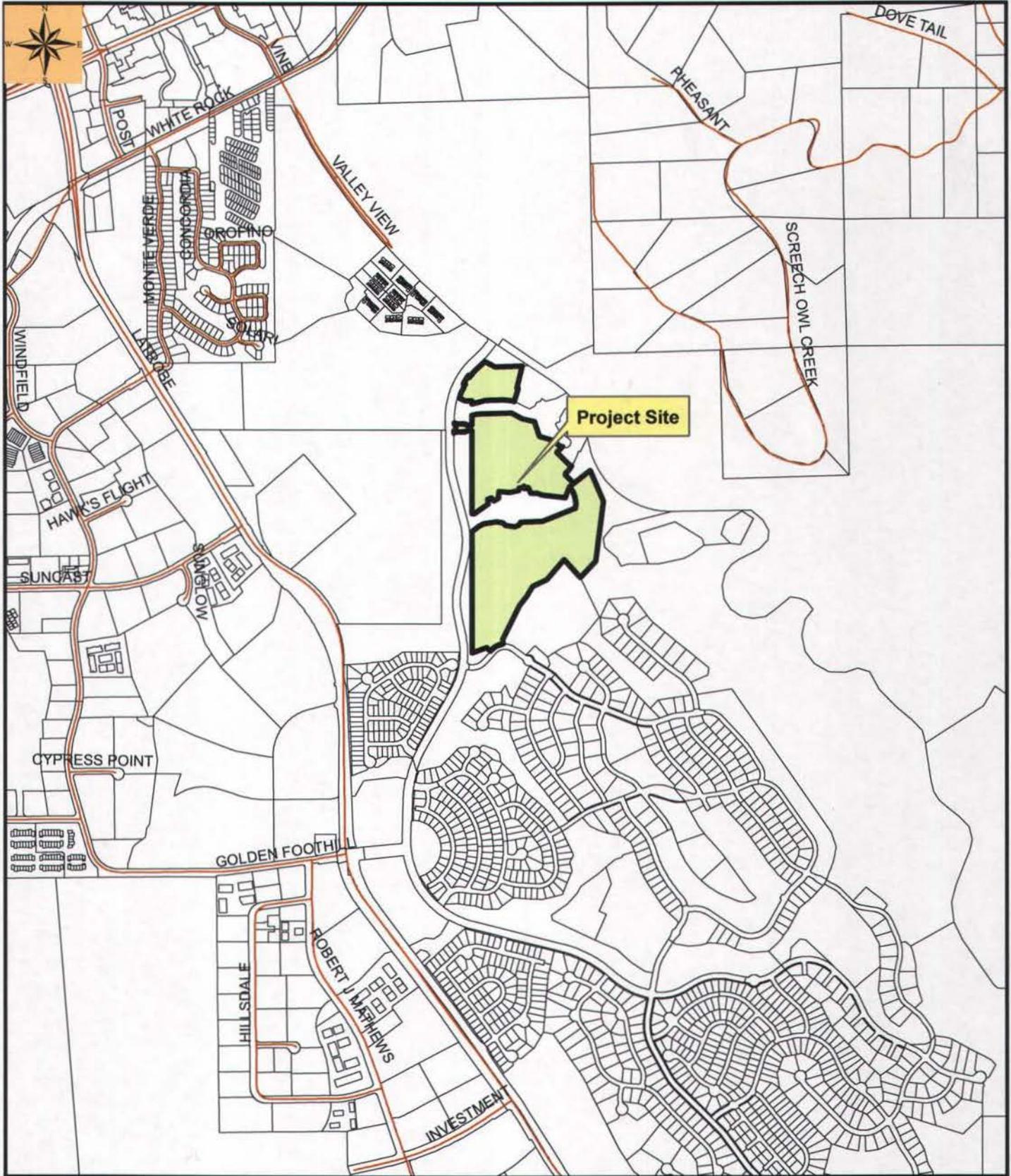


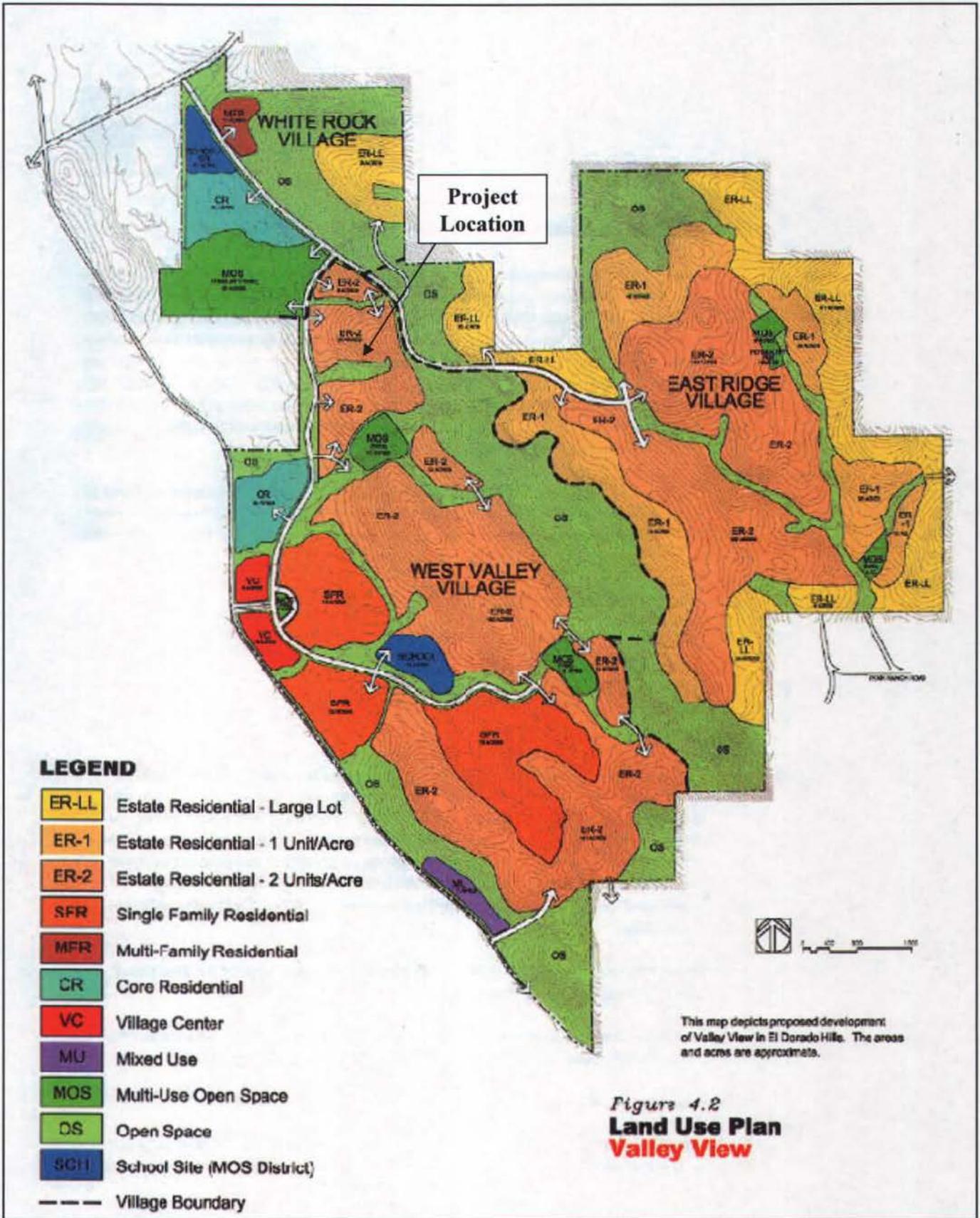
# West Valley Village Lot 6 and 7, Unit 1 File No. TM06-1409-F2



Map prepared by:  
Mr. Paulina  
© Orange County  
Development Services Planning

0 210 420 840 Feet  
[Scale bar]

## EXHIBIT A - Location Map



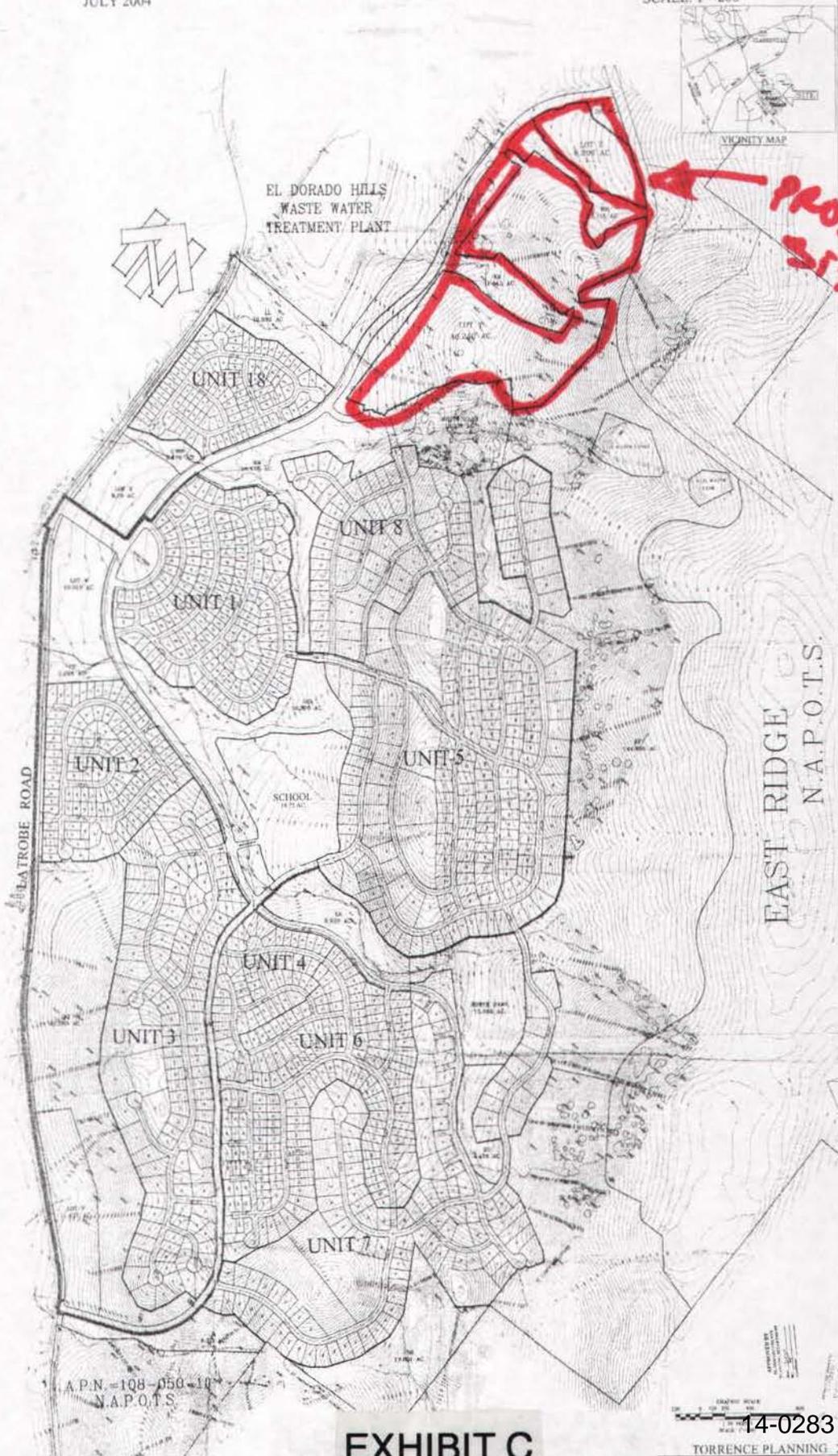
REVISED TENTATIVE MAP  
**WEST VALLEY VILLAGE**

