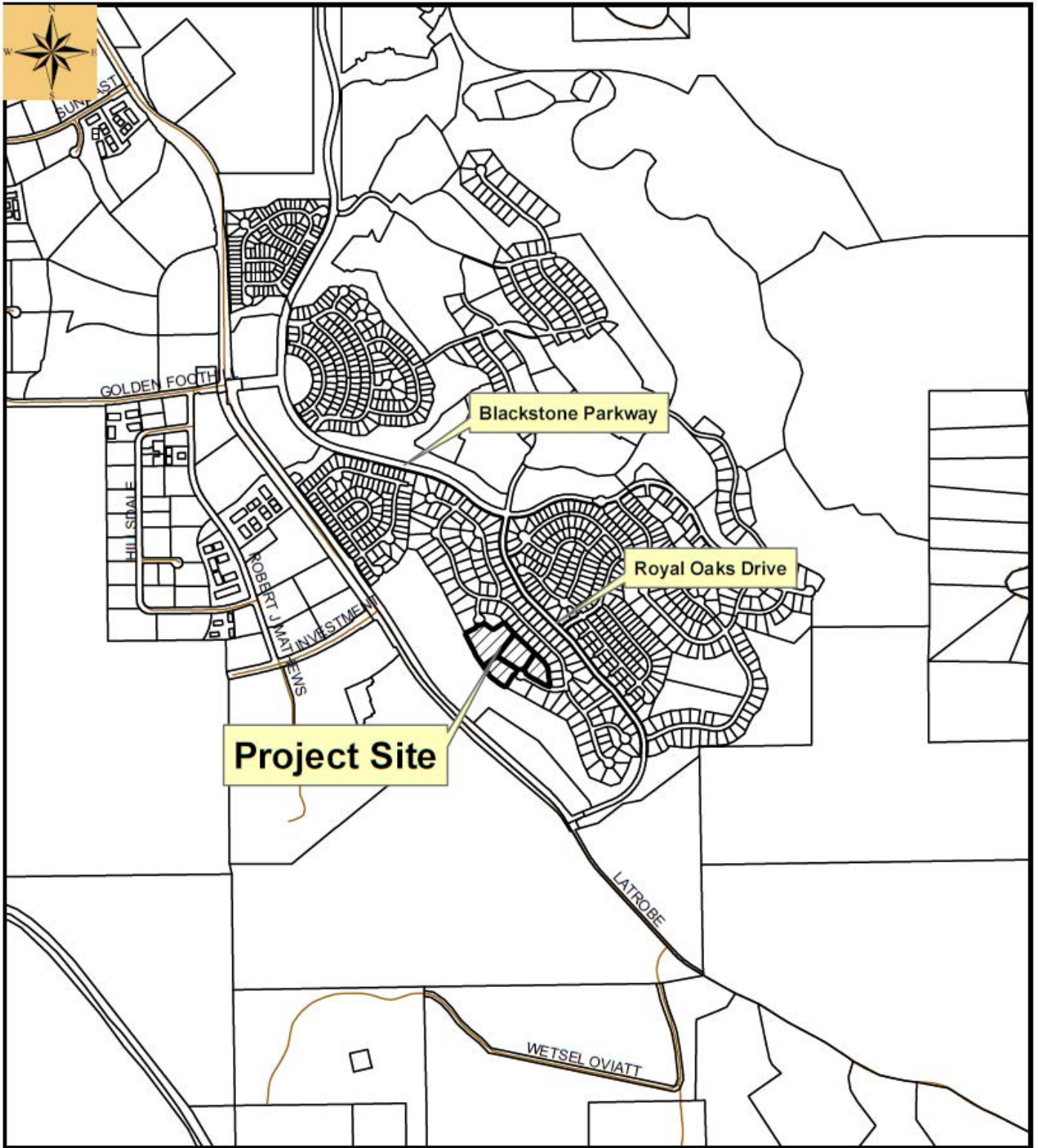


West Valley Village Unit 3C Final Map
File No. TM 10-1500-F



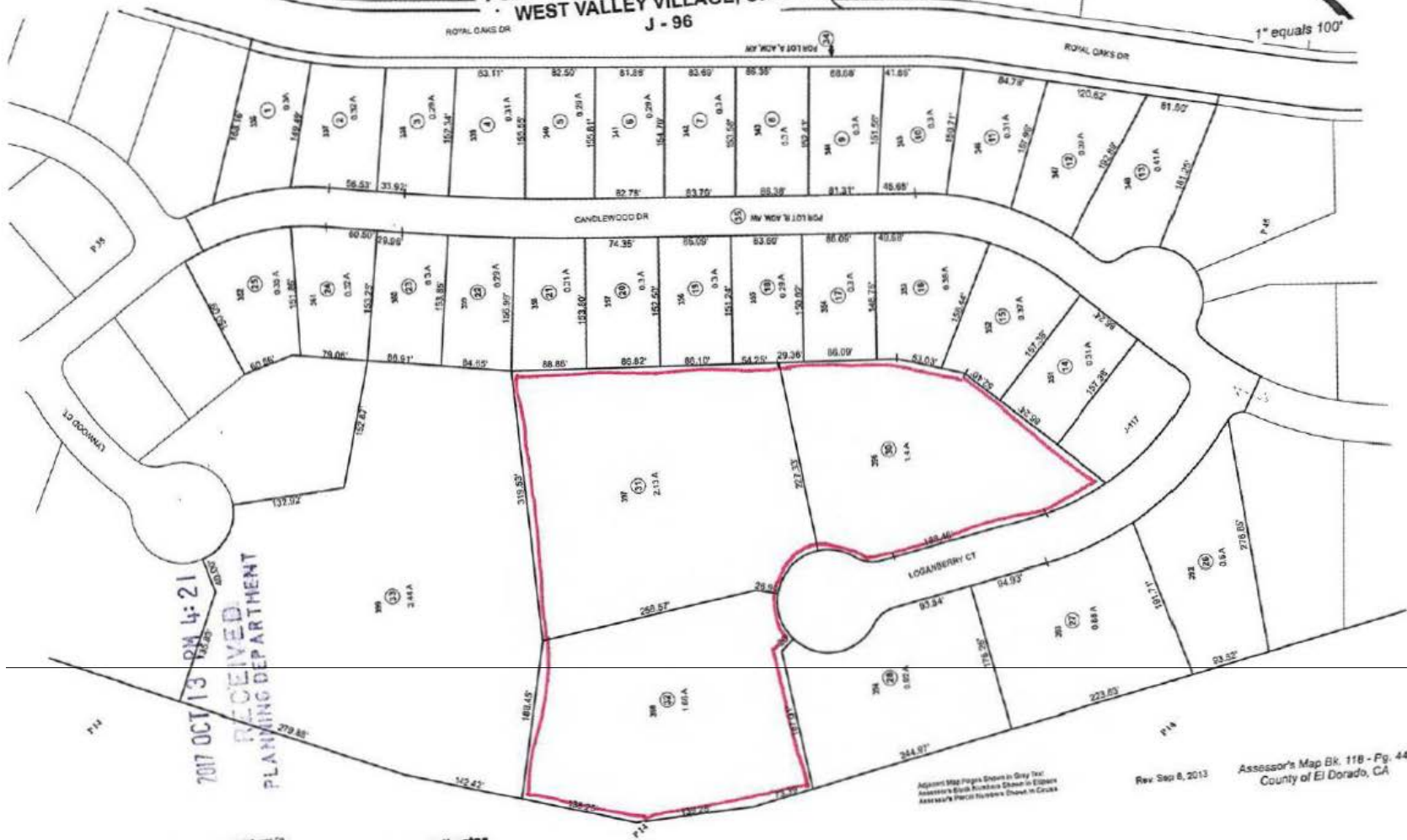
0 275 550 1,100 Feet
|-----|-----|-----|-----|

Exhibit A – Location Map

118:44

POR. E 1/2 SEC. 24, T.9N., R.8E., M.D.M.
WEST VALLEY VILLAGE, UNIT 3B
J - 96

1" equals 100'



2017 OCT 13 PM 4:21
RECEIVED
PLANNING DEPARTMENT

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's Office for assessment purposes only. Area boundaries and characteristics are not guaranteed. Users should verify their own measurements and acreage.

Acreages Are Estimates

Adjacent 1982 Pages Shown in Gray Text
Assessor's Book Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev Sep 8, 2013 Assessor's Map Bk. 118 - Pg. 44
County of El Dorado, CA

