

EXHIBIT B

CONDITIONS/STATUS OF CONDITIONS

TM95-1309-F-As approved by the Planning Commission July 11, 2002.

Conditions

1. The developer shall obtain approval of construction drawings consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved tentative map.

Improvement Plans for the Ridgeview Homes West Unit No. 4 were approved by DOT on May 1, 2006. Applicable fees will be paid at the building permit phase.

2. 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 (Section 16.16.040).

A copy of the Subdivision Improvement Agreement and Bonds for Ridgeview Homes West Unit No. 4 were provided by DOT to Planning Services on July 23, 2007.

3. 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 easement shall be irrevocably offered to the County.

The Easements are noted on the Final Map.

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.

Compliance with state and local regulations pertaining to blasting activities is noted on the Improvement Plans (Note 31, General Notes).

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.

Burning permit requirements are noted on the Improvement Plans (Note 32, General Notes).

6. This project is located in the El Dorado Hills/Salmon Falls area of benefit and is subject to road fees in the amount of \$1930 per parcel for each parcel created. Said fees shall be collected prior to obtaining a building permit. If prior to collection of the fee a revised road fee is established, such revised amount shall be paid.

DOT road fees will be paid at the building permit phase.

7. All roads shall be constructed in conformance with the Design and Improvements Standards Manual Hillside Road Standards, or to Class 1 Subdivision Standards, with the following widths:

Roads	Road Width (curb face to curb face; by standard)	Exceptions or special notes
C Drive <u>and Via Fiori</u>	24'* (Hillside Standard) or 28' (Class 1 Standards)	4' sidewalk on one side only.
B, D, and E, Court A and F Drive	28'* (Hillside Standard) or 36' (Class 1 Standard)	4' sidewalk on one side only
Weststar Lane (on-site)	36' (Class 1 Standard)	4' sidewalk on one side only
Weststar Lane (off-site) to existing Weststar Lane)	36' (Class 1 Standard)	4' sidewalk on one side only
A Drive (off-site) subdivision boundary to intersection with future Beatty Drive.	24'* (Hillside Standard) or 28' (Class 1 Standard)	4' sidewalk on one side only
C Drive (off-site) subdivision boundary to end of Beatty Drive.	24'* (Hillside Standard) or 28' (Class 1 Standard)	4' sidewalk on one side only
A Drive (off-site) future Beatty Drive to existing Beatty Drive	24' (temporary connector road - paved to 101-B typical section)	no curb and gutter; no sidewalk

* No on-street parking allowed and parking bays are required by Hillside Standards.

Improvement Plans for Ridgeview Homes West Unit No. 4 were approved by DOT on May 1, 2006. Rough grading and drainage were approved by DOT on April 10, 2006.

8. A cul-de-sac shall be constructed at the end of the paved section of F Drive per County Standard Plan 114. If F Drive is constructed to Hillside Standards, a hammerhead turnaround may be substituted.

This condition is not applicable to Ridgeview Homes West Unit No. 4.

9. The subdivision improvement plans shall include 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 Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements. As an alternative, downhill lots with fill in excess of 6 feet, but less than 10 feet, may have a Notice of Restriction filed on the lot which allows structural driveway access only.

The CC&Rs shall include provisions for the following: Construction of driveways shall be at the time of building permit for each individual lot. The El Dorado Hills CSD Design Review Committee shall review the placement of individual homes and driveways within the project. Site improvement plans for each lot shall be prepared by a licensed civil engineer based on the Design Review Committee approved site plans and shall include slope stabilization and erosion control methods acceptable to the El Dorado County Resource Conservation District. Provisions for the disposal of excess fill material shall be incorporated into the individual grading and/or building permit(s), filed with the Building Department (this condition will be duplicated as a condition of approval for the Development Plan).

Lots where the street at the access point is in excess of a 6 foot cut or fill height shall be indicated on the final map. The developer shall demonstrate, in conjunction with the improvement plans, that each lot is accessible by County standards, including the provisions of this condition.