A PORTION OF "VALLEY VIEW SPECIFIC PLAN"

ORDINANCE NO. 4517, RESOLUTION NO. 298-98

COUNTY OF EL DORADO  
JULY 2004

STATE OF CALIFORNIA  
SCALE: 1"=200'

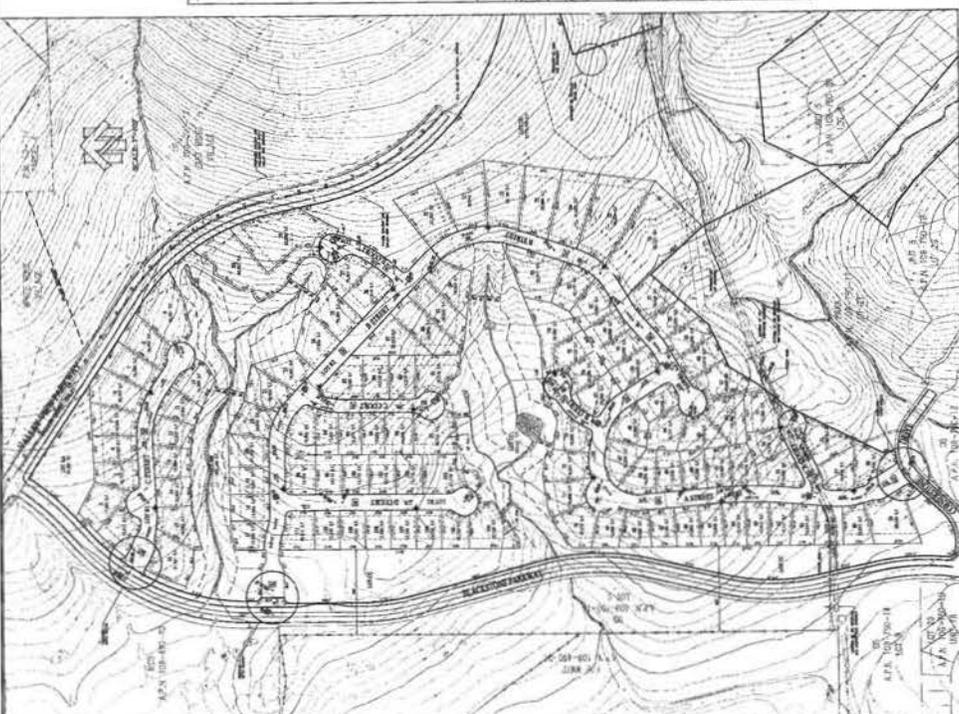
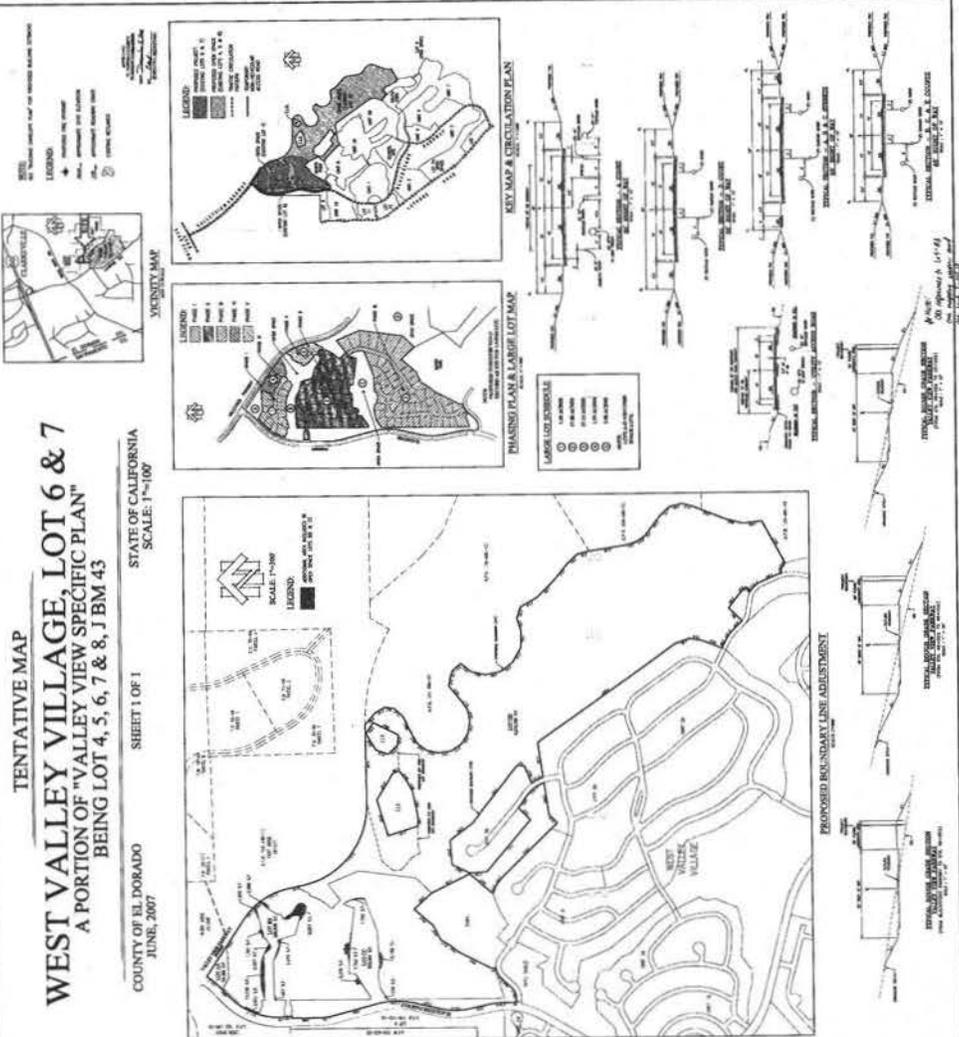


**PROJECT SITE**

A.P.N. = 108-050-10  
N.A.P.O.T.S.

**EXHIBIT C**

GRAPHIC SCALE  
1" = 200'  
TORRENCE PLANNING 2



**OWNERS OF RECORD**  
 WEST VALLEY VILLAGE, LOT 6 & 7  
 COUNTY OF EL DORADO, CALIFORNIA

**APPLICANT**  
 WEST VALLEY VILLAGE, LOT 6 & 7  
 COUNTY OF EL DORADO, CALIFORNIA

**ENGINEER**  
 [Signature]

**MAP SCALE**  
 1" = 100'

**CONTOUR INTERVAL**  
 5 FEET

**SOURCE OF TOPOGRAPHY**  
 [Source]

**SECTION, TOWNSHIP and RANGE**  
 [Section, Township, Range]

**ASSESSOR'S PARCEL NUMBERS**  
 [Parcel Numbers]

**EXISTING ZONING**  
 [Zoning]

**TOTAL AREA**  
 [Area]

**TOTAL NO. of LOTS/AREA per LARGE LOT**  
 [Lots/Area]

**DATE OF PREPARATION**  
 [Date]

**PHASING PLAN NOTICE**  
 [Notice]

**ENGINEER'S CERTIFICATE**  
 [Certificate]

# WEST VALLEY VILLAGE LOT 6 & 7 UNIT 1

LOTS 1, 4 & 5 OF S.D. J-111, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST 1/2 OF SECTION 13, T. 9 N., R. 8 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
NOVEMBER, 2013



SHEET 1 OF 8

## 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 LOTS R-1 AND R-2 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREFOR 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 LOTS "R-1", "R-2" 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.

E. POSTAL EASEMENTS, FIVE FEET (5') ADJACENT TO ALL STREET RIGHT-OF-WAYS.

F. EASEMENTS FOR SEWER AND APPURTENANT SEWER STRUCTURES AND PIPES WITH THE SEWER EASEMENT SHOWN HEREON.

G. EASEMENTS FOR RECYCLED WATER AND APPURTENANT RECYCLED WATER STRUCTURES AND PIPES WITH THE WATER EASEMENT SHOWN HEREON.

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

STATE OF CALIFORNIA )  
  ) SS  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A  
NOTARY PUBLIC.

PERSONALLY APPEARED \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

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

MY PRINCIPAL PLACE OF BUSINESS IS: \_\_\_\_\_ COUNTY.

## 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 INC. IN JANUARY, 2013. 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 NOVEMBER, 2014 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: \_\_\_\_\_  
KEVIN A. HEENEY LS 5914



## COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON DECEMBER 11, 2008 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

ROGER TROUT  
COMMUNITY DEVELOPMENT AGENCY DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

## COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

I, \_\_\_\_\_, THE UNDERSIGNED, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: \_\_\_\_\_

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

## COUNTY SURVEYOR'S STATEMENT

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

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
RICHARD L. BRINER, L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

PHILIP R. MOSSBACHER, P.L.S. 7189  
ASSOCIATE LAND SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: \_\_\_\_\_

C.L. RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

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

## BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOTS R-1 AND R-2 WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS LISTED UNDER ABANDONMENT OF EASEMENTS.

JAMES S. MITRISIN  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

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

## 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, INC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS  
GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED BY  
PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

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

# WEST VALLEY VILLAGE LOT 6 & 7 UNIT 1

LOTS 1, 4 & 5 OF S.D. J-111, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST 1/2 OF SECTION 13, T. 9 N., R. 8 E., M.D.M.

