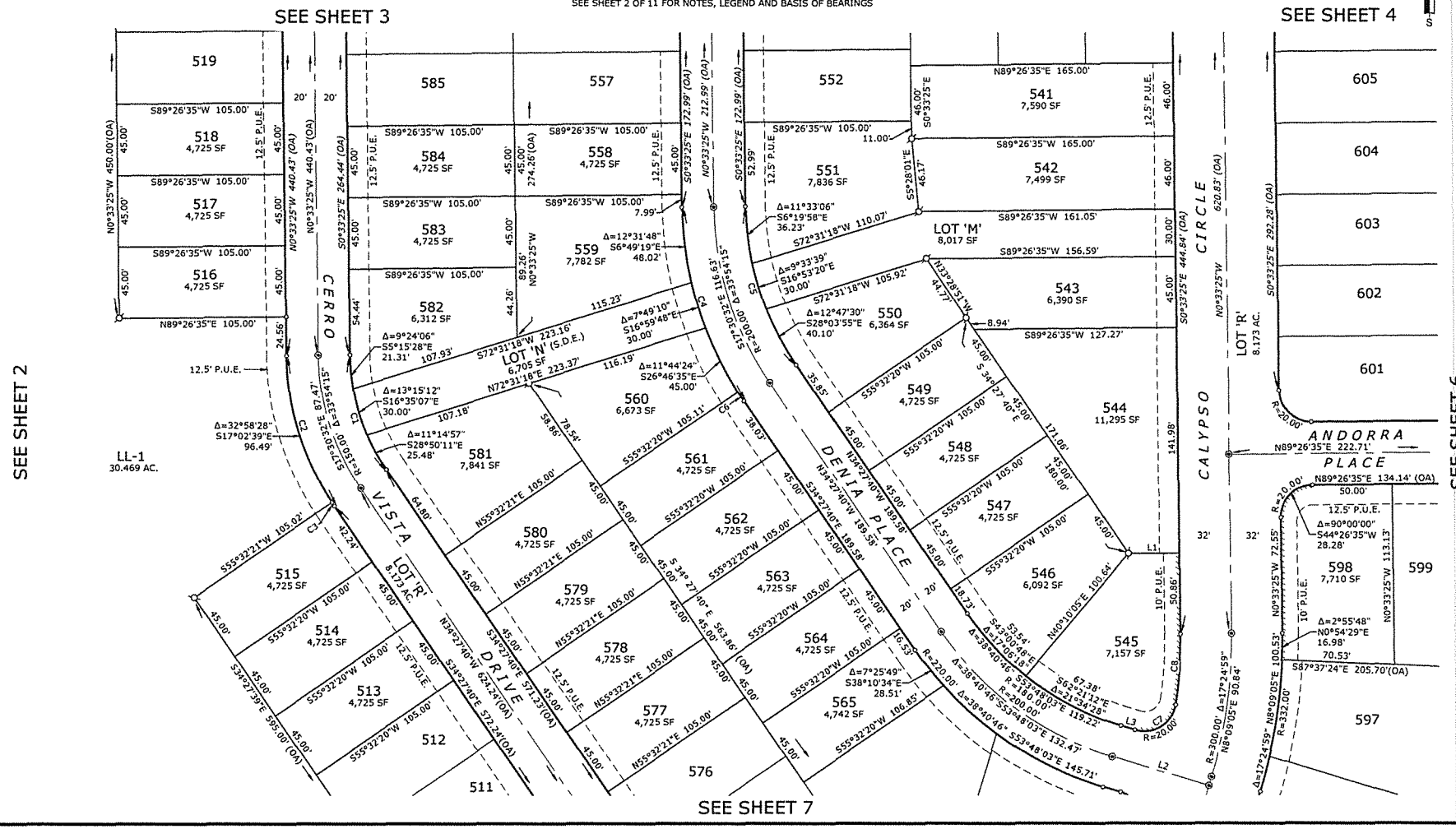
SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=130.00'	Δ=33°54'15"	S17°30'32"E	75.81'
C2	R=170.00'	Δ=33°54'15"	S17°30'32"E	99.13'
C3	R=170.00'	Δ=0°55'47"	S33°59'46"E	2.76'
C4	R=220.00'	Δ=33°54'15"	S17°30'32"E	128.29'
C5	R=180.00'	Δ=33°54'15"	S17°30'32"E	104.97'
C6	R=220.00'	Δ=1°48'52"	S33°33'13"E	6.97'
C7	R=20.00'	Δ=97°55'15"	N57°53'57"E	30.17'
C8	R=268.00'	Δ=9°29'44"	N4°11'27"E	44.36'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N89°26'35"E	31.85'
L2	S73°08'26"E	63.53'
L3	S73°08'26"E	9.16'



