

**TENTATIVE PARCEL MAP
OAT HILL
04-PMR-0766
273-0270-009 and 024**

CONDITIONS OF APPROVAL:

1. The development approved by this action is for four lots in substantial compliance with Exhibit "4".
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void.
3. Rules and Regulations require each parcel and/or each dwelling to have separate water service connection. Each water service will have a meter setter and meter, subject to the approval of the Carmichael Water District.
4. Contractor and/or developer shall remain responsible for design, construction, testing and approval of any site specific fire suppressions system or approach as required by the local fire jurisdiction and be in compliance with the latest Carmichael Water District's Construction Improvement Standards.
5. Preserve existing pavement width as is on Palm Drive in order to retain character; be consistent with Neighborhood Preservation Act; retain the oak trees and prohibit parking on Palm Drive, west of San Lorenzo on both sides.
6. Dedicate a standard 12.5-foot Public Utility Easement for overhead and underground facilities and appurtenances adjacent to all public ways.
7. Provide drainage easements pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.
8. Connection to the County Sanitation District 1 (CSD-1) sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
9. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system. Connections to the district's system shall be made to the six-inch line on Palm Drive only, and no connections will be allowed to the San Lorenzo Way line.
10. Sewer easements may be required should laterals cross other parcels. All public sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.
11. All existing trees and vegetation south of the proposed fence on Lot 1 as shown on Exhibit "4" shall be protected in place.

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12. Building envelopes shall be placed on Parcels 1 and 2, as shown on Exhibit "4." The area south of the building envelopes shall be placed in easement granted to the County to restrict uses as follows:

No structures requiring permits (including pools), no animal or livestock enclosures, no built or man-made structures over two feet in height (except open fencing), no terracing of slopes or installation of retaining walls, and no planting other than natives pre-approved by County Parks landscape architect.

13. The building envelope on Lot 2 shall be amended as shown on Exhibit "4," to match the 100-foot setback line shown on Exhibit "2." Within the building envelope, the dwelling shall be set back a minimum of 50 feet from the southern boundary of the recorded building envelope. Any portion of the home within 87 feet of the southern boundary of the recorded building envelope shall be limited to one story, with a 20-foot roof maximum at the ridgeline, measured from the finished floor elevation at the top of the slope.
14. Inspection of installed landscape within the easements will be required to the satisfaction of County Parks.
15. Homeowners shall be responsible for continued maintenance of fencing on individual private parcels.
16. Future homeowners shall be made aware of the ongoing programs at the Effie Yeaw Nature Center (EYNC), including, but not limited to, smoke from fires, cooking, and music, and will not prevent EYNC from continuing programs or implementing new programs.
17. Prior to recordation of a final map or certificate of compliance, dedicate land or pay in-lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the Sacramento County Zoning Code.
- ✓ 18. An application for development plan approval pursuant to the requirements of the PC combining zone of the Sacramento County Zoning Code shall be reviewed and approved. In addition to assuring compliance with all ordinance requirements, the review shall assure the following:
 - a. Additional native evergreen oaks and shrubs will be planted in a naturalistic pattern, along the fence line demarking the easement on Lot 1 to screen structures on Parcels 1 and 2. Planting plans for supplemental screening shall be submitted to Sacramento County Parks for review and approval concurrent to the approval of the building permits for Lots 1 or 2 (whichever comes first). Inspection and approval of installed plantings by Park's staff shall be completed prior to issuance of building permits.
 - b. A barrier, such as a low (three-to-four feet) open fencing designed to match the open fencing on APN to the south, shall be installed as shown on Exhibit "1". Proposed fencing specifications will be to the satisfaction of Parks and approved installed prior to issuance of building permits for Parcels 1 and 2. Gates may be installed on the setback fence for access to the buffer area.