## REFERENCES

1. S.D. J-43
2. S.D. J-111
3. P.M. 47-145
4. P.M. 48-70

COUNTY OF EL DORADO STATE OF CALIFORNIA  
NOVEMBER, 2013 SCALE: 1" = 200'

## NOTICE OF RESTRICTIONS

REFER TO DOCUMENT NO. 2004-87835 FOR DECLARATION OF RESTRICTIONS RELATING TO OPEN SPACE.

REFER TO DOCUMENT NO. 2004-27112 FOR RESTRICTIONS RELATING TO ELDERBERRY AVOIDANCE AREAS

REFER TO DOCUMENT NO. 2004-27111 FOR RESTRICTIONS RELATING TO WETLAND PRESERVES AND OPEN SPACE.

## LEGEND

- 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
- 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
- PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

cta Engineering & Surveying

SHEET 2 OF 8

## NOTES

1. THIS SUBDIVISION CONTAINS 48,736 ACRES GROSS, CONSISTING OF 102 RESIDENTIAL LOTS AND 3 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 06-1409 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2008.
2. LOTS 'R-1' & 'R-2' SHOWN HEREON ARE DESIGNATED AS "PRIVATE STREETS" 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. LOT 'A' SHOWN HEREON SHALL BE RESERVED BY THE OWNER AS A UTILITY CORRIDOR/OPEN SPACE LOT.
3. 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.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
5. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. DRAPER, DATED JULY, 2006, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.

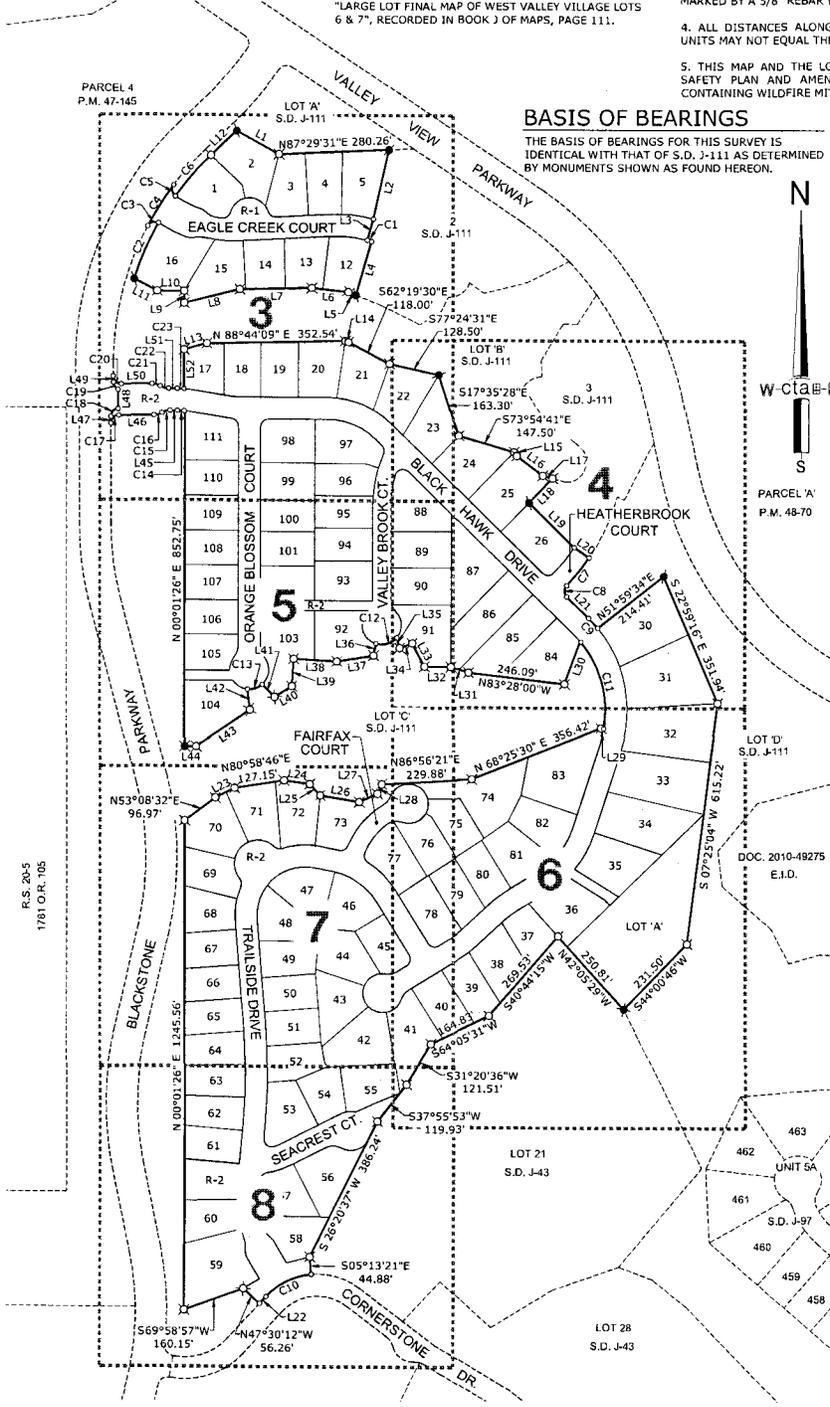
## ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.201(2) OF THE GOVERNMENT CODE:

THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN ON LOTS 1, 4 AND 5 OF THE "LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE LOTS 6 & 7", RECORDED IN BOOK J OF MAPS, PAGE 111.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF S.D. J-111 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	272.00'	2°22'35"	S73°13'33"E	11.28'
C2	732.00'	12°15'24"	N23°16'04"E	156.29'
C3	20.00'	90°46'58"	S73°13'19"W	28.48'
C4	752.00'	9°24'12"	N32°31'56"E	123.28'
C5	20.00'	90°46'58"	S08°09'27"E	28.48'
C6	732.00'	10°49'01"	N41°04'37"E	137.99'
C7	523.00'	9°58'50"	S39°15'01"W	90.99'
C8	20.00'	90°00'15"	S00°45'42"E	28.29'
C9	328.00'	6°01'50"	S42°44'55"E	34.51'
C10	178.00'	42°17'18"	S63°38'27"W	128.42'
C11	272.00'	49°46'03"	N14°50'58"W	228.90'
C12	50.00'	67°18'33"	S73°28'15"W	55.42'
C13	50.00'	45°47'59"	S71°57'11"W	38.91'
C14	172.00'	5°41'02"	N87°23'31"W	17.06'
C15	40.00'	31°47'18"	S73°52'19"W	21.91'
C16	40.00'	31°47'18"	S73°52'19"W	21.91'
C17	20.00'	89°53'04"	S44°49'26"W	28.26'
C18	20.00'	90°08'32"	N44°57'10"E	28.32'
C19	20.00'	66°57'34"	N33°35'53"W	22.07'
C20	20.00'	90°06'56"	S45°10'34"E	28.31'
C21	40.00'	31°47'18"	S74°20'23"E	21.91'
C22	40.00'	31°47'18"	S74°20'23"E	21.91'
C23	278.00'	4°16'04"	S88°06'00"E	16.98'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S61°12'25"E	122.43'
L2	S12°49'20"W	179.13'
L3	S15°35'10"W	56.00'
L4	S16°07'52"W	142.95'
L5	N68°22'08"W	20.69'
L6	N83°47'36"W	93.92'
L7	S88°48'37"W	182.93'
L8	S75°47'16"W	145.74'
L9	N00°01'26"E	30.53'
L10	N89°58'45"W	69.41'
L11	N63°09'32"W	65.63'
L12	N46°29'07"E	90.57'
L13	N74°27'25"E	59.94'
L14	S68°45'32"E	8.55'
L15	S37°15'49"W	11.58'
L16	S53°16'39"E	82.57'
L17	S74°38'53"E	26.17'
L18	S44°14'11"W	86.34'
L19	S45°45'49"E	161.26'
L20	S55°44'24"E	46.00'
L21	S45°45'49"E	77.69'
L22	S42°29'48"W	23.89'
L23	N63°02'05"E	55.26'
L24	S81°57'28"E	65.89'
L25	S43°12'31"E	39.35'
L26	S80°43'14"E	100.76'
L27	N65°31'42"E	50.74'
L28	N23°36'20"E	26.74'
L29	S79°57'57"E	6.81'
L30	S20°04'08"W	117.18'
L31	N71°12'16"W	47.75'
L32	N89°11'32"W	67.78'
L33	N27°50'26"W	67.12'
L34	S69°09'19"W	34.13'
L35	N14°47'17"W	27.63'
L36	S10°52'37"W	31.41'
L37	S80°33'45"W	94.13'
L38	N86°55'46"W	111.10'
L39	S03°28'01"W	69.75'
L40	S57°34'57"W	52.11'
L41	N45°00'00"W	44.73'
L42	S06°54'05"E	52.81'
L43	S55°38'38"W	167.03'
L44	S89°51'04"W	29.31'
L45	S89°45'58"W	19.60'
L46	S89°45'58"W	89.71'
L47	N00°07'06"W	16.49'
L48	N00°01'26"E	49.37'
L49	N00°07'06"W	15.75'
L50	N89°45'58"E	78.20'
L51	N89°45'58"E	22.87'
L52	N00°01'26"E	100.37'

# WEST VALLEY VILLAGE LOT 6 & 7 UNIT 1

LOTS 1, 4 & 5 OF S.D. J-111, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST 1/2 OF SECTION 13, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
NOVEMBER, 2013 SCALE: 1" = 60'

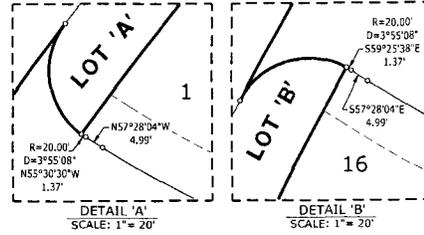
## LEGEND

- 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
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- VEHICULAR ACCESS RESTRICTION
- PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- (OA) OVERALL