TM 10-1500-F

Exhibit B - Assessor's Parcel Map

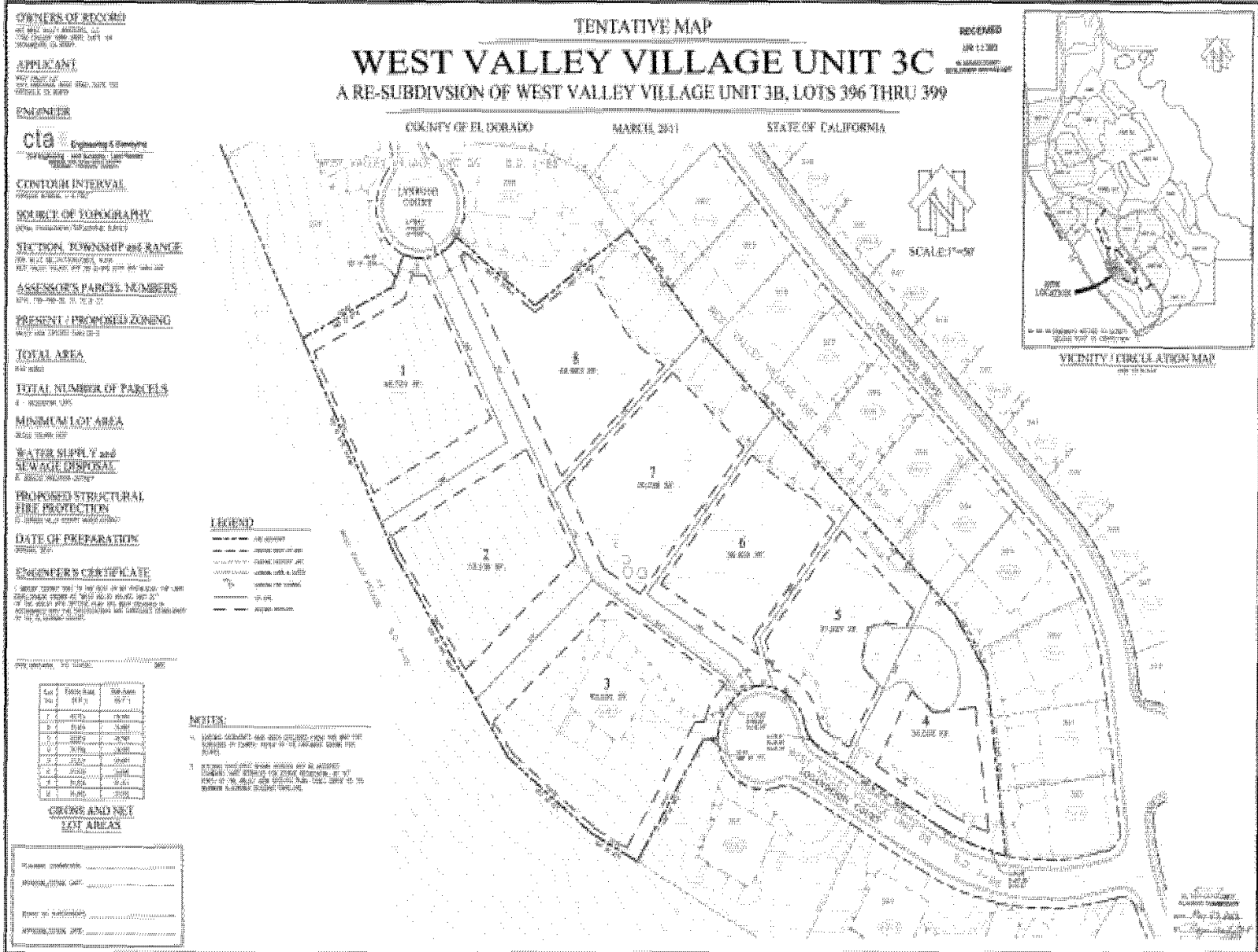


Exhibit C – Approved Tentative Map

WEST VALLEY VILLAGE, UNIT 3C

LOTS 396, 397, 398 & 399 OF WEST VALLEY VILLAGE UNIT 3B, S.D. J-96
BEING A PORTION OF THE WEST 1/2 OF SECTION 24, T.9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2018 SHEET 1 OF 2



OWNER'S STATEMENT

I, the undersigned owner of the above described subject property, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

The undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief. I have caused the information and data contained herein to be prepared by a person or persons who are duly qualified and licensed to do so, and I have caused the information and data contained herein to be prepared by a person or persons who are duly qualified and licensed to do so, and I have caused the information and data contained herein to be prepared by a person or persons who are duly qualified and licensed to do so.

The undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief.

I, the undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief.

I, the undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief.

I, the undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief.

I, the undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief.

I, the undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief.

I, the undersigned hereby certifies that the information and data contained herein are true and correct to the best of my knowledge and belief.

WEST VALLEY SURVEYING, INC., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears to me, and that the signers of the instrument are the persons whose names are subscribed to the same.

MY COMM. NO. _____
EXPIRES _____
BY: _____
TITLE: _____

NOTARILY APPROVED: _____
I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears to me, and that the signers of the instrument are the persons whose names are subscribed to the same.

NOTARILY APPROVED: _____
I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears to me, and that the signers of the instrument are the persons whose names are subscribed to the same.

SURVEYOR'S STATEMENT

I, the undersigned, a Licensed Professional Surveyor in the State of California, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

DATE: _____

BY: _____
TITLE: _____



PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, the undersigned, Planning and Building Director of the County of El Dorado, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

DATE: _____
BY: _____
TITLE: _____

COUNTY ENGINEER'S STATEMENT

I, the undersigned, County Engineer of the County of El Dorado, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

DATE: _____
BY: _____
TITLE: _____

COUNTY SURVEYOR'S STATEMENT

I, the undersigned, County Surveyor of the County of El Dorado, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

DATE: _____
BY: _____
TITLE: _____

COUNTY TAX COLLECTOR'S STATEMENT

I, the undersigned, County Tax Collector of the County of El Dorado, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

DATE: _____
BY: _____
TITLE: _____

BOARD CLERK'S STATEMENT

I, the undersigned, Board Clerk of the County of El Dorado, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

DATE: _____
BY: _____
TITLE: _____

COUNTY RECORDER'S CERTIFICATE

I, the undersigned, County Recorder of the County of El Dorado, do hereby certify that the information and data contained herein are true and correct to the best of my knowledge and belief.

DATE: _____
BY: _____
TITLE: _____

WEST VALLEY VILLAGE, UNIT 3C

LOTS 396, 397, 398 & 399 OF WEST VALLEY VILLAGE UNIT 3B, S.D. J-96
BEING A PORTION OF THE WEST 1/2 OF SECTION 24, T.9 N., R. 8 E., M.D.M.

NOTES:

1. THIS SUBDIVISION CONTAINS 8,828 ACRES, APPROXIMATELY 1/4 SECTION 24, T.9 N. AND IS COMPLETELY WITHIN THE EXISTING MAP 10-1300 APPROVED BY THE PLANNING COMMISSION ON MAY 24, 2014.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
3. ALL FRONT LOT CORNERS FOR THE 620' LOT LINES ARE MARKED BY A SLUG IN THE TOP OF CONCRETE CURB OR BENCHMARK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" IRON NAIL WITH ALUMINUM CAP STAMPED LS 3014 OR AS NOTED HEREON.
4. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WETLAND RISK SAFETY PLAN AND ABANDONMENTS, APPROVED BY WILLIAM F. DAMPE, DATED OCTOBER 27, 2014, CONTAINING WETLAND MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.