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- c. Residential structures on Parcel 1 shall be limited in height pursuant to condition no. 27. This height shall be inclusive of any appurtenances, such as fireplace chimneys.
 - d. Residential structures on Parcel 2 may be two-story, 30-foot maximum at ridgeline, measured from finished floor elevation to top of slope. This height restriction shall be inclusive of any appurtenances, such as fireplace chimneys.
19. Prior to map recordation, the property shall be included in County Service Area No. 1 at a rate that will fund the full cost, including annual escalation factors, of operating and maintaining street and safety lights for this development. The applicant must contact the County of Sacramento Department of Transportation at (916) 875-5123 to obtain information concerning costs and to initiate the process at the earliest possible time since this process takes about four months to complete.
 20. Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:
 - a. The proponent shall comply with the MMRP for this project, including the payment of 100% of the Department of Environmental Review and Assessment staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$4,500.00. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount.
 - b. Until the MMRP has been recorded and the estimated MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved; and no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved. Any home that is more than 3,600 square feet may be required to install an NFPA13D fire suppression system.
 - ✓ 21. Any home that is more than 3,600 square feet may be required to install an NFPA13D fire suppression system.
 22. Access from the public roadway is off Palm Drive. Any dwelling that is more than 150 feet from the access roadway will be required to provide an approved fire apparatus turnaround.
 23. An accessible steamer type fire hydrant shall be within 250 feet of the proposed lots.
 24. The removal of up to 213 inches of healthy native oak trees (as listed in Table 1 in the Initial Study) shall be compensated by planting native oak trees (valley oak/*Quercus lobata*, interior live oak/*Quercus wislizenii*, and blue oak/*Quercus douglasii*) equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment.

Equivalent compensation based on the following ratio is required:

- one deepot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh

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blades or other approved root-pruning equipment under the supervision of an ISA Certified Arborist.

26. All structures on proposed Parcel 1 shall be limited to the proposed building envelope and floor elevation as depicted on Plate C of the *mitigated negative declaration*. The buildings shall be no higher than 20 feet tall to the peak of the roof. Native trees and shrubs shall be planted on and below the terrace edge sufficient to screen the structure from the Effie Yeaw Nature Center and the American River Parkway. Location and species of screen plantings shall be to the satisfaction of the Parks Department.
- ✓ 27. A sturdy, open style, fence (matching that located on the adjacent Poelman property, or other style to the satisfaction of the parks department) shall be constructed as depicted on Exhibit "4". Said fencing should be designed to restrict access from people and domestic animals to the terrace face/edge and to restrict unauthorized access to the park and park facilities. No development or landscaping activities, with the exception of screen plants as required by Mitigation Measure C (condition 27 above), shall be allowed on the park side of the fencing.
28. Positive surface gradients shall be maintained on all graded/developed portions of proposed Parcel 1, directing drainage away from the terrace face towards Palm Drive.
29. To preserve the cultural resource on the project site and to prevent significant impacts to cultural resources, the following mitigation measures are required:
 - a. Encapsulate the cultural resources site located within the subject property with a minimum of 12 inches of sterile fill based on the spatial setting defined by the 'Oat Hill Cultural Resources Site Exhibit' (Archived with Sacramento County Department of Environmental Review and Assessment, Sacramento, California).
 - b. In order to limit construction and grading impacts, proposed development, including but not limited to primary residences, accessory dwelling units, ancillary buildings, access roads, and pools shall be limited to the submitted building envelopes and driveways proposed in Plate C of the Initial Study, with the exception of required fences and screening plants as described in Mitigation Measure C and D, above, and minor landscaping utilizing drought resistant plants that require minimal soil disturbance. No other deviations are allowed.
 - c. During all ground disturbing construction phases on Parcel 1, a qualified archaeologist will monitor the construction process.
30. To ensure protection of cultural resources, the following measure applies. This measure shall be included verbatim as a Construction Note on all Plans and Specifications for the project:

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project

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proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