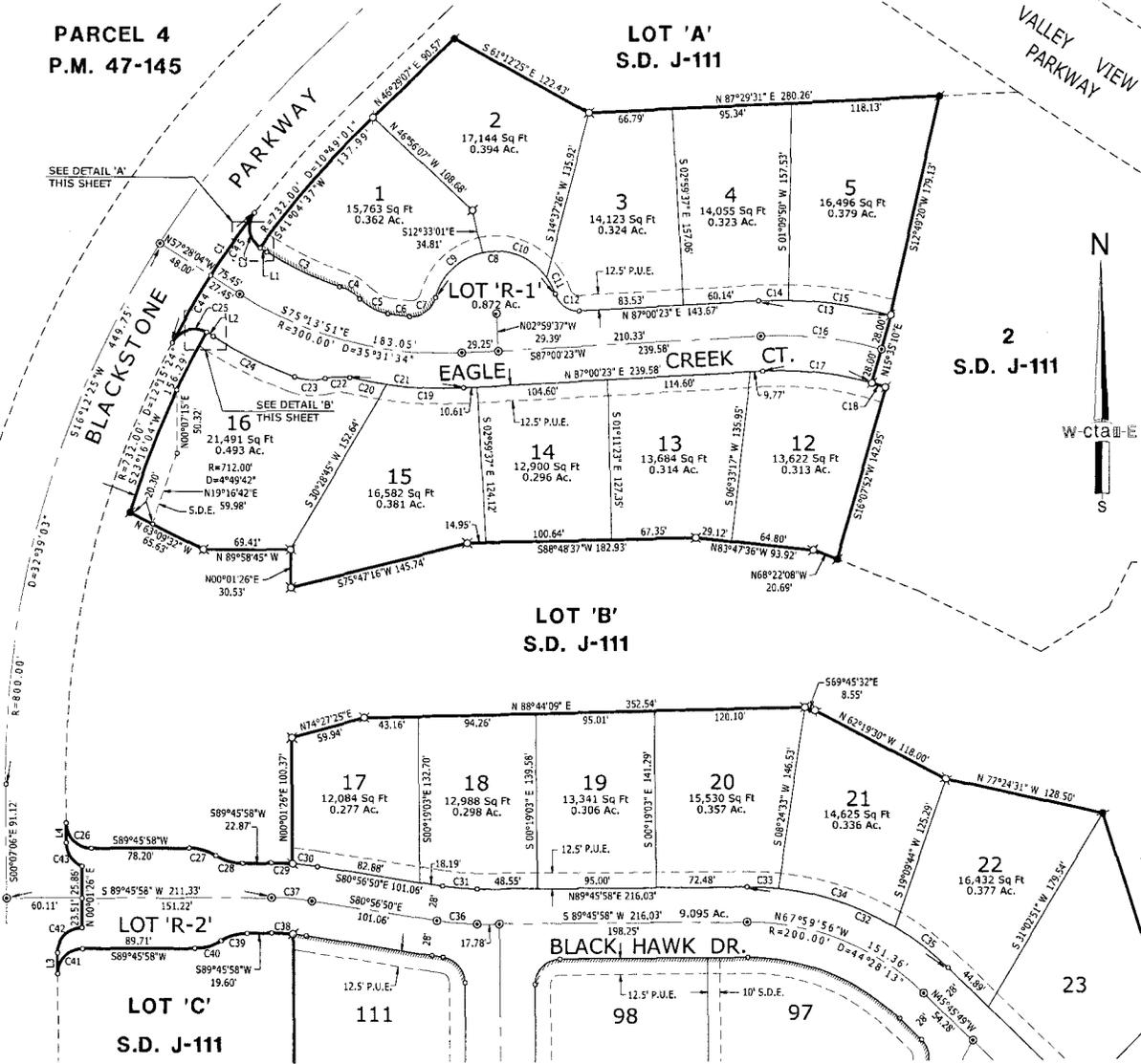
cta Engineering & Surveying

SHEET 3 OF 8

NOTES:  
SEE SHEET 2 OF 8



PARCEL 4  
P.M. 47-145



SEE SHEET 5 OF 8

CURVE DATA TABLE														
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	752.00'	8°24'12"	S32°31'56"W	123.28'	C16	300.00'	18°34'47"	N83°21'14"W	96.86'	C31	172.00'	9°11'12"	N83°35'26"W	27.85'
C2	20.00'	80°46'58"	S08°09'27"E	28.48'	C17	272.00'	18°34'47"	S83°42'11"E	87.82'	C32	228.00'	44°28'12"	N67°59'56"W	172.55'
C3	260.00'	14°14'35"	N64°35'21"W	64.47'	C18	272.00'	2°22'34"	S73°13'33"E	11.38'	C33	228.00'	6°23'28"	N87°02'18"W	25.42'
C4	40.00'	27°30'05"	N57°57'36"W	19.02'	C19	328.00'	10°48'15"	S87°35'30"E	61.76'	C34	228.00'	24°07'57"	N71°26'36"W	97.92'
C5	40.00'	36°39'49"	N62°32'28"W	25.16'	C20	328.00'	5°13'03"	S79°34'51"E	29.86'	C35	228.00'	13°16'47"	N52°24'13"W	52.73'
C6	272.00'	3°35'10"	N82°38'58"W	17.02'	C21	328.00'	16°01'18"	S84°58'58"E	91.42'	C36	200.00'	9°17'12"	S65°35'26"E	32.38'
C7	20.00'	86°43'46"	S55°10'34"W	25.91'	C22	40.00'	28°20'17"	N88°51'33"E	19.58'	C37	200.00'	9°17'12"	N83°35'26"W	32.38'
C8	50.00'	62°47'15"	S88°12'19"W	95.83'	C23	40.00'	35°36'26"	S87°30'18"E	24.46'	C38	172.00'	5°41'02"	N87°23'31"W	17.06'
C9	50.00'	62°38'18"	S46°07'50"W	51.98'	C24	340.00'	12°13'56"	S63°35'02"E	72.45'	C39	40.00'	31°47'18"	S73°52'19"W	21.91'
C10	50.00'	67°16'56"	N68°54'33"W	55.40'	C25	20.00'	90°46'58"	S73°13'19"W	28.48'	C40	40.00'	31°47'18"	N73°52'19"E	21.91'
C11	50.00'	16°52'01"	N26°50'04"W	14.67'	C26	20.00'	90°06'55"	S45°01'34"E	28.31'	C41	20.00'	89°53'04"	S44°49'26"W	28.26'
C12	20.00'	72°15'19"	N54°31'43"W	23.58'	C27	40.00'	31°47'18"	N74°20'23"W	21.91'	C42	20.00'	90°08'32"	S44°57'10"W	28.32'
C13	328.00'	18°34'47"	N83°42'11"W	105.90'	C28	40.00'	31°47'18"	S74°20'23"W	21.91'	C43	20.00'	66°57'34"	S33°35'53"E	22.07'
C14	328.00'	4°09'27"	S89°05'07"W	23.80'	C29	278.00'	4°16'04"	N88°06'00"W	16.98'	C44	752.00'	4°42'06"	S30°10'53"W	61.69'
C15	328.00'	14°25'20"	N81°37'30"W	82.24'	C30	228.00'	5°01'08"	N83°27'24"W	19.96'	C45	752.00'	4°42'06"	S34°52'59"W	61.69'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N57°28'04"W	4.99'
L2	S57°28'04"E	4.99'
L3	N00°07'06"W	16.49'
L4	N00°07'06"W	15.75'



# WEST VALLEY VILLAGE LOT 6 & 7 UNIT 1

LOTS 1, 4 & 5 OF S.D. J-111, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST 1/2 OF SECTION 13, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
NOVEMBER, 2013 SCALE: 1" = 60'