ABANDONMENT OF EASEMENTS

- THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 8460(2) OF THE GOVERNMENT CODE:
1. THESE PUBLIC UTILITY EASEMENTS LYING WITHIN LOTS 396, 397, 398 & 399 AS SHOWN ON THE FINAL MAP OF WEST VALLEY VILLAGE UNIT 3B, S.D. J-96.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2018 SCALE: 1" = 50'

cta Engineering & Surveying

SHEET 2 OF 3

REFERENCES

1. S.D. J-96
2. S.D. J-43
3. S.D. J-88
4. S.D. J-117

BASIS OF BEARINGS

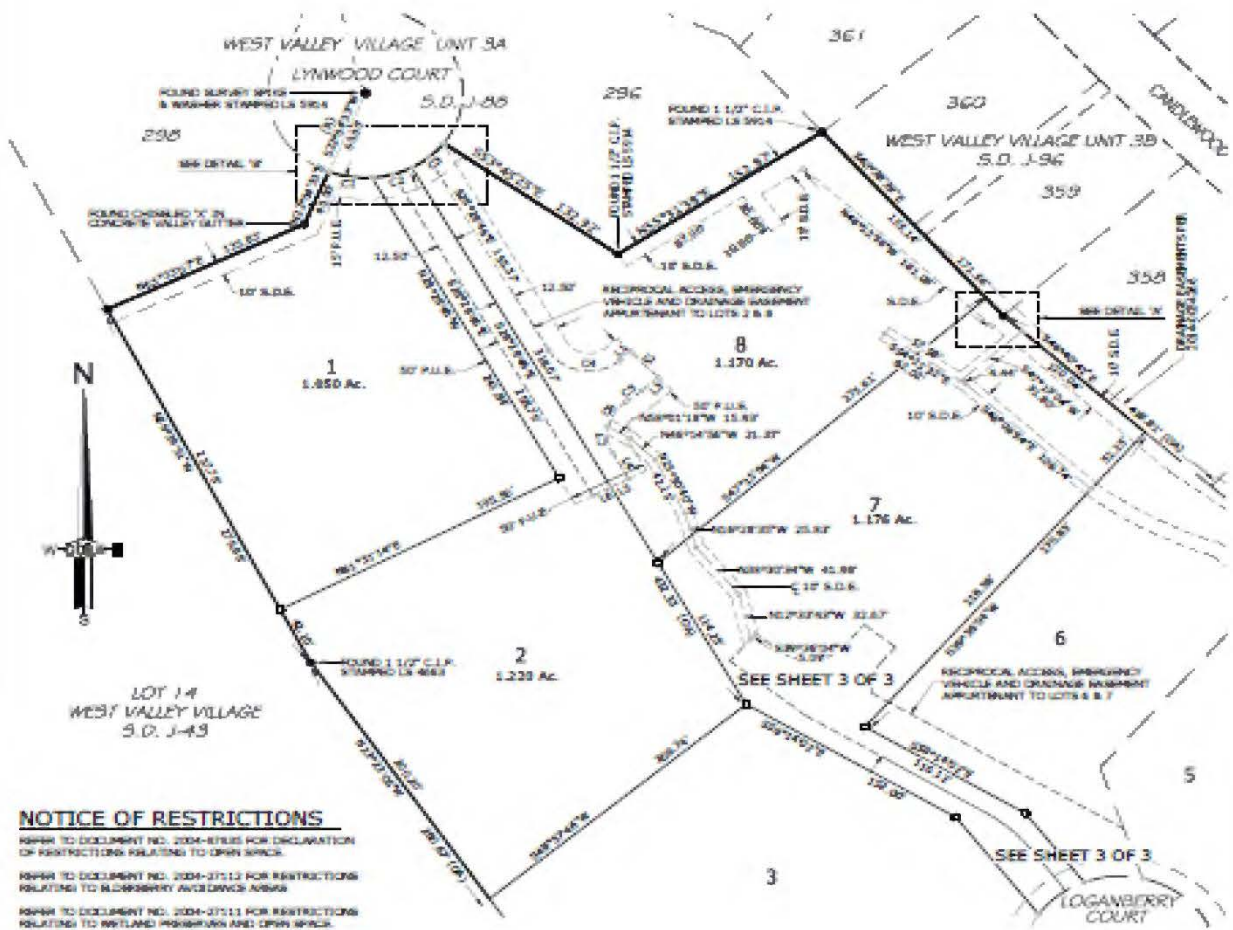
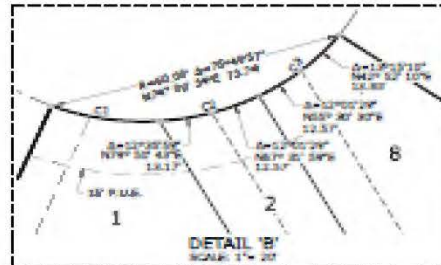
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF WEST VALLEY VILLAGE, UNIT 3B, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 1 OF MAPS, PAGE 96, BASED ON MEASUREMENTS SHOWN AS FOUND HEREON.