For driveways in cut slopes, the County Engineer may require test pits be excavated at the point of deepest excavation for the proposed driveway, utilizing a case 580 backhoe or equivalent, to demonstrate the constructability of the proposed driveway.

Frontage along a cut in excess of six feet in height and the Notice of restriction are noted on the Final Map. Driveway construction requirements are noted in Section 6.15 of the CC&Rs.

10. Part 1:

The final map shall show not more than a total of 24 existing or potential parcels on Weststar Lane and Court E which may be addressed by ONE of the following alternatives:

- A. The developer may remove three lots from the subdivision, merging the land with other lots or open space.

(Staff comment: This would ensure that no more than 24 lots are served by a dead-end street.)

- B. Three lots may be designated as one parcel, "reserved for future development" and not allowed to develop until a certificate of compliance, parcel map or subdivision map is approved, when Weststar Lane becomes a through road. A Notice of Restriction like that described in Condition 37 shall be placed on the parcel.

(Staff comment: The three lots would effectively be a remainder parcel, and may not be developed until Weststar is a through road, which would then not have a 24 lot restriction.)

- C. If an access road connection, built to fire safe regulation standards along the alignment of the off-site sewer line location, connects Weststar Lane to B Court, then the restriction on the number of lots on Weststar Lane and E Court may be removed.

(Staff comment: The provision of a through road, although temporary, allows the redefinition of Weststar Lane to that of a through road, which does not have the 24 lot limit. This option is provided at the developers request, and is subject to the developer acquiring permission from the adjacent property owner for road access.)

Part 2:

No more than 24 proposed parcels shall be shown on Court D. Lot 19 may be redesigned to access from C Drive, resulting in the need to reduce only one lot from lots 45 through 69.

The Ridgeview Homes West Subdivision is being recorded in multiple phases. This is Unit No. 4 of five units. Originally, the tentative map showed “Via Treviso” aka Webster Lane continuing on a more northerly path as shown on the “Proposed Revision Map and Finding of Consistency dated January 2007. El Dorado County desire to connect to Tucher Way in Folsom necessitated the relocation of the connecting roadway because of topography. The Unit No. 4 Final Map includes the right-of-way and slope easements necessary to construct the connection through the project. Unit No. 4 does not have to make the connection however. The DOT and El Dorado Hills Fire Department approved the Contract Change Order that terminated the Unit No. 4 improvements, where shown. The Unit No. 4 map is consistent with the “Proposed Revision Map and Finding of Consistency” map. Lot “A” will become Unit No. 5.

11. An irrevocable offer of dedication, in fee, shall be made of 50 feet in width for the proposed roads, with slope easements where necessary. Said offer will be rejected at the time of the final map, in which case, a homeowners agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.

The IODs are noted on the Final Map.

12. An irrevocable offer of dedication, in fee, shall be made of 60 feet in radius for the cul-de-sacs, with slope easements where necessary. Said offer will be rejected at the time of the final map. A homeowners agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.

This condition is not applicable to Ridgeview Homes West Unit No. 4.

13. A final drainage plan shall be submitted to and approved by the Department of Transportation. Drainage which is collected and routed between lots, as shown on the Preliminary Grading and Drainage Plan, shall be conveyed via underground pipe and not open channel. All drainage facilities shall be designed in compliance with the County Drainage Manual. The developer shall install all drainage facilities shown on the plan with the respective phase of construction.

The drainage plan was reviewed and approved by DOT on April 10, 2006.

14. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund drainage facilities' maintenance.

The signed letter from DOT, dated March 21, 2006, states that the developer has established a zone of benefit on January 17, 1989 by the El Dorado County Board

of Supervisors Resolution No. 21-89. The zone of benefit was re-formed on march 27, 2001 by the El Dorado County Board of Supervisors Resolution No. 059-2001.

15. All grading plans shall be prepared and submitted to the Soil Conservation Service and the Department of Transportation. The Soil Conservation Service shall review and make appropriate recommendations to the County. Upon receipt of the review report by the Soil Conservation Service, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

Erosion control, drainage design and revegetation requirements are noted on the Improvement Plans approved by DOT on May 1, 2006.