cta Engineering & Surveying

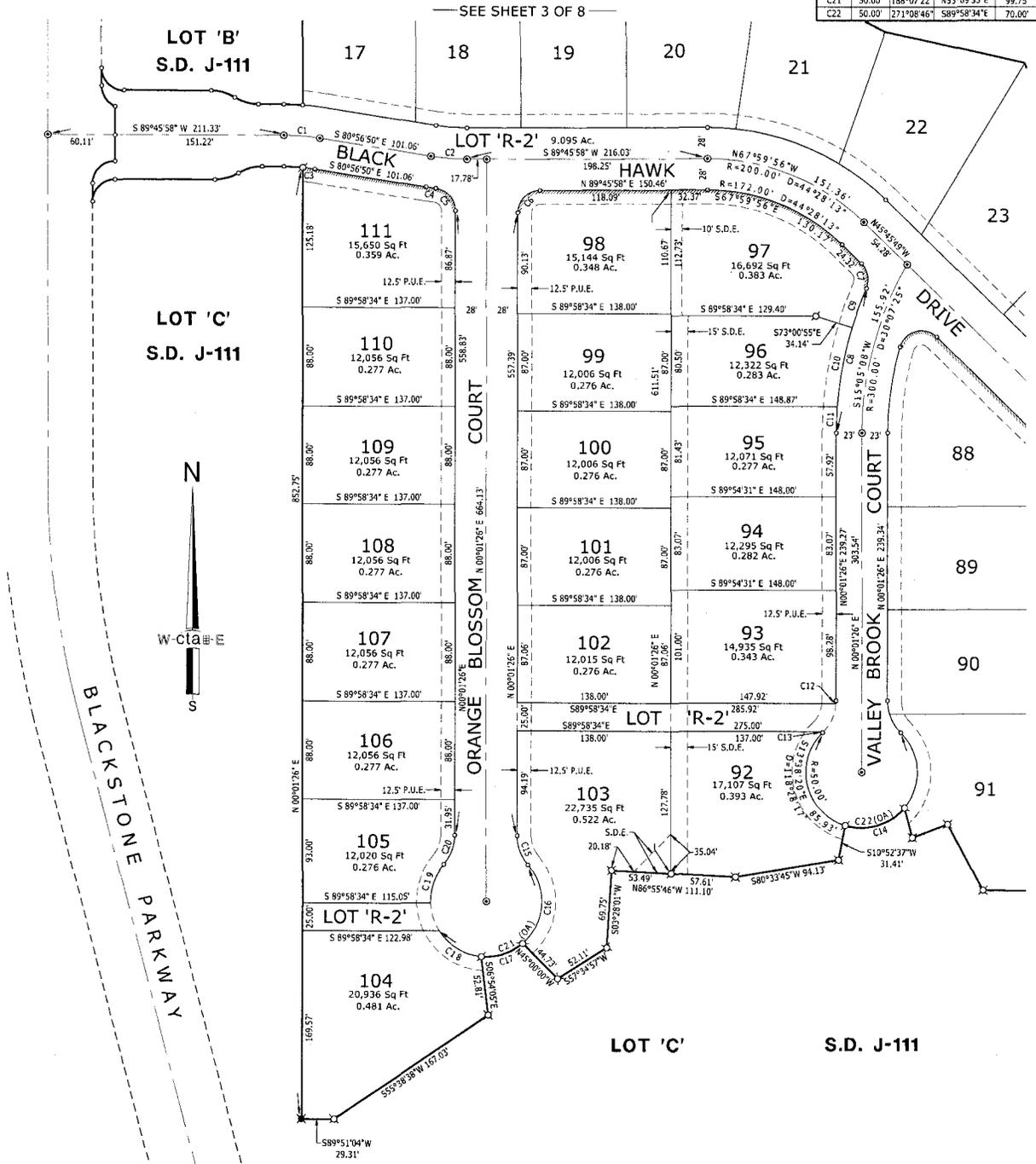
SHEET 5 OF 8

NOTES:  
SEE SHEET 2 OF 8

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	200.00'	9°17'12"	N85°35'26"W	32.38'
C2	200.00'	9°17'12"	S85°35'26"E	32.38'
C3	172.00'	3°36'10"	S82°44'55"E	10.81'
C4	228.00'	2°14'24"	S82°04'02"E	8.91'
C5	20.00'	83°12'40"	S41°34'54"E	26.56'
C6	20.00'	89°44'32"	N44°53'42"E	28.22'
C7	20.00'	69°20'17"	S11°05'41"E	22.75'
C8	323.00'	23°33'02"	S11°47'57"W	131.83'
C9	323.00'	6°35'23"	S20°16'47"W	37.13'
C10	323.00'	12°45'21"	S10°36'25"W	71.76'
C11	323.00'	4°12'18"	S02°07'35"W	23.70'
C12	40.00'	3°39'11"	S01°51'02"W	2.55'
C13	40.00'	2°02'40"	S44°34'29"W	1.43'
C14	50.00'	67°18'33"	N73°28'15"E	55.42'
C15	40.00'	40°55'34"	N20°26'21"W	27.97'
C16	50.00'	89°57'19"	N04°04'32"E	70.68'
C17	50.00'	45°47'59"	N71°57'11"E	38.91'
C18	50.00'	52°22'04"	S58°57'48"E	44.13'
C19	50.00'	43°19'09"	S19°17'25"W	36.91'
C20	40.00'	40°55'34"	S20°29'13"W	27.97'
C21	50.00'	188°07'22"	N53°09'33"E	99.75'
C22	50.00'	271°08'46"	S89°58'34"E	70.00'

## LEGEND

- 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
- ⊗ 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
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

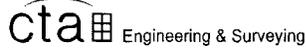




# WEST VALLEY VILLAGE LOT 6 & 7 UNIT 1

LOTS 1, 4 & 5 OF S.D. J-111, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST 1/2 OF SECTION 13, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
NOVEMBER, 2013 SCALE: 1" = 60'



SHEET 7 OF 8

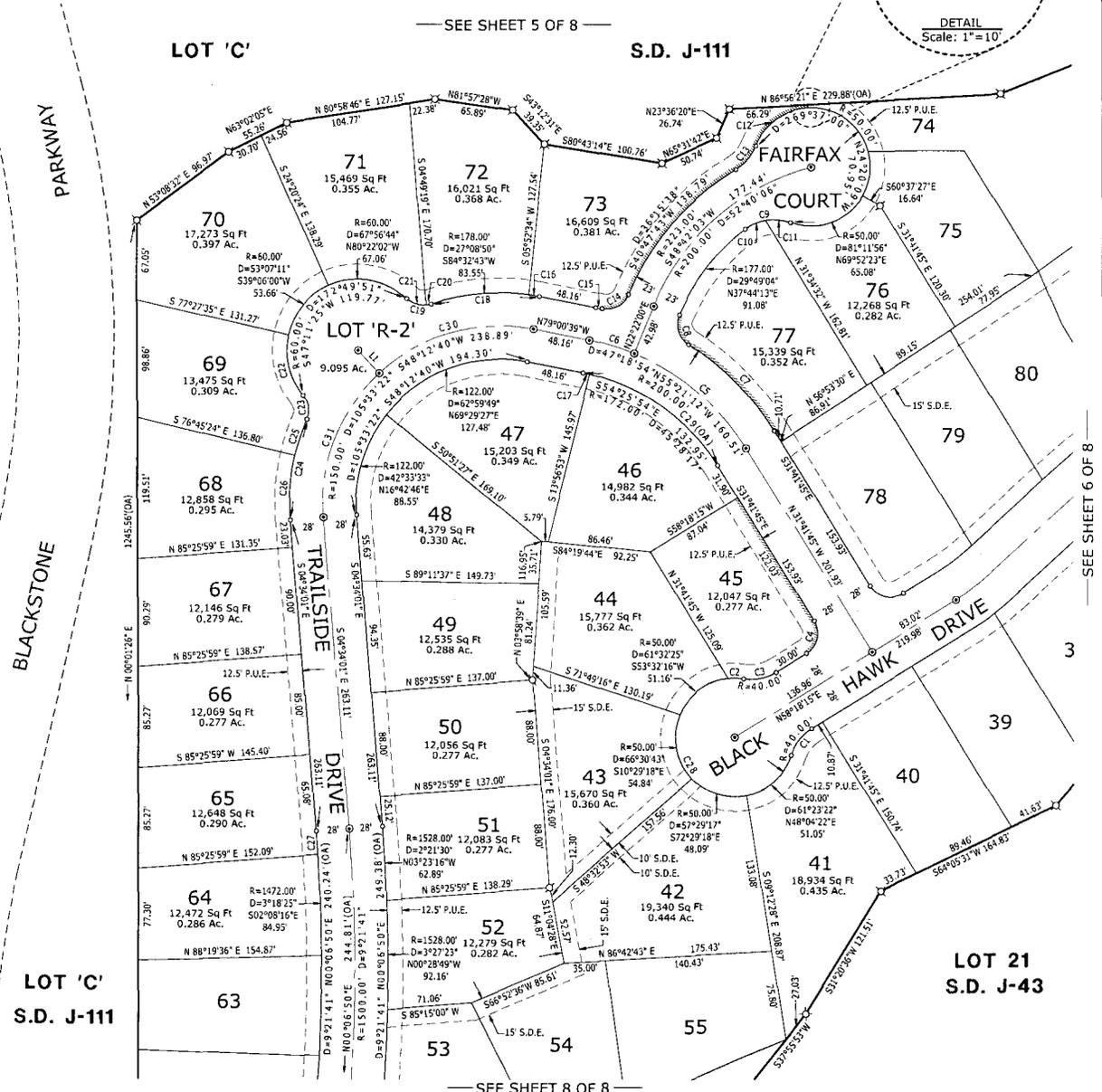
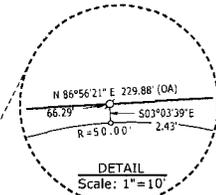
NOTES:  
SEE SHEET 2 OF 8

## LEGEND

- 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
- ⊗ 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
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

LINE DATA TABLE		
LINE	BEARING	DISTANCE
LI	S42°48'35"E	76.19

CURVE DATA TABLE									
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	40.00'	40°55'34"	N37°50'28"E	27.97	C16	178.00'	2°52'13"	N89°26'46"W	8.92'
C2	50.00'	14°55'21"	N88°13'51"W	12.99	C17	172.00'	1°50'37"	S78°05'20"E	5.53'
C3	40.00'	40°55'34"	S78°46'02"W	27.97	C18	178.00'	30°01'03"	S85°58'50"W	92.19'
C4	20.00'	90°00'00"	S13°18'15"W	28.28	C19	20.00'	62°38'02"	S77°42'41"E	20.79'
C5	200.00'	35°56'15"	N49°39'52"W	123.40'	C20	20.00'	10°58'20"	S76°27'28"W	3.82'
C6	200.00'	11°22'39"	N73°19'19"W	39.65'	C21	20.00'	51°39'42"	N72°13'31"W	17.43'
C7	228.00'	25°57'05"	N44°40'18"W	102.39'	C22	60.00'	51°45'56"	S13°20'33"E	52.38'
C8	20.00'	80°28'31"	N17°24'35"W	25.84'	C23	20.00'	62°38'02"	S07°54'30"E	20.79'
C9	40.00'	57°49'36"	S81°33'33"W	38.68'	C24	178.00'	27°58'32"	S09°25'15"W	86.05'
C10	40.00'	27°05'47"	N66°11'38"E	18.74'	C25	178.00'	10°11'52"	S18°17'35"W	31.24'
C11	40.00'	30°43'49"	S84°33'13"E	21.20'	C26	178.00'	17°44'40"	S04°18'19"W	54.91'
C12	50.00'	66°05'00"	S53°53'51"W	54.52'	C27	1472.00'	0°46'32"	S04°10'45"E	19.92'
C13	40.00'	38°04'11"	S39°53'26"W	26.09'	C28	50.00'	261°51'08"	S31°41'45"E	75.56'
C14	20.00'	79°43'04"	S62°31'26"W	25.64'	C29	172.00'	47°18'54"	N59°21'12"W	138.04'
C15	228.00'	1°23'37"	N78°18'51"W	5.55'	C30	150.00'	53°47'57"	S74°05'23"W	135.73'
C31	150.00'	51°49'25"	S21°18'42"W	130.94'					



SEE SHEET 8 OF 8

MOJ-002-003 SURVEY FINAL MAP UNIT: 1 SHEET 7 of 8, SH 7, 1/13/2013 11:53:44 AM

# WEST VALLEY VILLAGE LOT 6 & 7 UNIT 1

LOTS 1, 4 & 5 OF S.D. J-111, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST 1/2 OF SECTION 13, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
NOVEMBER, 2013 SCALE: 1" = 60'