LEGEND

- CORNER POINT, NOTHING FOUND OR SET
- FOUND 3/8" C.I.P. STAMPED LS 3014
- FOUND 5/8" IRON NAIL WITH PLASTIC CAP STAMPED LS 3014
- FOUND MEASUREMENT AS NOTED
- SET 5/8" IRON NAIL WITH PLASTIC CAP STAMPED LS 3014
- SET SURVEY SPICE AND NAIL OR STAMPED LS 3014
- VEHICULAR ACCESS RESTRICTION
- PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- SANITARY DRAIN EASEMENT
- WATER LINE EASEMENT
- OVERALL
- RADIAL

LINE #	BEARING	DIST.
L1	N87°22'30"W	6.98
L2	S70°48'30"E	25.38
L3	S47°12'00"W	22.82
L4	S20°28'30"E	26.78
L5	S81°00'14"W	12.50
L6	S81°00'14"W	12.50

CURVE #	RADIUS	CHL. BEARING	CH DIST.
C1	80.00'	S27°52'51"	S80°52'27"
C2	80.00'	S47°37'28"	N73°59'55"
C3	80.00'	S37°18'39"	N68°52'55"
C4	28.00'	S07°45'11"	S80°48'51"
C5	28.00'	S70°27'48"	N08°01'14"
C6	28.00'	S27°09'58"	S27°27'26"
C7	28.00'	S9°38'11"	S89°48'56"



NOTICE OF RESTRICTIONS
REFER TO DECLARATION NO. 2004-07103 FOR DECLARATION OF RESTRICTIONS RELATING TO OPEN SPACE.
REFER TO DECLARATION NO. 2004-07112 FOR RESTRICTIONS RELATING TO BLDG/DRYING ACCESS.
REFER TO DECLARATION NO. 2004-07111 FOR RESTRICTIONS RELATING TO WETLAND PROGRESS AND OPEN SPACE.

WEST VALLEY VILLAGE, UNIT 3C

LOTS 396, 397, 398 & 399 OF WEST VALLEY VILLAGE UNIT 3B, S.D. J-96
BEING A PORTION OF THE WEST 1/2 OF SECTION 24, T.9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2018 SCALE: 1" = 50'



SHEET 3 OF 3

REFERENCES

- S.D. J-96
- S.D. J-92
- S.D. J-88
- S.D. J-77

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF WEST VALLEY VILLAGE, UNIT 3B, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK J OF MAPS, PAGE 98, BASED ON MONUMENTS SHOWN AS FOUND HEREBY.

NOTES:

- THIS SUBDIVISION CONTAINS 8,826 ACRES GROSS, COMPREHENSIVE OF 8 RESIDENTIAL LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 20-1500 APPROVED BY THE PLANNING COMMISSION ON MAY 23, 2018.
- ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
- ALL FRONT LOT CORNERS FOR THE REAR LOT LINES ARE MARKED BY A BUSH IN THE TOP OF CONCRETE CURB OR BENCHMARK ON THE LOT LINE INDICATED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREBY.
- THIS MAP AND THE LOTS SHOWN HEREBY ARE SUBJECT TO THE WILLIAMS FIRE SAFETY PLAN AND ABANDONMENTS, PREPARED BY WILLIAM F. GRAMM, DATED OCTOBER 27, 2014, CONTAINING WILLIAMS REGULATION MEASUREMENTS WHICH SHALL BE IMPLEMENTED.

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 54000(2) OF THE GOVERNMENT CODE:

- THOSE PUBLIC UTILITY EASEMENTS LYING WITHIN LOTS 396, 397, 398 & 399 AS SHOWN ON THE FINAL MAP OF WEST VALLEY VILLAGE UNIT 3B, S.D. J-96.

LEGEND

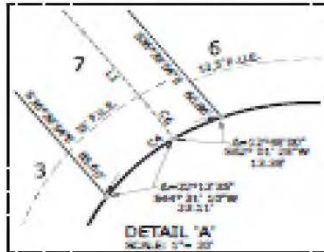
- CORNER POINT, NOTHING FOUND OR SET
- FOUND 5/8" C.I.P. STAMPED LS 5914
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5914
- FOUND REBARMENT AS NOTED
- SET 5/8" REBAR W/ PLASTIC CAP STAMPED LS 5914
- SET SURVEY SPIKE AND WAGON STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- PUBLIC UTILITY EASEMENT
- WATER DRAIN EASEMENT
- SAND TRAP EASEMENT
- WATER LINE EASEMENT
- CONWALL
- RADIAL

NOTICE OF RESTRICTIONS

REFER TO DECLARATION NO. 2004-07105 FOR DECLARATION OF RESTRICTIONS RELATING TO OPEN SPACE.