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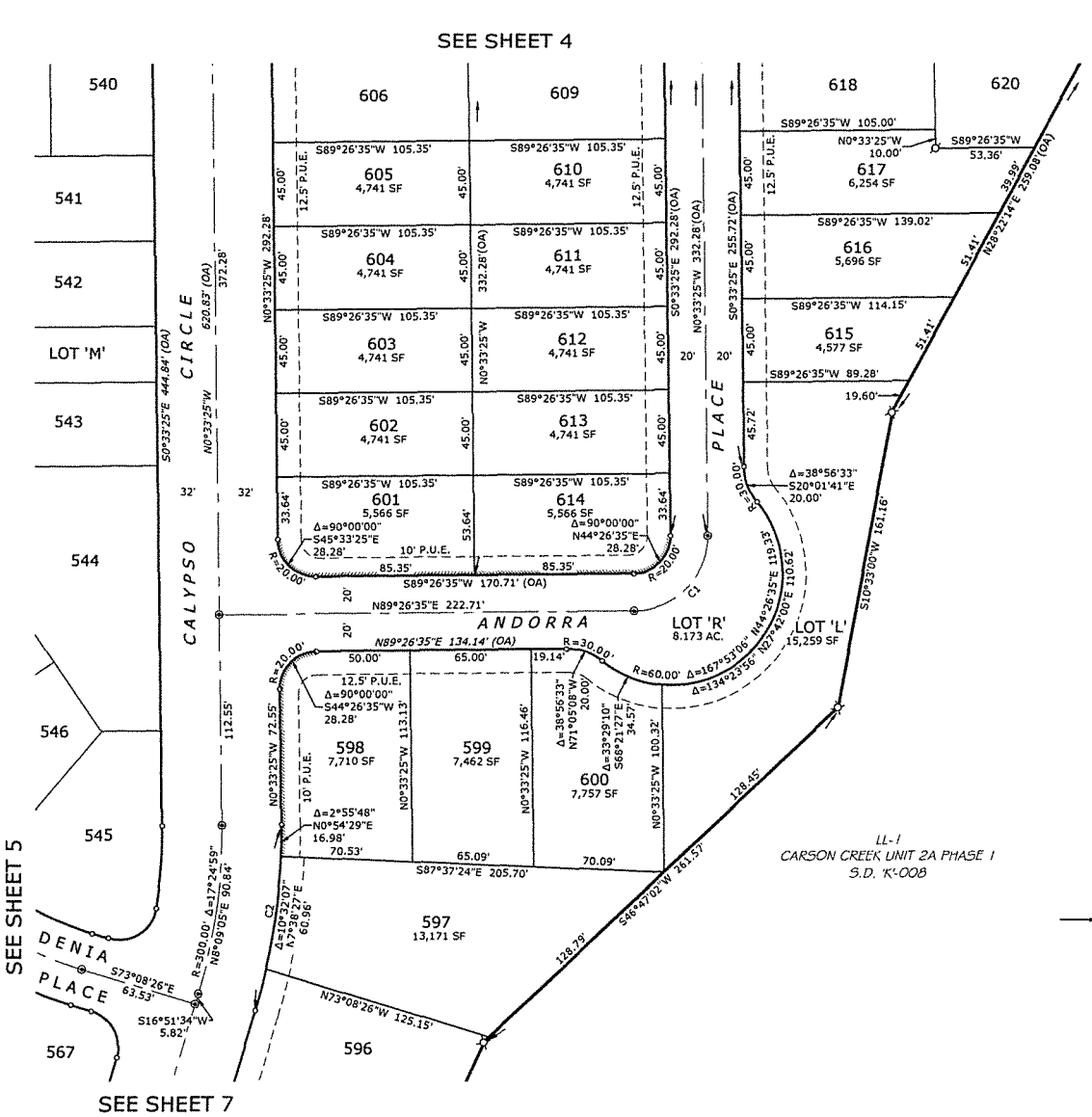