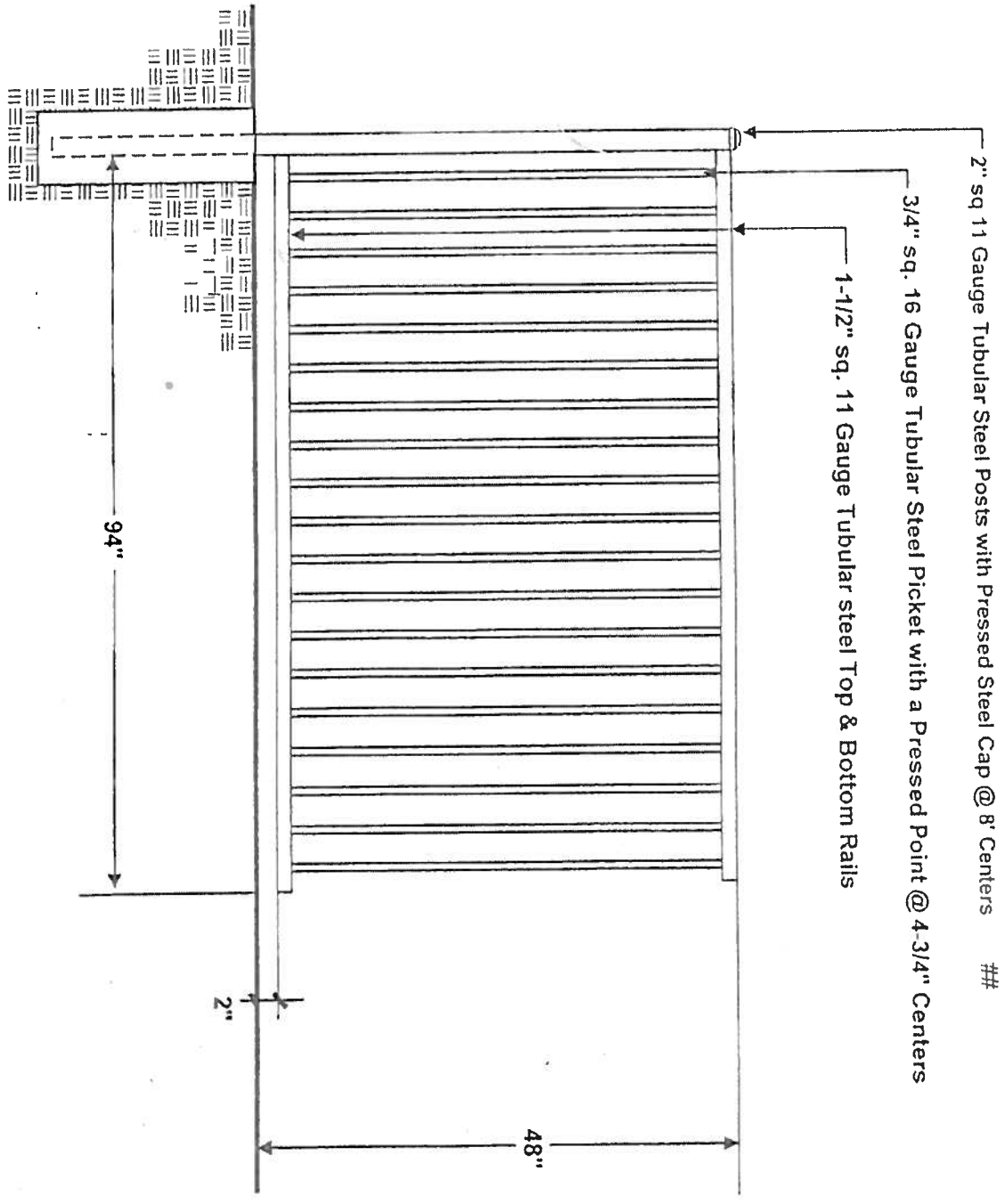
FINDINGS:

1. The request is consistent with the County General Plan Map and Text.
2. The request is consistent with the Carmichael Community Plan Map and Text.
3. The proposed development will conform to applicable Zoning Code regulations (Zoning Code Sections 215-10 through 215-14, 235-30 through 235-39).
4. Identified environmental effects and suggested mitigation measures have been taken into consideration in the recommended actions and conditions of approval.
5. Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.
6. The proposed lots will conform with the Zoning Code as to size, and frontage requirements.
7. The proposed lots will be compatible with the predominant neighborhood pattern of development.
8. All required findings as set forth in the State Map Act and the County Land Development Ordinance can be made in the affirmative once the exception is approved.
9. The proposed building envelopes and conditions of approval will protect the adjacent American River Parkway from the impacts of these residential lots.
10. The proposed parcel map is consistent with the intent of the Carmichael Colony Neighborhood Preservation Area.