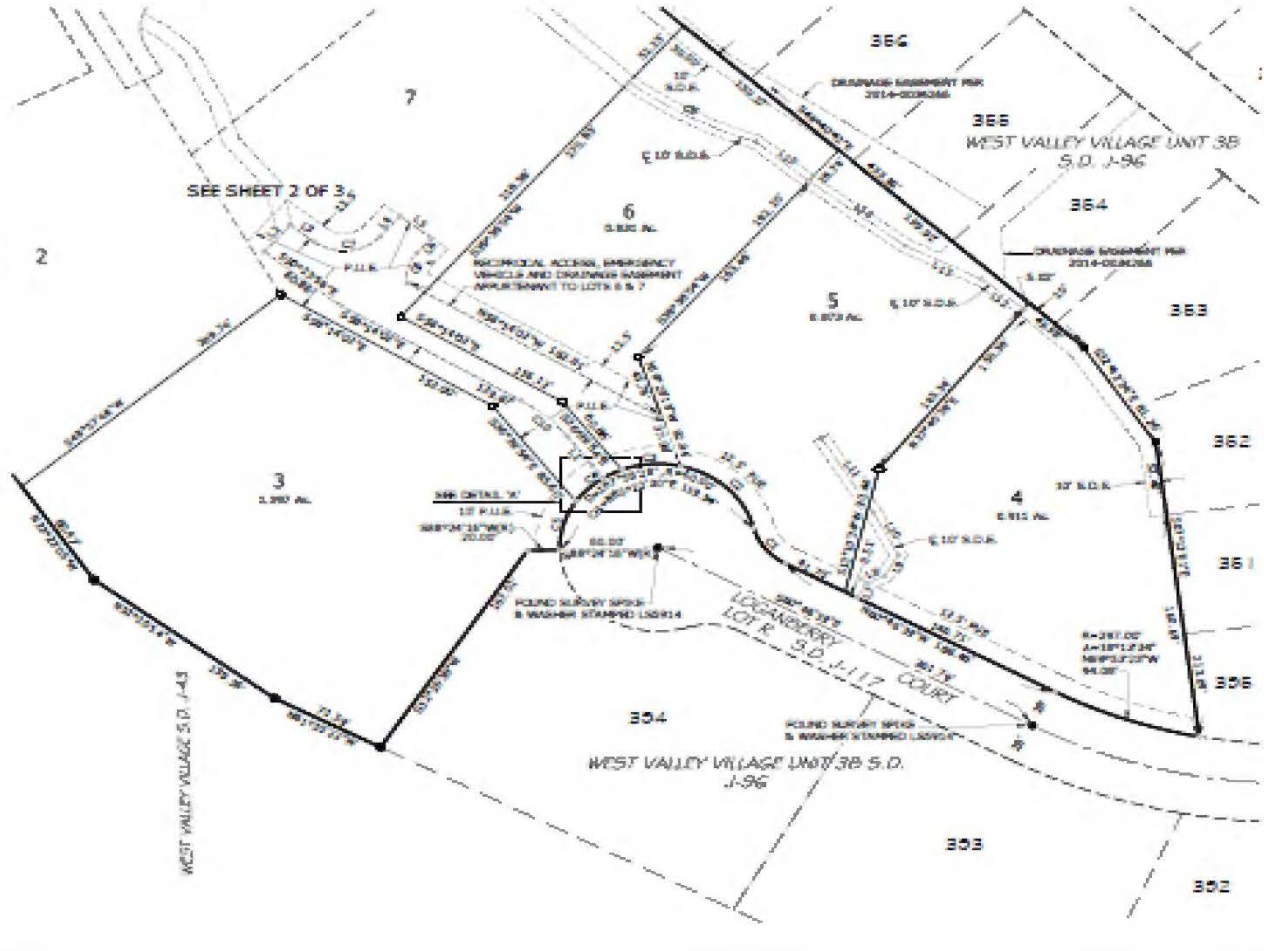
REFER TO DECLARATION NO. 2004-07112 FOR RESTRICTIONS RELATING TO EASEMENT/ EGRESS/ ACCESS AREAS.

REFER TO DECLARATION NO. 2004-07113 FOR RESTRICTIONS RELATING TO WILLIAMS REGULATION AND OPEN SPACE.



LINE #	BEARING	DIST.
L1	S89°52'04"W	28.27'
L2	S89°52'04"W	25.00'
L3	N89°52'04"W	18.82'
L4	S89°52'04"W	18.82'
L5	N89°52'04"W	25.00'
L6	S89°52'04"W	18.82'
L7	S89°52'04"W	11.58'
L8	N89°52'04"W	11.21'
L9	N89°52'04"W	11.21'
L10	N89°52'04"W	34.27'
L11	N89°52'04"W	62.32'
L12	N89°52'04"W	42.48'
L13	N89°52'04"W	32.87'
L14	N89°52'04"W	14.88'
L15	S89°52'04"W	42.48'

CURVE #	RADIUS	DELTA	CH BEARING	CH DIST.
C1	40.00'	47°02'23"	S67°12'57"W	32.00'
C2	80.00'	62°18'41"	S45°42'58"W	52.85'
C3	80.00'	28°08'38"	N58°42'58"W	38.19'
C4	80.00'	33°08'38"	N38°42'58"W	38.20'
C5	80.00'	33°08'38"	N28°42'58"W	38.20'
C6	80.00'	72°17'11"	N28°42'58"W	71.23'
C7	38.00'	102°02'02"	N89°52'04"W	38.00'
C8	38.00'	47°02'23"	S89°52'04"W	23.17'
C9	200.00'	22°02'41"	S61°42'57"W	86.42'
C10	100.00'	21°58'08"	S47°02'58"W	37.42'



Verification of Conformance to Conditions of Approval

The following details the conditions of approval for the West Valley Village Unit 3C Tentative Map (TM10-1500) as approved on May 23, 2013. As applicable, each condition is substantiated with a response verifying conformance of the Final Map with the approved Tentative Map.

PROJECT DESCRIPTION

1. The Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H through J 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 to subdivide four (4) parcels comprising 8.63 acres creating eight (8) residential lots ranging from 0.83 acre to 1.42 acres in size;
 - B. Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) maximum driveway grade standard of 16 percent modified to 20 percent.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Response: Acknowledged. No response necessary.