cta Engineering & Surveying

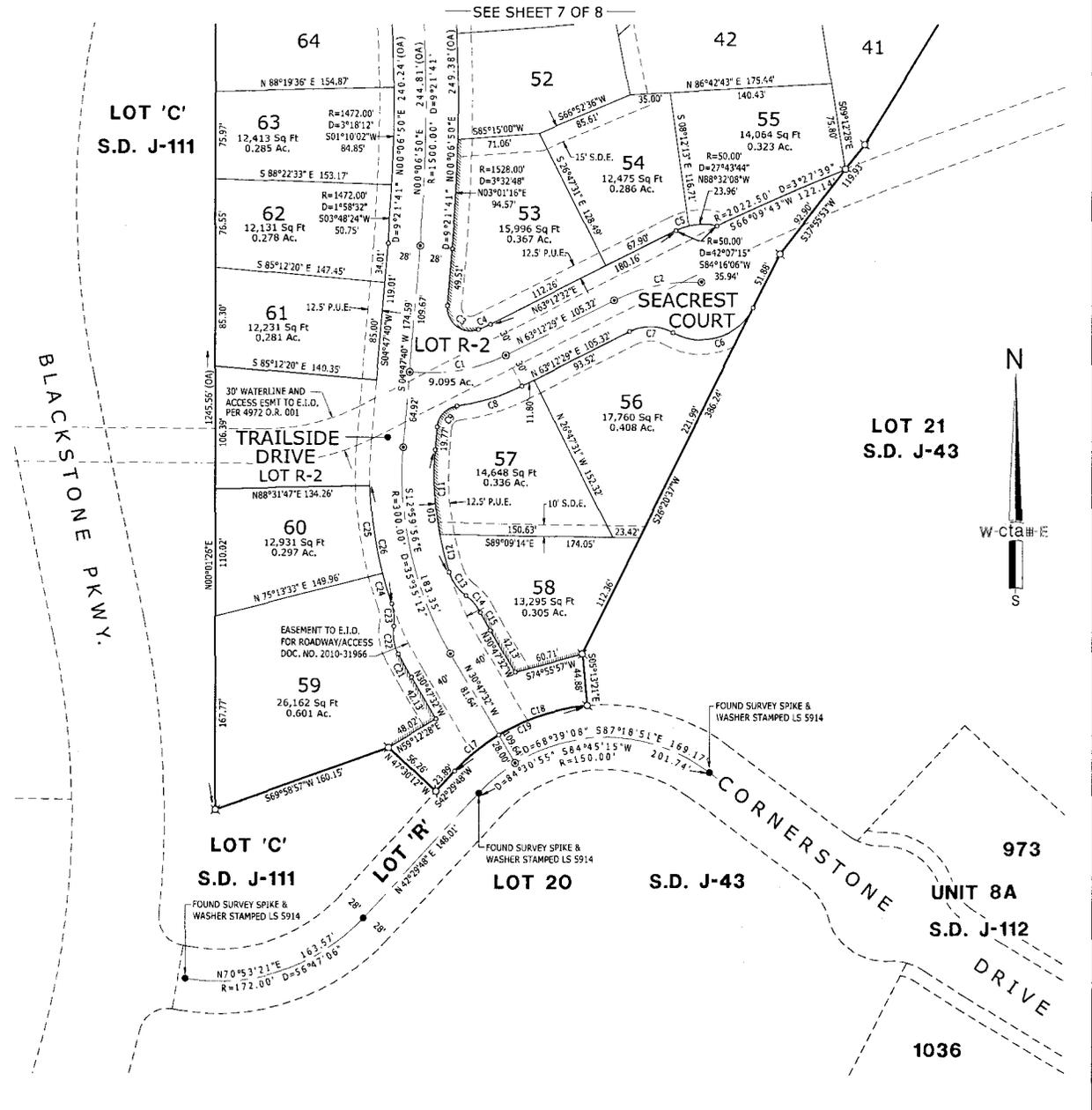
SHEET 8 OF 8

## LEGEND

- 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
- 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
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

NOTES:  
SEE SHEET 2 OF 8

CURVE DATA TABLE									
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	150.00	33°06'07"	N79°45'33"E	85.46'	C15	260.00	3°54'06"	N28°50'29"W	17.70'
C2	150.00	29°55'42"	S78°10'20"W	77.46'	C17	178.00	15°59'46"	S50°29'42"W	49.53'
C3	26.00	116°07'29"	N53°16'04"W	33.94'	C18	178.00	26°17'32"	S71°38'21"W	80.97'
C4	120.00	5°27'42"	S65°56'20"W	11.43'	C19	178.00	42°17'18"	S63°38'27"W	128.42'
C5	50.00	14°23'31"	S70°24'14"W	12.53'	C21	340.00	3°54'06"	S28°50'29"E	23.15'
C6	50.00	93°07'03"	N72°54'08"E	72.61'	C22	40.00	35°36'36"	S09°05'08"E	24.46'
C7	40.00	56°15'11"	S88°39'56"E	37.71'	C23	40.00	28°20'17"	S05°26'59"E	19.58'
C8	180.00	18°52'04"	N72°38'31"E	59.01'	C24	328.00	4°50'40"	S17°11'47"E	27.22'
C9	20.00	77°16'53"	N43°26'07"E	24.98'	C25	328.00	13°18'14"	S08°07'20"E	75.99'
C10	272.00	22°31'22"	S06°28'01"E	106.24'	C26	328.00	18°08'54"	S10°32'40"E	103.46'
C11	272.00	15°26'24"	N02°55'32"W	73.08'					
C12	272.00	7°04'58"	N14°11'13"W	33.60'					
C13	40.00	36°39'49"	N36°03'36"W	25.16'					
C14	40.00	27°30'05"	N40°38'29"W	19.02'					



# DETERMINATION OF CONFORMANCE CONDITIONS OF APPROVAL FOR WEST VALLEY VILLAGE LOT 6 AND 7 TENTATIVE MAP

(West Valley Village Lot 6 and 7 Tentative Map Conditions of Approval  
As Approved by the Planning Commission on December 11, 2008)

## Conditions of Approval

1. The Tentative Subdivision Map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A through H 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 of 218-acre property within the West Valley Village portion of the Valley View Specific Plan Area consisting of the following:

1. Large-Lot Tentative Map creating five (5) lots for financing purpose;
2. Small-Lot Tentative Map creating one hundred and eleven (111) Class I custom residential lots, ranging from 12,000 to 63,127 square feet in size, four (4) Open Space lots; two (2) private roadway lots; and one (1) open space/utility lot; and
3. Phasing Plan identifying five (5) phases of subdivision development and construction

Lot Designation	Type/Use	Lot Size	Note
1-111	Estate Residential	12,000 to 63,127 sf	Gross residential density at 0.51 du/ac (maximum in ER district at 2 du/ac); Required setbacks for each lot shown on the map; Lots 10, 17, 23, 24, 43, 55, 57, and 87 include specific building setbacks in accordance with the Building Envelope Standards under the ER Zone District Standards; Large Lot/Phasing Plan consists of: Phase 1 (Lots R1 and 1-5, 10-16), Phase 2 (Lots R2, 17- 27, and 84-111), Phase 3 (Lots 30-83), Phase 4 (Lots 6-9) and Phase 5 (Lots 28-29)
AA, BB,	Open Space	54,350 to	Some of the lots would contain and

CC, DD		6,272,750 sf	preserve wetland areas
R1 and R2	Private Road	1.30 acres and 8.60 acres	R1 (C Street) would serve residential lots 1 through 16; R2 (A-E Courts and A-B Streets) would serve residential lots 17 to 111
A	Open Space/Utility	13,846 sf	Location of existing EID waterline easement

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.

*Discussion: Condition has been acknowledged. Review of this final map shall verify and confirm conformance to the conditions.*

**PLANNING SERVICES**

2. 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.

*Discussion: Condition has been acknowledged. There were no challenges on the project.*

3. Prior to approval of Final Map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized and executed for this project.

*Discussion: Condition Satisfied. All applicable fees for this tentative map have been paid.*

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

*Discussion: Condition satisfied. This condition is shown as Note 32 on the DOT approved Improvement Plans for West Valley Village Lot 6 and 7.*

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

*Discussion: Condition satisfied. This condition is shown as Note 33 on the DOT approved Improvement Plan for West Valley Village Lot 6 and 7.*

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

*Discussion: Condition satisfied. The Final Map has been approved and signed by the Tax Collector certifying payment of liens.*

7. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

*Discussion: Condition satisfied. This condition is shown as Notes 43 on the DOT approved Improvement Plans for West Valley Village Lot 6 and 7.*

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

*Discussion: Condition satisfied. This condition is shown as Notes 18 and 43 on the DOT approved Improvement Plans for West Valley Village Lot 6 and 7.*

9. This project is proposing mass pad grading. Chapter 15.14 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance No. 4719, 3/13/07) states that a final mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance of grading permit. If the final grading plan substantially differs from the preliminary grading

plan reviewed during the tentative map stage, the district supervisor will be allowed 15 calendar days to respond, before the grading permit is issued.

*Discussion: Condition satisfied. Issuance of grading permit satisfies conformance to this condition.*

10. A meter award letter or similar commitment to provide water and sewer service to each lot by the El Dorado Irrigation District shall be submitted to the Planning Services prior to Final Map application submittal.

*Discussion: Condition satisfied. The EID Meter award letter for a 102 residential lots has been provided with this Final Map application.*

## DEPARTMENT OF TRANSPORTATION

### PROJECT SPECIFIC CONDITIONS

11. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Table 1. Road Standards for West Valley Village Lot 6 and 7				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*	RIGHT OF WAY**	EXCEPTIONS/ NOTES
A, B, and C Street	Modified Std Plan 101B	36ft	56ft	Curb, gutter and 4-foot detached sidewalk along both sides.
A Court	Modified Std Plan 101B	40ft	60ft	Curb and gutter along both sides of the road. Sidewalks not required.
B,C and E Court	Modified Std Plan 101B	28ft	46 ft	Curb and gutter along both sides of the road.
D Court	Modified Std Plan 101B	36ft	56ft	Curb and gutter along both sides of the road. No 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

*Discussion: Condition satisfied. All roads shall be built according the approved standards for this development and DISM.*

12. The applicant shall improve the on-site portion of Blackstone Parkway (providing access to Latrobe Road) and Valley View Parkway (Blackstone Pkwy. to White Rock Road).

These improvements are currently under construction and pending DOT acceptance for final approval. All of these improvements shall be completed and approved by DOT, prior to the issuance of any building permit for this project.

*Discussion: Condition satisfied. All on-site roads have been constructed.*

13. A vehicular access restriction shall be established along lots 1, 2, and 16 adjacent to Blackstone Parkway and lots 6,7, 8, 9, 28 and 29 along the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) prior to or concurrently with filing of the final map.

*Discussion: Condition satisfied. Vehicular access restrictions are shown on the Final Map.*

14. The applicant shall provide all required easements (slope, drainage, landscape, utility), for the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) and all on-site roadways, as required by the approved improvement plans and/or the provisions to the El Dorado Hills Valley View Specific Plan. The required slope easements shall extend 5 feet beyond top of cut/ toe of fill, all to be accomplished prior to filing the Final Map.

*Discussion: Condition satisfied. All required and applicable easements are shown on the Final Map.*

15. The applicant shall rough grade the undeveloped portion of Valley View Parkway from Blackstone Parkway intersection Sta 34+00 to Sta 55+00. This required grading for the extension of Valley View Parkway shall comprise the ultimate road section per the provisions of the El Dorado Hills Valley View Specific Plan. The required grading improvements shall be accomplished prior to the issuance of any building permit for lots within Phase 4 (Lots 6, 7, 8 and 9) and Phase 5 (Lots 28 and 29) of the tentative map.