Phone No (916) 972-8855
Fax No 972-0629

DURA FENCE CORP.
4401 Orange Grove Ave.
Sacramento, CA 95841
SUBMITTAL SHEET

Contractor Lic. # 789839



Typ. Post and Panel - 4' Tall Commercial Franciscan Biasable II Style BY DURA FENCE CORP.

N.T.S.

with sub knockles

OWNERS STATEMENT:

THE UNDERSIGNED DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE PUBLIC DRIVE SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A) EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTRIC LINES, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL EASEMENTS AND RIGHTS OF WAY TO BE NEEDED ON OTHER UNDER AND ACROSS STRIPS OF LAND 12 FEET IN WIDTH COINCIDENT WITH THE PUBLIC DRIVE SHOWN HEREON AND DESIGNATED PUBLIC UTILITY EASEMENT PALLE.
- B) EASEMENT ON PARCELS 1 AND 2 SOUTH OF THE BUILDING ENVELOPES SHOWN HEREON AND DESIGNATED AS RESTRICTED USE AREA GRANTED TO THE COUNTY TO RESTRICT USES AS FOLLOWS:

NO STRUCTURE REQUIRING PERMITS INCLUDING POOLS, NO ANIMAL OR LIVESTOCK ENCLOSURES, NO BUILT OR MAY MADE STRUCTURES OVER TWO FEET HIGH EXCEPT OPEN FENCING, NO TERRACING OF SLOPES OR INSTALLATION OF RETAINING WALLS, AND NO PLANTING OTHER THAN NATIVES PRE-APPROVED BY COUNTY PARS LANDSCAPE ARCHITECT.

OAT HILL VENTURES LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: OAT HILL PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: Peter Shield Detwong
PETER SHIELD DETWONG
MANAGER

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS
ON July 18, 2009 BEFORE ME, Michael F. Williams, NOTARY PUBLIC PERSONALLY APPEARED PETER SHIELD DETWONG WHO PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE 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 AND OFFICIAL SEAL.

SIGNATURE: Michael F. Williams

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento, CA COUNTY
MY COMMISSION NO. IS 1841258
MY COMMISSION EXPIRES May 20th 2013

TRUSTEES STATEMENT:

STEWART TITLE OF SACRAMENTO, AS TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 30, 2008, IN BOOK 208820 AT PAGE 633, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AGAINST THE LAND HEREIN SHOWN CONSENTS TO THE MAKING AND FILING OF THIS MAP

BY: Daniel P. Korb
DANIEL P. KORB
ASSISTANT VICE-PRESIDENT

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS
ON July 18, 2009 BEFORE ME, Michael F. Williams, NOTARY PUBLIC PERSONALLY APPEARED DANIEL P. KORB WHO PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE 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 AND OFFICIAL SEAL.

SIGNATURE: Michael F. Williams

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY
MY COMMISSION NO. IS 1841258
MY COMMISSION EXPIRES May 20th 2013

SURVEYORS STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN DETWONG IN OCTOBER, 2004. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO EMERGE THE SURVEY TO BE REPRODUCED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: 6-22-09
MICHAEL F. WILLIAMS
EXPIRES 5/20/2013
L.S. 4732



SUBDIVISION NO. 04-0766
PARCEL MAP

A PORTION OF SECTION 22, T. 9 N., R. 6 E., MDM
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

JUNE 2009
BAKER WILLIAMS ENGINEERING GROUP
SHEET 1 OF 3

IMPROVEMENT REQUIREMENTS:

THE FOLLOWING PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF SACRAMENTO IMPROVEMENT STANDARDS WITHIN THE QUARTERLY THE FOLLOWING THE APPROVAL OF THE PARCEL MAP AND PRIOR TO THE ISSUANCE OF ANY PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE HEREON CREATED PARCELS.

- STREETS: NOT REQUIRED
- SHEET LIGHTS: NOT REQUIRED
- SEWER: REQUIRED
- DRAINAGE: REQUIRED
- WATER/HOBMENTS: REQUIRED

COUNTY SURVEYORS STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT SAID PARCEL MAP IS TECHNICALLY CORRECT. I HEREBY ACCEPT ON BEHALF OF THE PUBLIC THE RIGHT-OF-WAY AND EASEMENT SHOWN HEREON AND OFFERED FOR DEDICATION.