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.

Response: There were no legal challenges to the approval of the tentative subdivision.

Exhibit E

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.

Response: Condition satisfied. All application fees 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. A permit shall be required from the El Dorado County Sheriff's Department prior to blasting.

Response: Condition satisfied. This condition has been incorporated as item No. 33 under "Standard General Notes - Roadwork, Grading and Drainage" of the approved Improvement Plans.

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.

Response: Condition satisfied. This condition has been incorporated as item No. 34 under "Standard General Notes - Roadwork, Grading and Drainage" of the approved Improvement Plans.

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).

Response: Acknowledged. Any outstanding liens shall be the responsibility of the subdivider.

7. In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Response: Condition satisfied. This condition has been incorporated as item No. 44 under “Standard General Notes - Roadwork, Grading and Drainage” of the approved Improvement Plans.

8. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

Response: Condition satisfied. This condition has been incorporated as item No. 44 under “Standard General Notes - Roadwork, Grading and Drainage” of the approved Improvement Plans.

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.

Response: Condition satisfied. In accordance with County Grading Ordinance, a Grading Permit has been approved and issued for the subdivision.

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 filing of the Final Map.

Response: Condition satisfied. A meter award letter has been issued for the subdivision.

DEPARTMENT OF TRANSPORTATION

DOT Specific Project Conditions

11. Road Improvements: The applicant shall construct the access roads (Lynwood Court and Loganberry Court) to Unit 3C in conformance with Condition of Approval #20 (cul-de-sacs) of West Valley Village Tentative Map TM99-1359. 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.

Response: Condition satisfied. Lynwood Court and Loganberry Court were completed with the construction of Unit 3A and 3B subdivisions.

12. Secondary Access: In Accordance to the DISM Section 3.A.9 and 3.A.12, a secondary access shall be provided. The applicant shall construct the following roads in accordance to the mitigation measures and Conditions of Approval #20, related to roadway and grading and drainage for TM99-1359:

- Candlewood Drive from Blackstone Parkway to Sageberry Lane
- Sageberry Lane

These off-site improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map. If the applicant obtains an improvement agreement, no building permits shall be issued until the construction of all roadways listed above are completed.

Response: Condition satisfied. The required secondary road access was completed with the construction of Unit 3A and 3B subdivisions.

13. Encroachment: The applicant shall construct the encroachments from Candlewood Drive onto Blackstone Parkway and from Sageberry Lane onto Royal Oaks to the provisions of DISM Std 103C. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Response: Condition satisfied. The required encroachment was completed with the construction of Unit 3A and 3B subdivisions.

14. Encroachment: The applicant shall construct the encroachments from Lynwood Court and Loganberry Court onto Candlewood Drive to the provisions of DISM Std 103C. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Response: Condition satisfied. The required encroachment was completed with the construction of Unit 3A and 3B subdivisions.

15. Driveway Cuts: 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. Attention should be given to the minimum required sight distance at all driveway encroachments. 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.

Response: Condition satisfied. The approved Improvement Plans includes review and approval of driveway cuts.

16. Off-site Easements: Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

Response: Condition satisfied. The approved Improvements Plans includes review and approval of all necessary easements.

17. Turnaround: The applicant shall provide a turn around on the access roadways to the provisions of County Standard Plan 114, or Exhibit C #4 of 5 in the Hillside Standards, or approved equivalent by local fire district. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Response: Condition satisfied. The required turnaround was completed with the construction of Unit 3A and 3B subdivisions.

DOT Standard Conditions

18. Easements: All applicable existing and proposed easements shall be shown on the project plans.

Response: Condition satisfied. The approved Improvement Plans includes review and approval of all easements.

19. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Department of Transportation prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).

Response: Condition satisfied. The approved Improvement Plans include all necessary signage.

20. Curb Returns: All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.

Response: Condition satisfied. The required curb returns were completed with the construction of Unit 3A and 3B subdivisions.

21. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Response: Condition satisfied. The subdivision would be part of the Homeowner's Association (HOA) for which the HOA is responsible for the maintenance of the amenities provided within the development.

22. Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the County of El Dorado inspector prior to being used.

Response: Condition satisfied. Drainage inlets were completed with the construction of Unit 3A and 3B subdivisions.

23. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

Response: Condition satisfied. This condition has been incorporated as item No. 23 under the Improvement Plan.

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

Response: Condition satisfied. The Improvement Plan for the subdivision has been verified and approved in accordance with County DISM.

25. Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all

onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Response: Condition satisfied. A Subdivision Improvement Agreement has been executed for the subdivision, subject to approval by the Board of Supervisors.

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

Response: Condition satisfied. The approved Improvement Plan for the subdivision denotes this standard.

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

Response: Condition satisfied. A Grading Permit for the subdivision, consistent with County Design and Improvements Standards Manual and Ordinance, has been issued for the subdivision.

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

Response: Condition satisfied. A Grading Permit for the subdivision, consistent with the County Design and Improvement Standards Manual and Ordinance, has been issued for the subdivision.

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

Response: Condition satisfied. A Grading Permit for the subdivision, consistent with the County Design and Improvements Standards Manual and Ordinance, has been issued for the subdivision, which RCD also approved.

30. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the County of El Dorado Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Response: Condition satisfied. The approved Improvement Plan includes a review and approval of a soils report.

31. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

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

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation, prior to the filing of the

final map or the applicant shall obtain an approved improvement agreement with security.

Response: Condition satisfied. The approved Improvement Plan includes a review and approval of a drainage report.

32. Drainage (Cross-Lot): Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.

Response: Condition satisfied. The approved Improvement Plan includes necessary drainage facilities designed in accordance to County design standards and ordinance.

33. Drainage Easements: Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

Response: Condition satisfied. The approved Improvement Plan includes necessary easements for drainage facilities in accordance to County design standards and ordinance.

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

Response: Condition satisfied. A Grading Permit for the subdivision, consistent with County Design and Improvement Standards Manual and Ordinance, has been issued for the subdivision, which includes this standard.

35. Storm Water Drainage BMPs: Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by the County of El Dorado's municipal storm water quality permit, pursuant to the National

Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of the County of El Dorado's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Response: Condition satisfied. An Improvement Plan for the subdivision, consistent with County Design and Improvement Standards Manual and Ordinance, has been issued for the subdivision, which includes this standard.

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

Response: There are no off-site improvements required for the subdivision.

37. Off-site Improvements (Acquisition): 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.

Response: There are no off-site improvements required for the subdivision.

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

Response: Condition satisfied. Electronic documentation has been provided with this application.

39. TIM Fees: The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

Response: Payment of TIM fees shall be remitted at Building Permit.

EL DORADO HILLS FIRE DEPARTMENT

40. A secondary means of egress shall be provided prior to issuance of any building permit.

Response: Condition satisfied. The secondary means of egress was completed with the construction of Unit 3A and 3B subdivisions.

41. 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 hydrant shall be painted white enamel for nighttime visibility. A blue reflective roadway dot shall be located just off-center of the road, to the side closest to each fire hydrant. 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. Conformance with this condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

42. 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. Conformance with this condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

43. The driveways serving this project shall be designed to a maximum of 20% grade. Any driveway exceeding this requirement shall require installation of fire sprinklers per NFPA 13D within the dwelling unit. Conformance with this condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

44. Any driveways greater than 150 feet shall provide a turnaround for emergency equipment per the 2007 California Fire Code. Conformance with this condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

45. The development shall be subject to existing Wildland Fire Safe Plan. Conformance with this condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. A Wild Fire Safe Plan has been approved for the Valley View Specific Plan on August 1998, which includes this subdivision.

46. 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.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

47. Residential lots in this subdivision that are greater than one acre shall have a 30-foot setback as required by the Fire Safe Regulation. This condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes a 30-foot setback for lots greater than one acre, has been approved by the El Dorado Hills Fire Department.

48. The road system within this development shall conform to the El Dorado County Design Standards and Fire Department regulations. This condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

49. The minimum water flow to provide fire protection to any home in this subdivision is 1,000 gallons per minute for a home less than 3,600 square feet. Any home greater than 3,600 square feet shall meet fire flow according to Appendix B in the 2007 California Fire Code. A 50 % flow credit shall be given when fire sprinklers are installed. This condition shall be verified and enforced prior to issuance of building permit.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

50. Any fencing adjacent to the open wildland shall be constructed of non-combustible material. This condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department.

OFFICE OF COUNTY SURVEYOR

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

Response: Condition satisfied. All survey monuments have been established.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

52. 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.

Response: Condition satisfied. Required documentation from the CSD has been provided and reviewed.

53. 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.

Response: Condition satisfied. The approved Improvement Plan includes this condition of approval.

AIR QUALITY MANAGEMENT DISTRICT

54. 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 (see Air Quality Mitigation Measures identified in the table under Condition No.55).

Response: Condition satisfied. All applicable AQMD requirements have been incorporated into the approved Improvement Plan for the subdivision.

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

55. As further detailed in Exhibit M, 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 filing the Final Map.

Identified Impact	Mitigation Measure Reference	Timing Requirement	Enforcement Agency
Visual/Aesthetic	V-6	Prior to Project Occupancy	El Dorado County Planning Services
Public Facilities and Services	PF-2	Prior to Final Map Approval	El Dorado County Planning Services
	PF-4	Prior to Final Map Approval	El Dorado County Planning Services
Biological Resources	BR-15	Prior to Final Map Approval	El Dorado County Planning Services
Geology and Soils	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-10	Prior to Issuance of Grading	El Dorado County

		Permit	Building Department
Air Quality	AQ-1a	During Project Construction	El Dorado County Planning Services
	AQ-1b	During Project Construction	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

Response: Condition satisfied. All measures have been incorporated in the approve Improvement Plans and, where applicable, have been executed during subdivision construction. Other measures shall be applied and/or verified during construction of the residential units.



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: March 2, 2018

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

AKT West Valley Investors, LLC
7700 College Town Dr., Ste. 101
Sacramento, CA 95826

West Valley Village Unit 3C

APN: 118-440-30, -31, -32, -33

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.

SUBDIVISION - 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.

PARCEL SPLIT - 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: 4 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 4 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 8 EDUs (Equivalent Dwelling Unit).

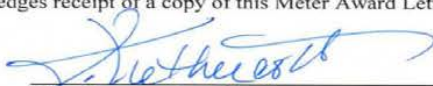
Project No. / Work Order No.: 2398DEV / 740588
Service Purchase Project No.: 2876SP

Please Note: 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



Development Services

Exhibit F - Meter Award Letter