*Discussion: Condition Acknowledged. This condition shall be applicable and implemented with the Unit 2 Final Map application.*

16. Pursuant to Resolution 205-2008, this project is subject to the following fees:
  - a. *El Dorado Hills/Salmon Falls Area Road Impact Fee:* Said fee shall be due upon issuance of a building permit. If at the issuance of the building permit, it has been determined that the prepayment of these fees or a portion thereof have been pre-paid on the property, the property will be credited for those pre-paid fees. If prior to the issuance of each building permit for said project a revised fee is established and in effect, such revised amount shall be paid.
  - b. *El Dorado Hills Transportation Impact Mitigation Fee for State System Capacity and Interchanges:* Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building permit for said project a revised fee is established and in effect such revised amount shall be paid.
  - c. *Interim Highway 50 Variable Traffic Impact Fee Program:* Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building

permit for said project a revised fee is established and in effect, such revised amount shall be paid.

*Discussion: Condition not applicable. Traffic Impact Mitigation (TIM) fees are remitted prior to issuance of residential building permit and is not applicable with the recording of Final Map.*

17. Turnarounds shall be constructed at any proposed entry gates within this subdivision and are subject to the review and approval by the Department of Transportation at the improvement plan stage.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

18. The applicant shall fund the Silva Valley Parkway interchange in the manner set forth below.

The applicant shall, immediately upon recording of the first small lot Final Map, begin the design, engineering and processing necessary with County Department of Transportation and Caltrans to achieve all necessary approvals for bidding the contract for construction of the improvements described below, as conceptually depicted in the Supplemental Traffic Analysis for the West Valley TM99-1359 of the Valley View Specific Plan, December, 2003, or as subsequently modified through the project approval process with the County, Caltrans, or other regulatory agencies, except to the extent the work and improvements are completed by third parties. As a method of measuring progress, the following scheduling milestones are provided herein and are considered non-binding target milestones and, further, the applicant shall submit the engineering design contract and other consulting contracts for the Silva Valley Parkway interchange, which shall contain schedules for completion, to the County for review and approval prior to the applicant executing said contracts: preliminary design, preliminary right-of-way mapping and a circulation ready draft environmental document shall be completed by the applicant upon the issuance of the 200th building permit within the tentative map, final approved design, final approved right-of-way mapping and a certified final environmental document shall be completed by the applicant by before the issuance of the 400th building permit, right-of-way certification and necessary regulatory permits shall be obtained by the applicant by the issuance of the 700th building permit. A complete package shall include all necessary Caltrans' permits and all other necessary regulatory permits for constructing the improvement. Once the complete package for the improvement is provided to the County by the applicant, this condition with respect to such improvement shall be deemed satisfied and the County shall thereafter take full responsibility for causing the construction of the improvement.

- a) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane improvements located adjacent to the School site to a connection with the existing White Rock Road, together

with the construction of the bridge abutments for the new Parkway overpass. The applicant shall provide the funding for the construction of the north and south bridge abutments. The roadway improvements are the obligation of a third party and should be constructed, or under construction, prior to the funding obligation contained herein. However, if such roadway improvements are not substantially completed, as determined by the Department of Transportation, the applicant shall secure the funding for the roadway improvements, subject to reimbursement. In addition, the project includes the construction of auxiliary lanes eastbound from the El Dorado Hills Boulevard interchange on-ramp to the planned Silva Valley Parkway Interchange off ramp, west bound from the Silva Valley interchange west bound on ramp to the El Dorado Hills interchange westbound off ramp, and east bound from the Silva Valley Parkway Interchange on ramp to the Bass Lake truck climbing lanes. No improvement to the existing bridge crossing at White Rock Road shall be required for this improvement.

- b) Improvements including all four on and off ramps from US Highway 50 both in the eastbound and westbound directions, including traffic signals as warranted at the interchange.

The County shall appropriate the entire balance of the Silva Valley Parkway Interchange set-aside account fund, for payment of the cost of the improvements at such time as a contract is awarded for the construction of such improvements less any prior reimbursements to County, Serrano Associates, LLC, or other third parties for Silva Valley Interchange related facilities constructed by these parties prior to the award of the construction contract under this condition of approval. The applicant shall fund the difference in cost for the construction of the improvement and the amount that has been collected in the set-aside account at such time as the County is prepared to put the project contract out to bid. The applicant's contribution of funding improvements once made shall be creditable/ reimbursable against the Silva Valley Parkway Interchange set-aside amount in the following manner: (1) the applicant shall be entitled to a credit/reimbursement of the 30 percent of the prevailing RIF Fee which would otherwise be paid by the applicant into the Silva Valley Parkway Interchange set-aside fund; (2) reimbursement from revenues into the Silva Valley Parkway Interchange set-aside fund from other sources until such time as the applicant has been fully reimbursed for the construction costs, subject to additional set-aside that might be necessary to construct the final phased improvement; and (3) any other applicable fee. The preceding points shall be incorporated into a credit/reimbursement agreement between the applicant and the County, consistent with Board of Supervisors' adopted reimbursement policies. The agreement shall be entered into prior to the recording of the first Final Map.

Notwithstanding the foregoing, the amount of the advance for Lots Y and Z for the Silva Valley Parkway Interchange project shall not exceed the Silva Valley Parkway Interchange fees generated by the Lot Y and Z Final Map. The calculation of the obligation shall be limited to the number of lots that have not obtained a building permit multiplied by the Silva Valley Parkway Interchange set-aside amount. Any advance of the Silva Valley Parkway Interchange impact fee for Lot Y and Z shall be credited and/or

reimbursed in accordance with the terms and conditions of the Funding, Credit and Reimbursement Agreement between West Valley, LLC and the County of El Dorado.

*Discussion: Developer West Valley, LLC has entered into that certain Funding, Credit and Reimbursement Agreement Between West Valley, LLC and the County of El Dorado dated November 8, 2005 which incorporates this condition and the funding obligations of the Developer. Construction of the interchange is currently underway.*

19. It is anticipated as part of the current General Plan update process that a comprehensive update of the County's various impact fee programs will be completed. This update may substantially alter the existing impact fee programs. The developer shall be responsible to pay fees associated with all impact fee programs in effect at the time building permits are issued.

*Discussion: Condition acknowledged. Compliance with this condition shall be verified during the building permit process.*

20. Trenches greater than five feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform to local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or de-watering as necessary.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

21. Prior to Final Map approval, each lot potentially affected by the proximity to the Bear Mountain Fault, pursuant to the geologic mapping locating said Fault on the West Valley Village site shall have a disclosure informing all potential home buyers of the potential seismic risk associated with the Foothills Fault System.

*Discussion: Condition satisfied. A copy of the required disclosures, depicting the above provisions, have been provided and reviewed by staff. Future residents of the development shall be provided a copy of the disclosure.*

#### STANDARD DOT CONDITIONS

22. 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 Final Map.

*Discussion: Condition satisfied. This condition is met with the approval of Improvement Plans for West Valley Village Lot 6 and 7.*

23. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the Final Map.

*Discussion: Condition satisfied. The Subdivision Improvement Agreements has been reviewed and approved by Transportation Division in accordance with the ordinance.*

24. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the Department of Transportation or by the El Dorado Hills Fire District, and shall be in conformance with the approved West Valley Wildfire Safety Plan.

*Discussion: This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7. Further conformance shall be verified prior to issuance of residential permits.*

25. The construction of all required improvements shall be completed with the presentation of the Final Map to the Planning Director before presentation of the Final Map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

*Discussion: Condition satisfied. The Subdivision Improvement Agreements has been reviewed and approved by Transportation Division in accordance with the ordinance.*

26. Prior to the filing of the 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.

*Discussion: Condition satisfied. The required agreement has been received and reviewed by the DOT.*

27. As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any Final Map, the applicant shall submit the following to the 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 off-site improvements, prepared by a civil engineer.
  - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

*Discussion: Condition satisfied. The required agreement has been received and reviewed by the DOT.*

28. An irrevocable offer of dedication, in fee, for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the Final Map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.

*Discussion: Condition satisfied. An IOD for major collector roads has been filed with the recordation of the West Valley Zone of Benefit on July 21, 2006. A Homeowner's Association (HOA) has been established for the long-term maintenance of the roadways in this unit.*

29. The Final Map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

*Discussion: Condition satisfied. All easements necessary for utility, roads, and drainage are depicted on the Final Map.*

30. Prior to the filing of a Final Map, the applicant shall construct and/or bond to ensure the construction of all drainage facilities as described in the Preliminary Engineering Report for West Valley View Specific Plan Master Drainage Study, dated September 28, 1999.

*Discussion: Condition satisfied. The approval of the West Valley Village Improvement Plans and Master Drainage Plans by the DOT substantiates compliance with this condition.*

31. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.

*Discussion: Condition satisfied. The approval of the Drainage Study and the Comprehensive Drainage Report for West Valley Village and Improvement Plan for Lot 6 and 7 substantiates compliance with this condition.*

32. 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.

*Discussion: Condition satisfied. The approval of the Drainage Study and the Comprehensive Drainage Report for West Valley Village and Improvement Plan for Lot 6 and 7 substantiates compliance with this condition.*

33. 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.

*Condition satisfied. A grading plan has been approved for the subdivision, in accordance with the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan.*

34. The applicant shall submit 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.

*Condition satisfied. A grading plan, which included review of soils and geologic reports, has been approved for the subdivision, in accordance with the El Dorado County Grading Ordinance.*

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

*Condition satisfied. A grading plan has been approved for the subdivision, in accordance with the El Dorado County Grading Ordinance.*

36. 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.

*Condition satisfied. A grading plan has been approved for the subdivision by various agencies including RCD.*

37. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.

*Condition satisfied. A grading plan, which includes driveway design standards, has been approved for the subdivision, in accordance with the El Dorado County Grading Ordinance.*

38. 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).

*Condition Satisfied. A Master CC&R's has been established for the entire West Valley Village (Blackstone), which includes provisions for maintenance of fences and walls.*

39. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural

drainage course of adequate size or an appropriately sized storm drain system within the public roadway.

*All easements are depicted on the Final Map and approved Improvement Plan for West Valley Village Lot 6 and 7.*

40. 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.

*Discussion: Condition satisfied. The approval of the West Valley Village Improvement Plans substantiates compliance with this condition.*

41. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.

*Discussion: Condition satisfied. This condition is shown on the DOT approved Improvement Plans for West Valley Village Lot 6 and 7.*

42. This project disturbs more than one acre of land area (43,560 square feet). The Developer 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 State of California. 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 SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

*Condition satisfied. As part of the approved grading plan, a NOI was filed for the NPDES permit for the project.*

43. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.

*Discussion: Condition satisfied. The approved Rough Grading, Improvement, and Landscape Plans incorporate these methods as part of erosion control and drainage design.*

44. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4569 shall apply.

*Discussion: Condition satisfied. Asbestos related measures are shown on the approved Improvement Plans for West Valley Village Lot 6 and 7.*

## **EL DORADO HILLS FIRE DEPARTMENT**

45. The potable water system for the purpose for the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or 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. This condition is shall be verified and enforced prior to issuance of building permit.