DATE: 9/16/09
Michael F. Williams
SURVEYOR
BY: Michael A. Dabnick
L.S. 52827, EXPIRES 12/31/12



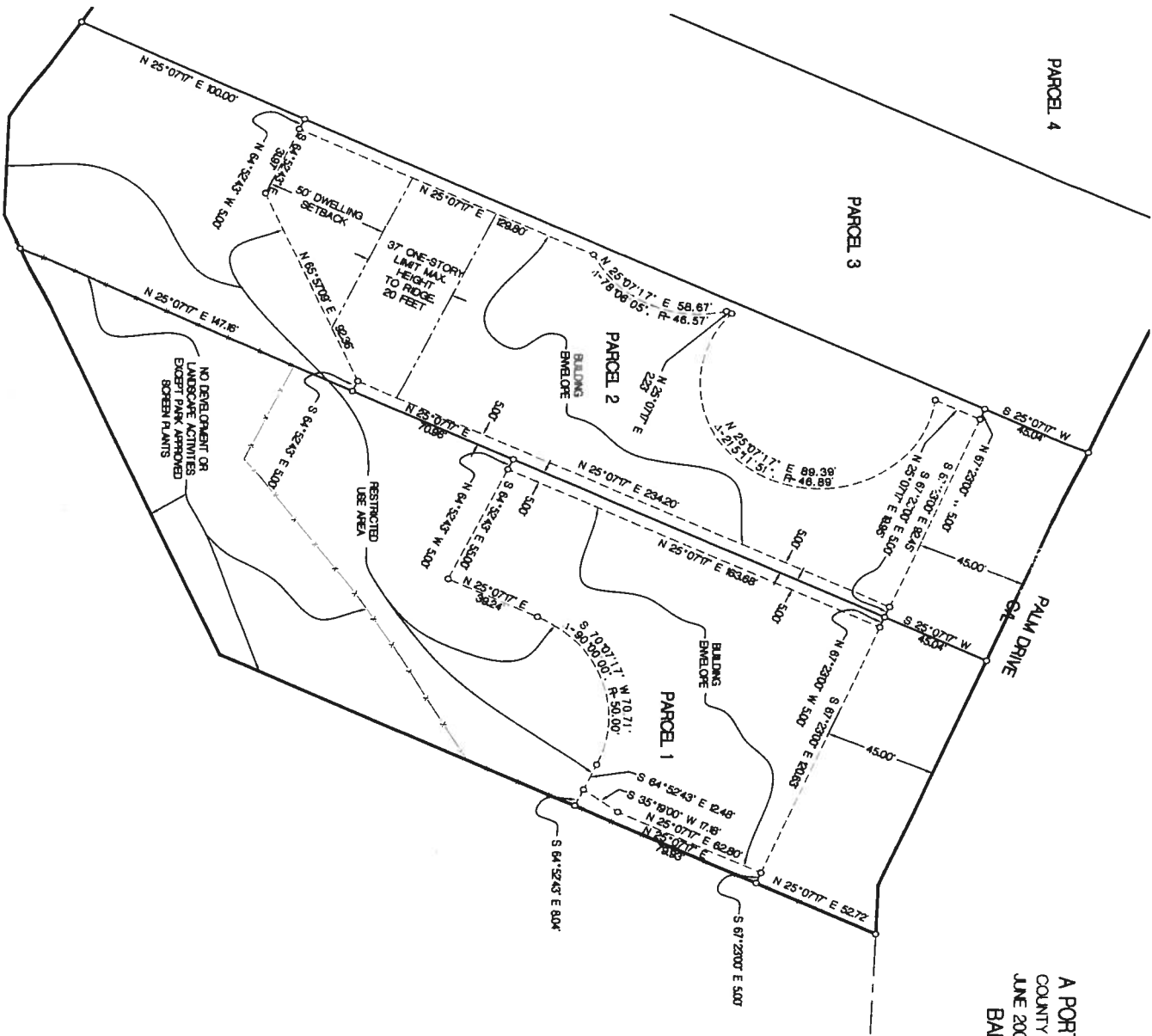
RECORDERS STATEMENT:

FILED THIS 18th DAY OF September, 2009 AT 10:52 A.M. IN BOOK 2123 OF PARCEL MAPS, PAGE 0026 AT THE REQUEST OF BAKER WILLIAMS ENGINEERING GROUP TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 52827 ON FILE IN THIS OFFICE.