16. The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District. 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 Soil Conservation Service 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.

The El Dorado County Resource Conservation District letter dated August 1, 2006 provides the methods applicable for erosion and sediment control. Timing of construction and erosion and sediment control requirements are noted on the Improvement Plans approved by DOT on May 1, 2006.

17. In recognition of the need for expanded infrastructure and services to meet the demand on U.S. Highway 50 and other arterial roadways generated by cumulative residential development, the developer shall participate in an appropriate mechanism, to provide such funds, or shall pay such fees as may be lawfully adopted for said purposes, should such funding mechanism or fee be established by the County. In the event such funding mechanism or fee is not established by the time of the final map submittal, the applicant shall pay a supplemental fee in the amount of \$1,000 per unit. Such fee shall be paid at the time of the issuance of the building permit for each parcel. At such time as the County adopts a fee which differs from the amount paid, those parcels for which the fee had not already been paid shall pay the new fee amount. In the event the County has not adopted an appropriate mechanism to provide for expanded infrastructure and services as set forth above within one year after recording the first final map for Ridgeview West, then this condition shall be of no force and effect. If the adopted fee is lower than the \$1,000, then those properties for which the fee had

already been paid shall receive a refund of the difference or, in the event no fee is adopted, the full amount refunded.

Expanded infrastructure and services fees shall be paid at building permit phase.

18. Improvement Plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oaktree and Wetlands Preservation Requirements and Specifications (BOS Resolution No. 199-91).

Protective measures toward existing oak trees are noted on the Improvement Plans (Note 11, General Notes).

19. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.

The locations of the fire hydrants are shown on sheet 4 of the Improvement Plans. The fire hydrant locations and access circulation as shown on the Improvement Plans were approved by the El Dorado Hills Fire Department on November 21, 2005.

20. A 20-foot wide gravel surface access road shall be provided to the open space area within the 50 foot Fire Access Easements and Fire Engine Access Graveled Road, as shown on the tentative map.

This condition is not applicable to Ridgeview Homes West Unit No. 4.

21. A State Responsibility Area Wildlife Safety Plan shall be prepared by a registered professional forester, consistent with applicable CDF regulations and subject to review and approval by the CDF and El Dorado Hills Fire Department. Letters of compliance from those agencies shall be submitted to the County prior to submittal of the final map. Initial requirements of the plan shall be implemented as a part of the subdivision improvements. Ongoing implementation of the plan shall be funded by the homeowners association or other entity established for common area maintenance.

The fire safety plan has been reviewed and approved by the El Dorado Fire Department on December 1, 2005 and approved by CDF on November 30, 2005.

County Surveyor

22. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, work

completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

A copy of the Monumenting Bond for Subdivisions has been provided.

23. All roads shall be named by filing a completed road naming petition for each road with the County Surveyor's Office prior to filing the final map

A copy of the County Surveyor road name petition has been provided.

Planning Department

24. 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. 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 Department 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.

The procedure for treatment of cultural resources is noted on the Improvement Plans (Note 17, General Notes).

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

Water meters have been purchased, and a copy of the signed Meter Award letter from El Dorado Irrigation District dated September 24, 2007 has been submitted with the Final Map.

26. Pursuant to Section 16.12 of the County Code, the subdivision is subject to parkland dedication in-lieu fees. The fees shall be calculated by the Planning Department, based upon an Assessor's Office appraisal and the number of lots in the phase being recorded, at the time the final map is submitted. The park in-lieu fees, once determined, shall be paid to the El Dorado Hills CSD, and a copy of the receipt forwarded to the Planning Department.

The receipt for applicable fees has been provided.

27. The subdivider shall be subject to a \$150 appraisal fee payable to the El Dorado County Planning Department for the determination of parkland dedication in-lieu fees.

The applicant has provided the required appraisal fee.

28. A letter of agreement from the cable television franchisee, pursuant to Section 16.16.010 (I) of the County Code, shall be submitted to the Planning Department prior to approval of the final map.

The required letter of agreement has been provided by the applicant.