*Discussion: Condition satisfied. The Improvement Plan for West Valley Village Lot 6 and 7 was approved by the El Dorado Hills Fire Department contains the required fire facilities and construction related measures to serve the subsequent residential development within this unit.*

46. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between locations of each hydrant shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. This condition shall be verified during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. The Improvement Plan for West Valley Village Lot 6 and 7 was approved by the El Dorado Hills Fire Department contains the required fire facilities and construction related measures to serve the subsequent residential development within this unit.*

47. 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 framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103. This condition shall be verified during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

48. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing. The fencing shall include three-foot gates spaced approximately 300 feet apart or as required by the Fire Department. These gates would be used by the Fire

Department to access the open space during an emergency. This condition shall be verified during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

49. The driveways serving Lots 28-32 shall be a minimum of 12 feet in width and designed to a maximum of 20% grade as required by the Uniform Fire Code. This condition shall be verified during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

50. The applicant shall revise and implement the existing Wildland Fire Safe Plan to include Lots 6 and 7. A final copy of the document shall be provided prior to approval of the Final Map.

*Discussion: Condition satisfied. A revised Wildfire Safe Plan has been provided and reviewed by Planning Services staff.*

51. 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 verified during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

52. The driveway serving Lot 28 exceeds 150 feet in length and shall be conditioned to comply with the turnout and turnaround requirements of the State Fire Regulations. This condition shall be enforced during review and prior to approval of Improvement Plans and/or building permit.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

53. The EID access gate at the end of A Court shall have a low priority Knox lock installed for emergency service access. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

54. All electronic gates shall comply with the El Dorado Hills Fire Department Gate Standard. Plans shall be submitted for approval prior to installation. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

55. Any proposed gates in West Valley Village shall be reviewed and approved by the El Dorado Hills Fire District.

*Discussion: Condition satisfied. This condition is met with the inclusion of the improvements in the approved Improvement Plans for West Valley Village Lot 6 and 7.*

#### **OFFICE OF COUNTY SURVEYOR**

56. 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.

*Discussion: Condition satisfied. The Monument Bond has been provided to the County Surveyor by the applicant.*

57. 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.

*Discussion: Condition satisfied. A Road Name Petition has been reviewed and approved by the County Surveyor's Office on June 16, 2005.*

58. Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Department and County Surveyor's Office prior to Final Map.

*Discussion: Condition satisfied. The addressing has been coordinated with and approved by the Fire Department.*

#### **EL DORADO HILLS COMMUNITY SERVICES DISTRICT**

59. Prior to Final Map approval, the subdivider shall provide a will serve letter from the designated franchise refuse hauler providing waste management services, including recycling service.

*Discussion: Condition satisfied. A will serve letter has been provided for service with the West Valley Village (Blackstone) Development.*

60. All construction debris resulting from development of the village shall be disposed of in a manner consistent with the solid waste diversion plan practiced by El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

*Discussion: Condition satisfied. This condition is met with the approved Improvement Plans for West Valley Village Lot 6 and 7.*

**AIR QUALITY MANAGEMENT DISTRICT**

61. All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR.

*Discussion: Condition satisfied. This condition is met with the inclusion of the provisions in the approved Grading Plan and Improvement Plans for West Valley Village Lot 6 and 7.*

**VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST**

62. As further detailed in Attachment 3, the following are selected VVSP EIR mitigation measures applicable to the project, subject to specific timing requirements for completion and verification by the corresponding enforcement agency. The applicant shall provide written justification of conformance to these measures for verification during review and prior to Final Map approval.

<b>Identified Impact</b>	<b>Mitigation Measure Reference</b>	<b>Timing Requirement</b>	<b>Enforcement Agency</b>
Land Use	LU-2	Prior to Final Map Approval	El Dorado County Planning Services
Visual/ Aesthetic	V-1	Prior to Final Map Approval	El Dorado County Planning Services
	V-6	Prior to Project Occupancy	El Dorado County Planning Services
Transportation	T-14	Prior to Project Occupancy	El Dorado County Department of Transportation
	T-15	Prior to Project Occupancy	El Dorado County Department of Transportation
Public Facilities and Services	PF-1	Prior to Final Map Approval; Prior to Issuance of Grading Permit; Prior to Issuance of Building Permit	El Dorado County Planning Services
	PF-2	Prior to Final Map Approval	El Dorado County

			Planning Services
	PF-3	Prior to Final Map Approval	El Dorado County Planning Services
	PF-4	Prior to Final Map Approval	El Dorado County Department of Transportation
	PF-5	Prior to Final Map Approval	El Dorado Hills Fire Department
	PF-6	Prior to Final Map Approval	El Dorado Hills Fire Department
Biological Resources	BR-6	Prior to Final Map Approval	El Dorado County Planning Services
	BR-7	Prior to Issuance of Grading Permit	El Dorado County Planning Services
	BR-12	During Project Construction	El Dorado County Planning Services
	BR-13	During Project Construction	El Dorado County Planning Services
	BR-15	Prior to Final Map Approval	El Dorado County Planning Services
Geology and Soils	SG-1	Prior to Final Map Approval	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-2	Prior to Issuance of Grading Permit	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-3	Prior to Final Map Approval	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-4	Prior to Issuance of Grading Permit	El Dorado County Building Department
	SG-7	Prior to Final Map Approval	El Dorado County Building Department
	SG-8	Prior to Final Map Approval	El Dorado County Building Department
	SG-10	Prior to Final Map Approval	El Dorado County Building Department
	Hydrology and	H-1	Prior to Final Map Approval

Water Quality			Department of Transportation
	H-4	Prior to Final Map Approval	El Dorado County Department of Transportation
	H-5	Prior to Issuance of Grading Permit	El Dorado County Department of Transportation
	H-6	Prior to Final Map Approval	El Dorado County Department of Transportation
Air Quality	AQ-1a	During Project Construction	El Dorado County Planning Services
	AQ-1b	During Project Construction	El Dorado County Planning Services
	AQ-2	Prior to Final Map Approval	El Dorado County Planning Services
	AQ-3	Prior to Issuance of Building Permit	El Dorado County Building Department
Noise	N-5	During Project Construction	El Dorado County Planning Services; El Dorado County Building Department
Public Health and Safety	PHS-2	Prior to Final Map Approval	El Dorado County Planning Services; El Dorado County Environmental Health
	PH-4	Prior to Final Map Approval	El Dorado County Planning Services
Cultural Resource	CR-6	During Project Construction	El Dorado County Planning Services
	CR-7	During Project Construction	El Dorado County Planning Services
Energy	E-1	Prior to Issuance of Building Permit	El Dorado County Building Department

*Discussion: All Mitigation Measures applicable to the project site construction have been satisfied for the purpose of Final Map recordation. All measures applicable to construction of residential structures shall be verified prior to issuance of building permits.*



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# COMMUNITY DEVELOPMENT AGENCY

## TRANSPORTATION DIVISION

<http://www.edcgov.us/DOT/>

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**PLACERVILLE OFFICES:**

**MAIN OFFICE:**

2850 Fairlane Court, Placerville, CA 95667  
(530) 621-5900 / (530) 626-0387 Fax

**CONSTRUCTION & MAINTENANCE:**

2441 Headington Road, Placerville, CA 95667  
(530) 642-4909 / (530) 642-0508 Fax

**LAKE TAHOE OFFICES:**

**ENGINEERING:**

924 B Emerald Bay Road, South Lake Tahoe, CA  
96150 (530) 573-7900 / (530) 541-7049 Fax

**MAINTENANCE:**

1121 Shakori Drive, South Lake Tahoe, CA 96150  
(530) 573-3180 / (530) 577-8402 Fax

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Date: January 15, 2014

To: Mel Pabalinas, Senior Planner

From: Gregory Hicks, Senior Civil Engineer, 

Subject: **West Valley Village Lot 6 & 7, Unit 1, TM 06-1409**

I have reviewed the Final Map packet and have found that the conditions of approval, the plans and the final map to be in general conformance with the requirements that the Transportation Division imposed on the tentative map.

COUNTY OF EL DORADO  
STATE OF CALIFORNIA

COUNTY SURVEYOR  
**Richard L. Briner**



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

**DATE:**

**TO:** Mel Pabalinas, Planner, El Dorado County Planning Department.

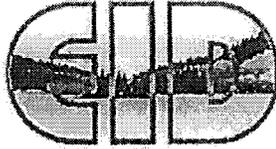
**FROM:** Rich Briner, County Surveyor, County Surveyors Office

**SUBJECT:** TM 06-1409 West Valley Village Lots 6 & 7 Unit 1

A handwritten signature in black ink, appearing to read "Richard L. Briner".

This memo is to inform you that West Valley Village Lots 6 & 7 Unit 1 Final Map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call the Surveyors office at extension 5440.



**El Dorado Irrigation District**

**METER AWARD LETTER**

This serves as an award for: West Valley Village Lots 6 & 7 Date: September 23, 2013

SUBDIVISION                       PARCEL SPLIT                       OTHER

APPLICANT/S NAME AND ADDRESS                      PROJECT NAME, LOCATION & APN

Lennar Homes of CA, Inc

West Valley Village Lots 6 & 7

1420 Rocky Ridge Dr, Ste 320

Latrobe Rd, El Dorado Hills

Roseville, CA 95661

APN: 118-570-01, 04 & 05

This METER AWARD LETTER is issued to the OWNER / AGENT (Circle one)  
Note: If the agent is making the application, a duly notarized authorization must be attached.

FOR SUBDIVISIONS - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

FOR PARCEL SPLITS - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

**The District hereby grants this award for:**

WATER: 51 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 51 EDUs (Equivalent Dwelling Unit).

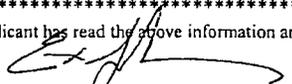
WASTEWATER: 102 EDUs (Equivalent Dwelling Unit).

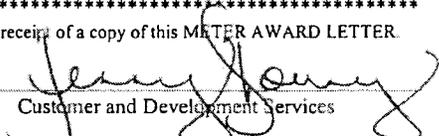
Project No. / Work Order No(s):      1833DEV      641619

**Comments: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection.**

**It is the property owner's responsibility to notify the District upon final map.**

\*\*\*\*\*  
Applicant has read the above information and acknowledges receipt of a copy of this METER AWARD LETTER.

  
\_\_\_\_\_  
Owner/Applicant Signature  
Eric R. Johnson

  
\_\_\_\_\_  
Customer and Development Services

Original Copy - Project File      1 Copy - Applicant      1 Copy - County/City