DOC. NO. 00290915, DT 190

FILE # W141D
BY: Michael A. Dabnick
COUNTY RECORDER

213-20-1



PARCEL 4

PARCEL 3

PARCEL 2

PARCEL 1

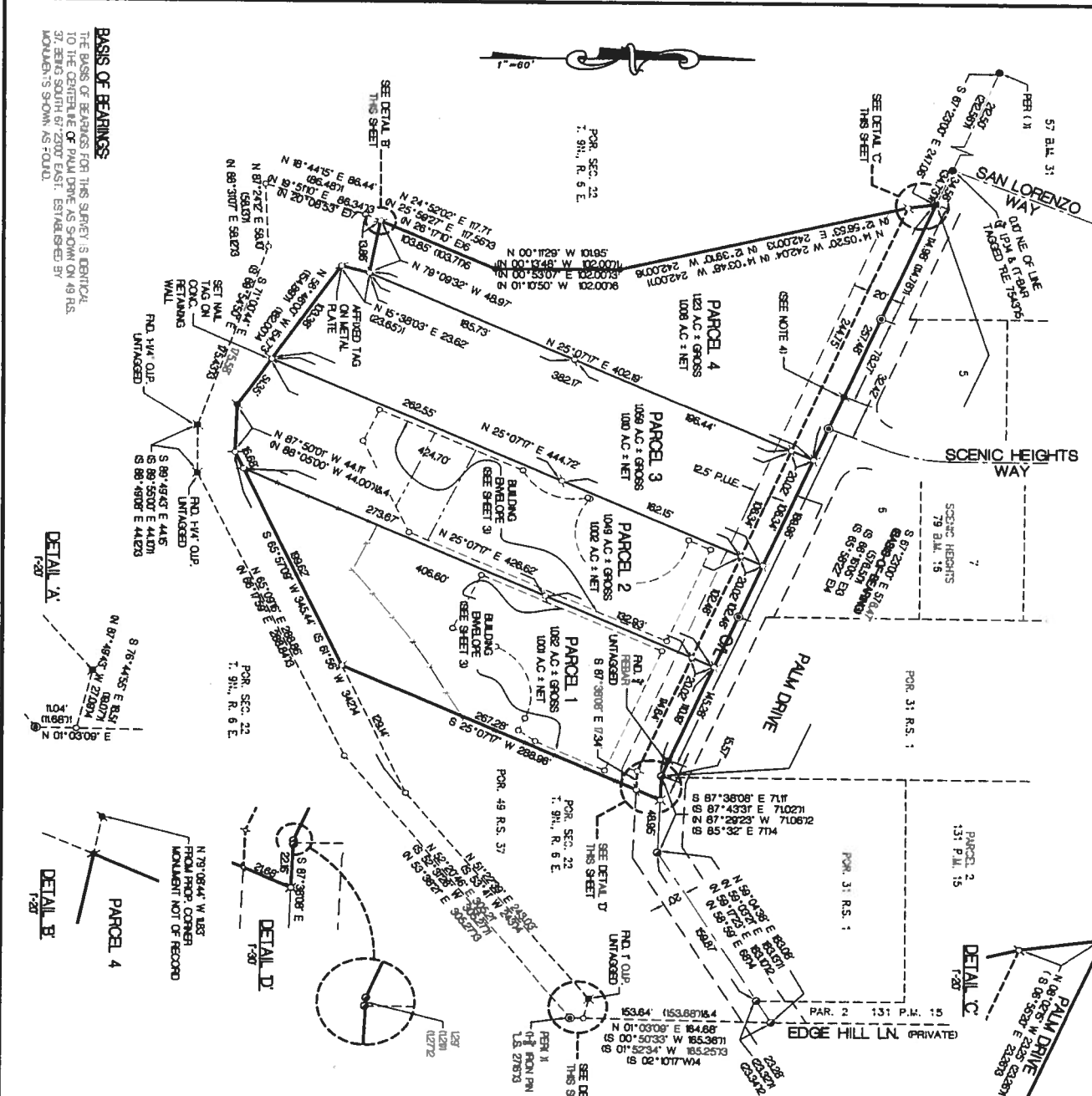
PALM DRIVE

SUBDIVISION NO. 04-0766
PARCEL MAP
A PORTION OF SECTION 22, T. 9 N., R. 6 E., MDM,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
JUNE 2009
SCALE: 1"=30'
BAKER WILLIAMS ENGINEERING GROUP
SHEET 3 OF 3

213-20-3

SUBDIVISION NO. 04-0766
PARCEL MAP

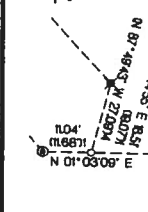
A PORTION OF SECTION 22, T. 9 N., R. 6 E., MDM
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 JUNE 2009
BAKER WILLIAMS ENGINEERING GROUP
 SCALE: 1"=60'
 SHEET 2 OF 3



- NOTES:**
1. THIS PROPERTY CONTAINS 4294 ACRES GROSS.
 2. THIS PROPERTY IS SUBJECT TO ANY CONDITIONS OF APPROVAL, SET FORTH IN CONNECTION WITH THE ADOPTED TENTATIVE MAP THAT HAVE NOT BEEN RECORDED AT THE TIME OF FINAL MAP RECORPORATION (CONTROL NO. 04-0766).
 3. THE AREA SOUTH OF THE BUILDING ENVELOPES ON LOTS 1 AND 2 IS BEING PLACED IN AN EASEMENT TO SACRAMENTO COUNTY TO RESTRICT USES AS FOLLOWS:
 - NO STRUCTURE REQUIRING PERMITS INCLUDING POOLS, NO ANIMAL OR LIVESTOCK ENCLOSURES, NO BUILT OR UNBUILT MADE STRUCTURES OVER TWO FEET HIGH EXCEPT OPEN TRENDING, NO TERRACING OF SLOPES OR INSTALLATION OF RETAINING WALLS, AND NO PLANTING OTHER THAN NATIVES PRE-APPROVED BY COUNTY PARKS LANDSCAPE ARCHITECT.
 4. THIS LOCATION IS SHOWN ON 49 R.S. 37 HOWEVER THE RECORD MAP DID NOT INDICATE A MONUMENT WAS TO BE SET. THIS SURVEY SHOWS WHAT WAS FOUND ON THE GROUND.

- LEGEND:**
- DIMENSION POINT
 - ✕ SET P.N. WALL TAGGED U.S. 4722
 - ✕ SET 3/4" REBAR W/PLASTIC CAP STAMPED U.S. 4722 OR TAGGED AS SHOWN
 - FOUND S.A.C. CO. SPW & WASHER
 - FOUND 1" REBAR W/ CAP STAMPED U.S. 567 PER (1)
 - FOUND 1" TAGGED POLE B9445
 - FOUND 1" OUP PER 31 R.S. 1 & 79 B.M. 8
 - ⊙ FOUND MONUMENT AS NOTED
 - ⊙ PUBLIC UTILITY EASEMENT
 - ⊙ RECORD PER 49 R.S. 37
 - ⊙ RECORD PER 31 P.M. 5
 - ⊙ RECORD PER 18 R.S. 29
 - ⊙ RECORD PER DEED BK. 4455, P.C. 534
 - ⊙ RECORD PER 57 B.M. 31
 - ⊙ RECORD PER BK. 5294, P.C. 494
 - ⊙ RECORD PER BK. 5294, P.C. 490
 - ⊙ PROPOSED FENCE LINE

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTRAL LINE OF PALM DRIVE AS SHOWN ON 49 R.S. 37 BEING SOUTH 67° 20' 00" EAST. ESTABLISHED BY MONUMENTS SHOWN AS FOLLOWS:



213-20-2