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=40.00'	Δ=90°00'00"	N44°26'35"E	56.57'
C2	R=332.00'	Δ=17°24'59"	N8°09'05"E	100.53'

CARSON CREEK UNIT 2B, PHASE 1

BEING LOT LL-6 OF CARSON CREEK UNIT 2A, PHASE 1, S.D. K-008
BEING A PORTION OF SECTIONS 23 & 26, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO
JULY, 2018

STATE OF CALIFORNIA
SCALE: 1"=40'

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SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

TM-F18-0010

CARSON CREEK UNIT 2B, PHASE 1

BEING LOT LL-6 OF CARSON CREEK UNIT 2A, PHASE 1, S.D. K-008
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COUNTY OF EL DORADO STATE OF CALIFORNIA
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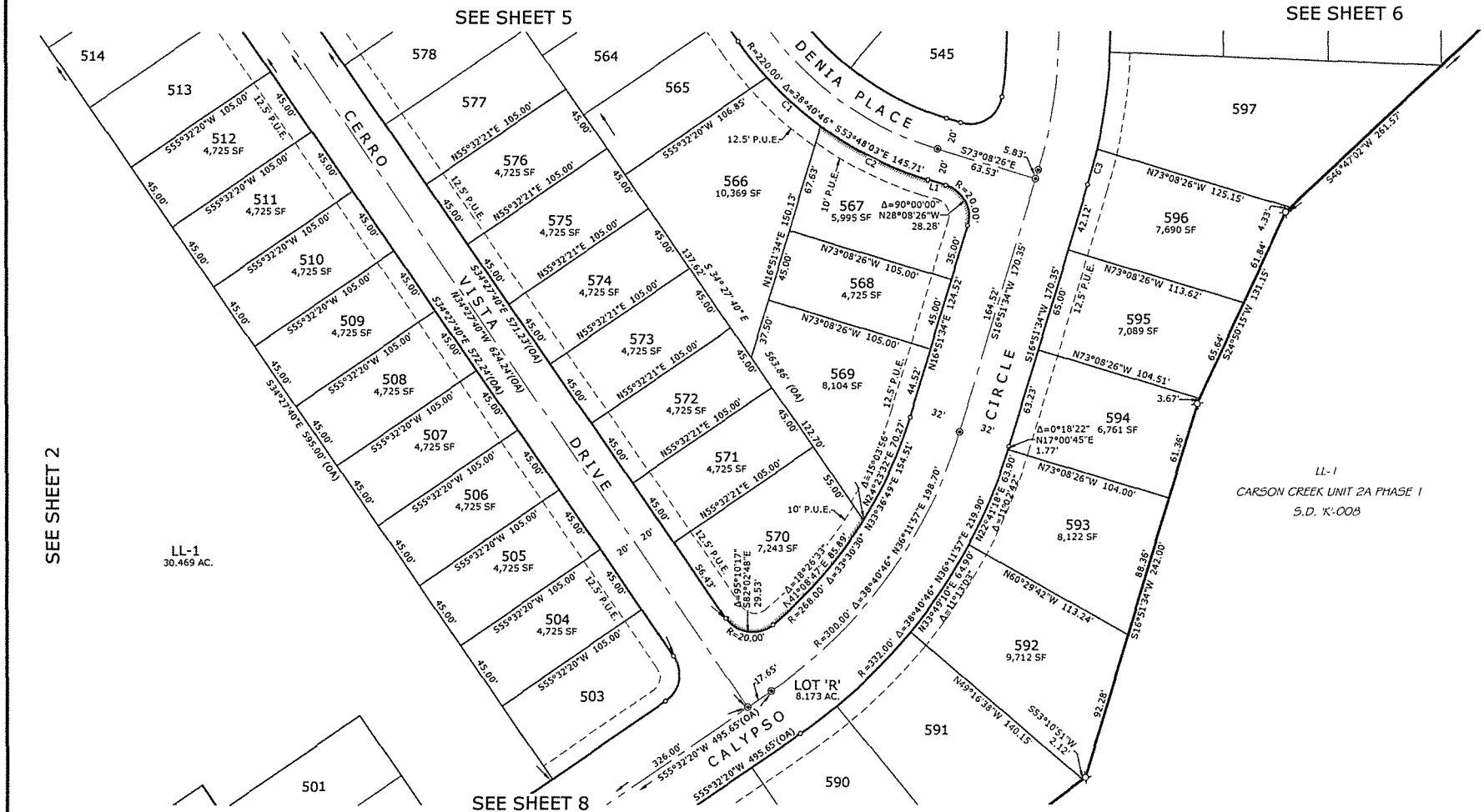
SHEET 7 OF 11

SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=220.00'	Δ=11°44'24"	S47°45'41"E	45.00'
C2	R=220.00'	Δ=19°30'33"	S63°23'09"E	74.55'
C3	R=332.00'	Δ=3°57'04"	N14°53'02"E	22.89'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S73°08'26"E	11.53'



TM-F18-0010

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COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY, 2018 SCALE: 1"=40'

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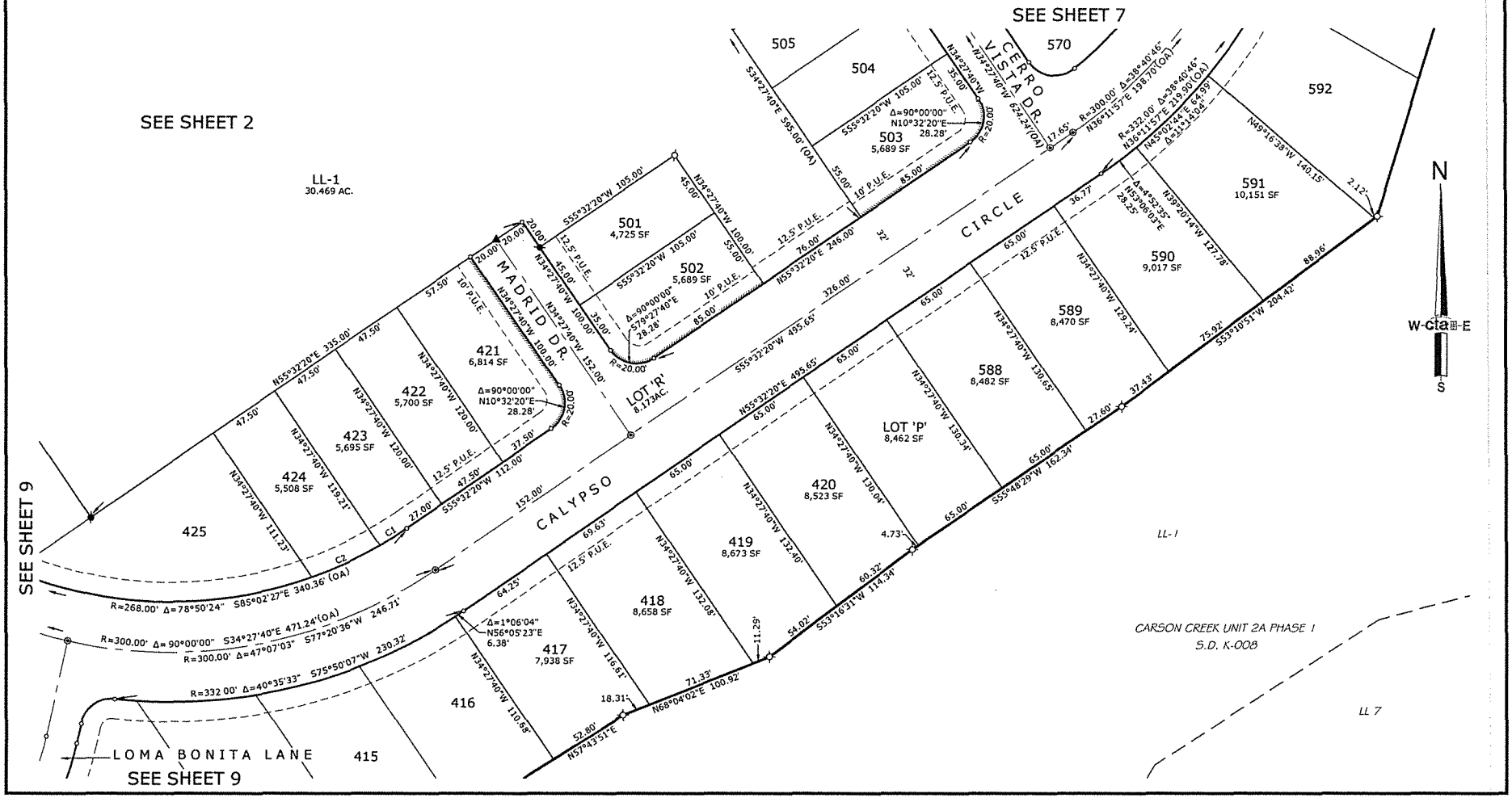
SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=268.00'	Δ=4°23'13"	N57°43'57"E	20.52'
C2	R=268.00'	Δ=10°18'41"	N65°04'54"E	48.17'



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CARSON CREEK UNIT 2B, PHASE 1