29. The developer shall enter into an agreement with the school districts to pay the sum of \$7,797 per residential unit constructed within the boundaries of the subdivision. The agreement shall provide for an annual adjustment in the fee by the increase in the Engineering News Record Construction Cost Index. This annual adjustment is based upon a base amount of \$7,760 as of January 1, 1995. The increase shall be calculated by the Districts as of January 1 of each year and implemented on July 1 of each year. The fee shall be payable by the owner of record at the time the building permit is issued and the agreement or a notice of restriction shall be recorded on the property to alert subsequent owners of this obligation.

The Notice of Restriction was recorded December 27, 1999.

30. As specified in conditions of approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the final map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possessing of the property.

Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.

- b. Improvement plans prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

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

This condition is not applicable to Ridgeview Homes West Unit No. 4.

- 31. The tentative map shall not become effective until the appropriate zoning is approved by the Board of Supervisors.

The zone change was approved by the Board of Supervisors on August 6, 1996.

- 32. The homeowners association, or other entity formed to fund road maintenance (~~required by Condition 13~~) and other open space areas, shall also fund the fuel management plan.

The HOA, for Ridgeview Homes West Unit #4 addresses funding the fuel management plan.

- 33. If street lights are installed, a homeowners association or a Landscape and Lighting District shall be formed, or joined into, to fund operation and maintenance. All street lights installed shall be top-shielded to prevent excess glare and light. Light fixtures shall utilize low-sodium bulbs.

This condition is not applicable to Ridgeview Homes West Unit No.4.

- 34. Any CC&Rs for the project shall be subject to review and approval by the El Dorado Hills Community Services District, and the El Dorado County Counsel.

The required letter of approval from the CSD, dated December 13, 1999, is on file.

35. The approval of this map is intended to supersede the approval of TM88-1093. Upon final action to receive and file this tentative map by the Board of Supervisors, TM88-1093 shall be null and void.

The Board of Supervisors approved the subdivision map (TM95-1309) on August 6, 1996.

36. A Notice of Restriction on Lot A, the designated remainder, shall be filed with the map, pursuant to Government Code Section 66424.6. No building permit shall be issued until a Certificate of Compliance, Parcel Map or Final Map is approved and filed with the County Recorder. The Notice of Restriction shall also state that "This remainder is established for the potential development predicated upon the establishment of a future road access through the Promontory project. If said access is not established, Lot A may be merged with the adjacent open space of Ridgeview West."

This condition is not applicable to Ridgeview Homes West Unit No.4. Lot A refers to the Tentative Map not the Final Map.

37. Subject to fire district approval, C Drive shall be gated as an emergency access only and shall be constructed with a Hillside turnaround; and F Drive shall be constructed to extend to the north side of Lot A to 28-foot Hillside or 36-foot Class I standard.

This condition is not applicable to Ridgeview Homes West Unit No.4.

38. The final grading and improvement plans shall show the parking bays proposed on Via Fiori in accordance with the Hillside Design Standards, subject to the approval of the Department of Transportation.

This condition is not applicable to Ridgeview Homes West Unit No.4.

39. Subject to fire district approval, Via Fiori shall be constructed to a 24-foot effective width (curb face to curb face) with a Type D Mountable Dike.

This condition is not applicable to Ridgeview Homes West Unit No.4.

40. Subject to fire district approval, Casa Vista Way shall be constructed to a 24-foot effective comprising a 14-foot with asphalt concrete travel lane and 5-foot colored concrete shoulders, subject to the approval of the Department of Transportation. The five-foot colored concrete shoulders shall be from the end of Beatty Drive to the subdivision boundary.

This condition is not applicable to Ridgeview Homes West Unit No.4.

41. An irrevocable offer of dedication, in fee, shall be made of all open space areas and hiking trail areas, with slope easements access easements where necessary. Said offer will be rejected at the time of the final map. A homeowners agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the open space areas, hiking trails, and open space access roads.

This condition is not applicable to Ridgeview Homes West Unit No.4.

42. A notice of restriction shall be recorded for all open space lots prohibiting any future development of said lots in perpetuity.

This condition is not applicable to Ridgeview Homes West Unit No.4.