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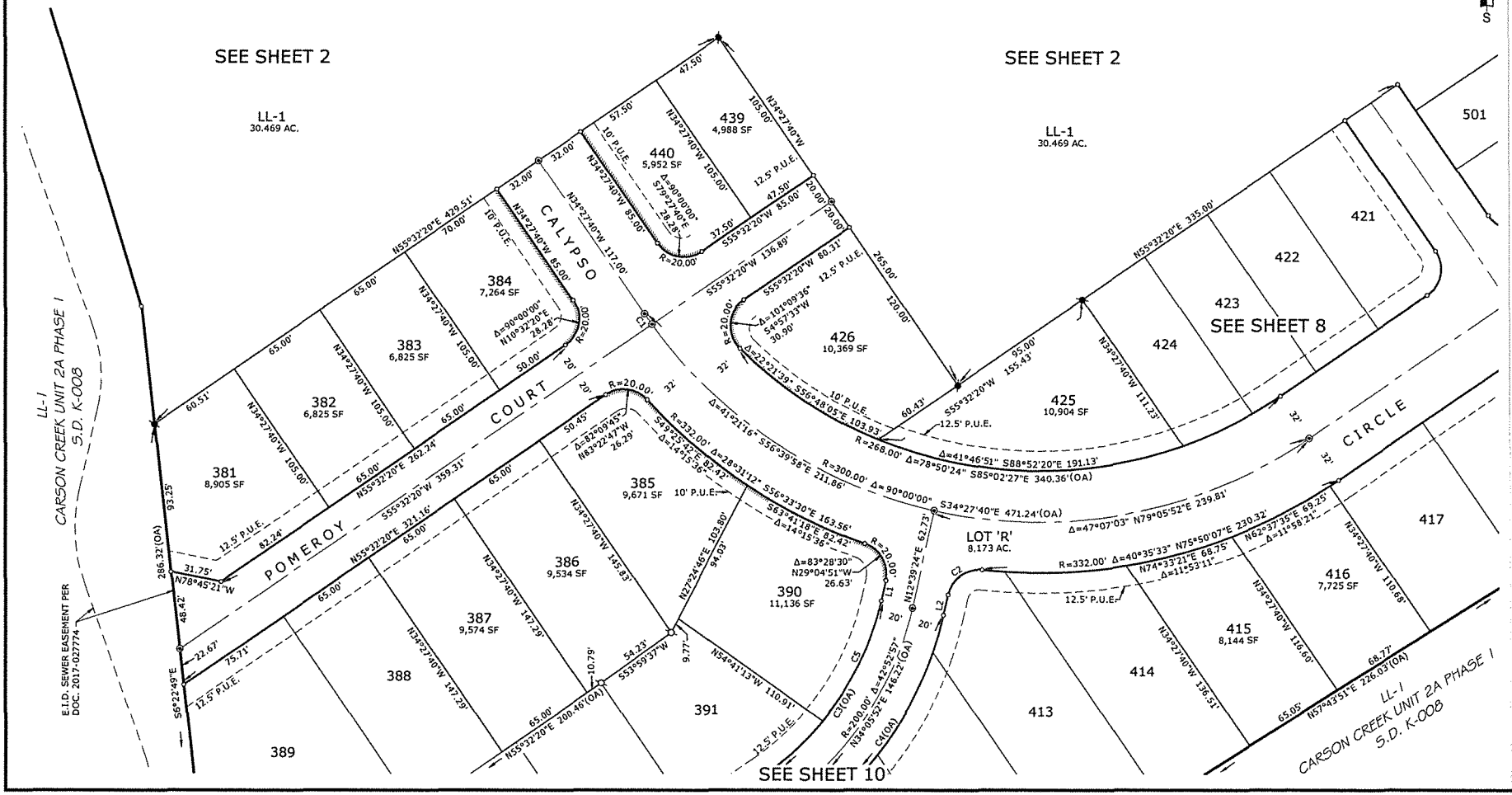
SHEET 9 OF 11

SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=300.00'	Δ=1°31'41"	S35°13'30"E	8.00'
C2	R=20.00'	Δ=83°28'30"	S54°23'39"W	26.63'
C3	R=180.00'	Δ=42°52'57"	N34°05'52"E	131.60'
C4	R=220.00'	Δ=42°52'57"	N34°05'52"E	160.84'
C5	R=180.00'	Δ=26°51'20"	N26°05'03"E	83.60'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N12°39'24"E	13.01'
L2	N12°39'24"E	13.01'



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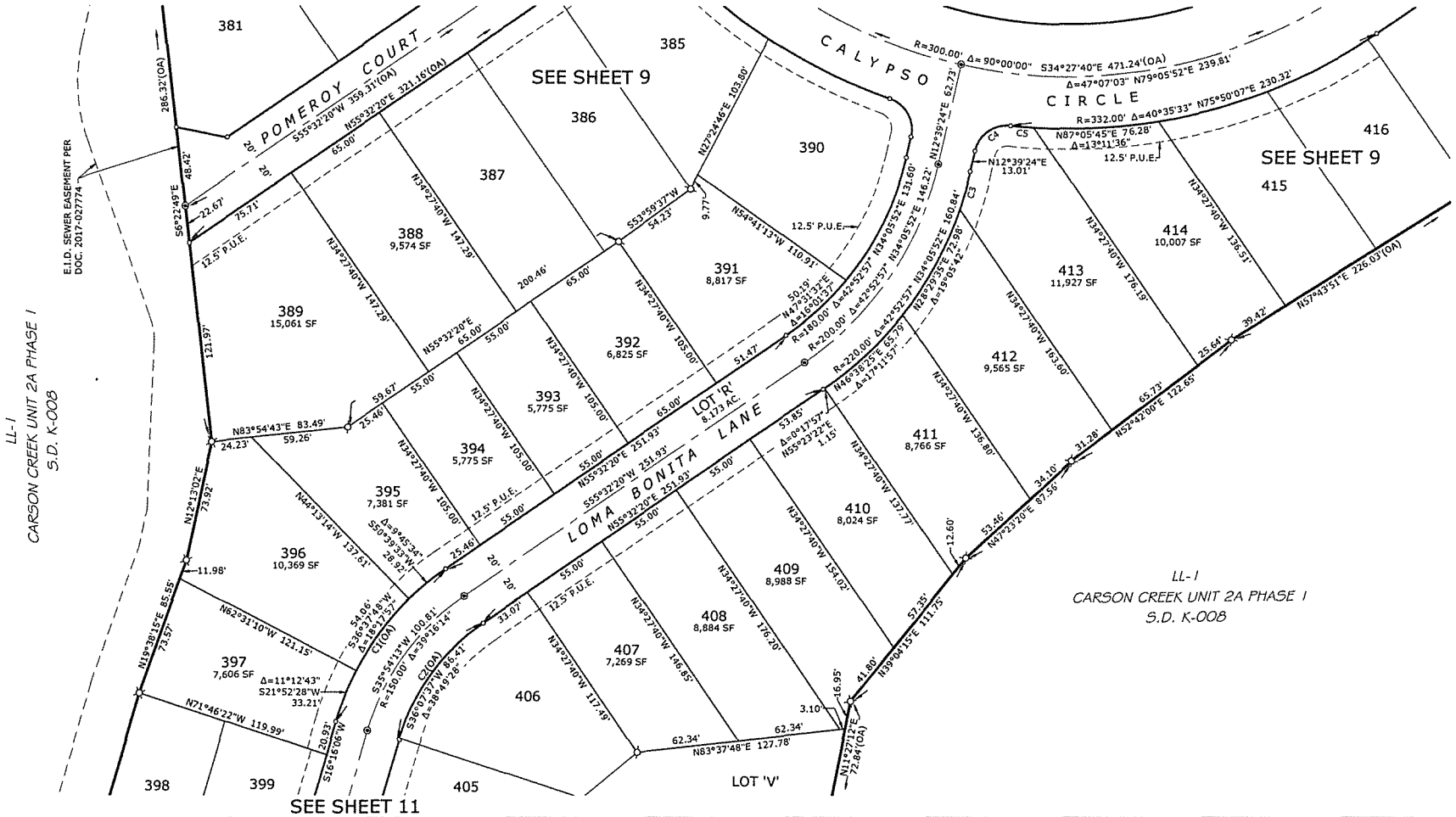
SHEET 10 OF 11

SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=170.00'	Δ=39°16'14"	S35°54'13"W	114.25'
C2	R=130.00'	Δ=39°16'14"	S35°54'13"W	87.37'
C3	R=220.00'	Δ=6°17'21"	N15°48'04"E	24.14'
C4	R=20.00'	Δ=83°28'30"	S54°23'39"W	26.63'
C5	R=332.00'	Δ=2°26'21"	S85°05'17"E	14.13'



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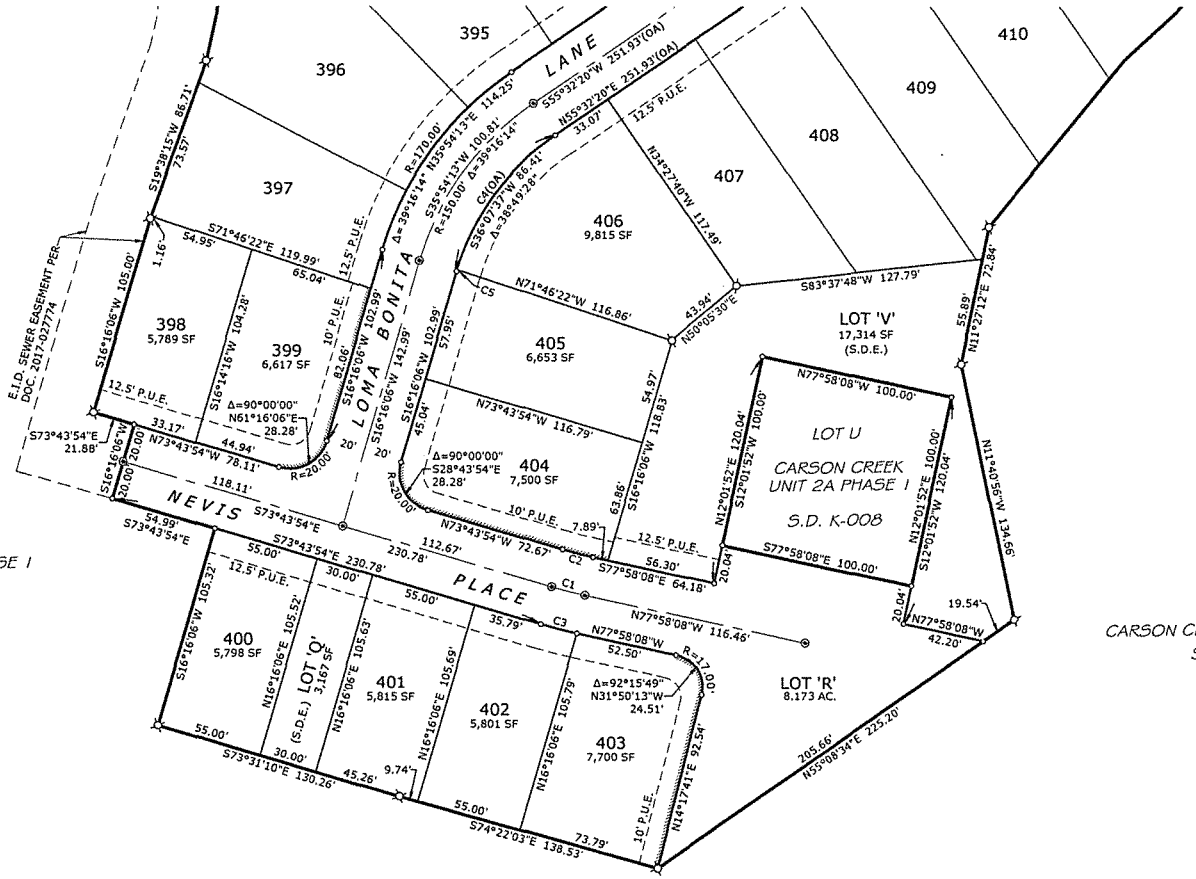
SHEET 11 OF 11

SEE SHEET 2 OF 11 FOR NOTES, LEGEND AND BASIS OF BEARINGS

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=240.00'	Δ=4°14'14"	S75°51'01"E	17.74'
C2	R=220.00'	Δ=4°14'14"	S75°51'01"E	16.27'
C3	R=260.00'	Δ=4°14'14"	S75°51'01"E	19.22'
C4	R=130.00'	Δ=39°16'14"	S35°54'13"W	87.37'
C5	R=130.00'	Δ=0°26'47"	S16°29'29"W	1.01'

SEE SHEET 10



LL-1
CARSON CREEK UNIT 2A PHASE 1
S.D. K-008

LL-1
CARSON CREEK UNIT 2A PHASE 1
S.D. K-008

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