

POR. SECS. 13 & 24, T.9N., R.8E., & SECS. 18 & 19, T.9N., R.9E., M.D.M.
WEST VALLEY VILLAGE
J-43

118:14

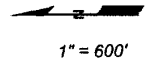
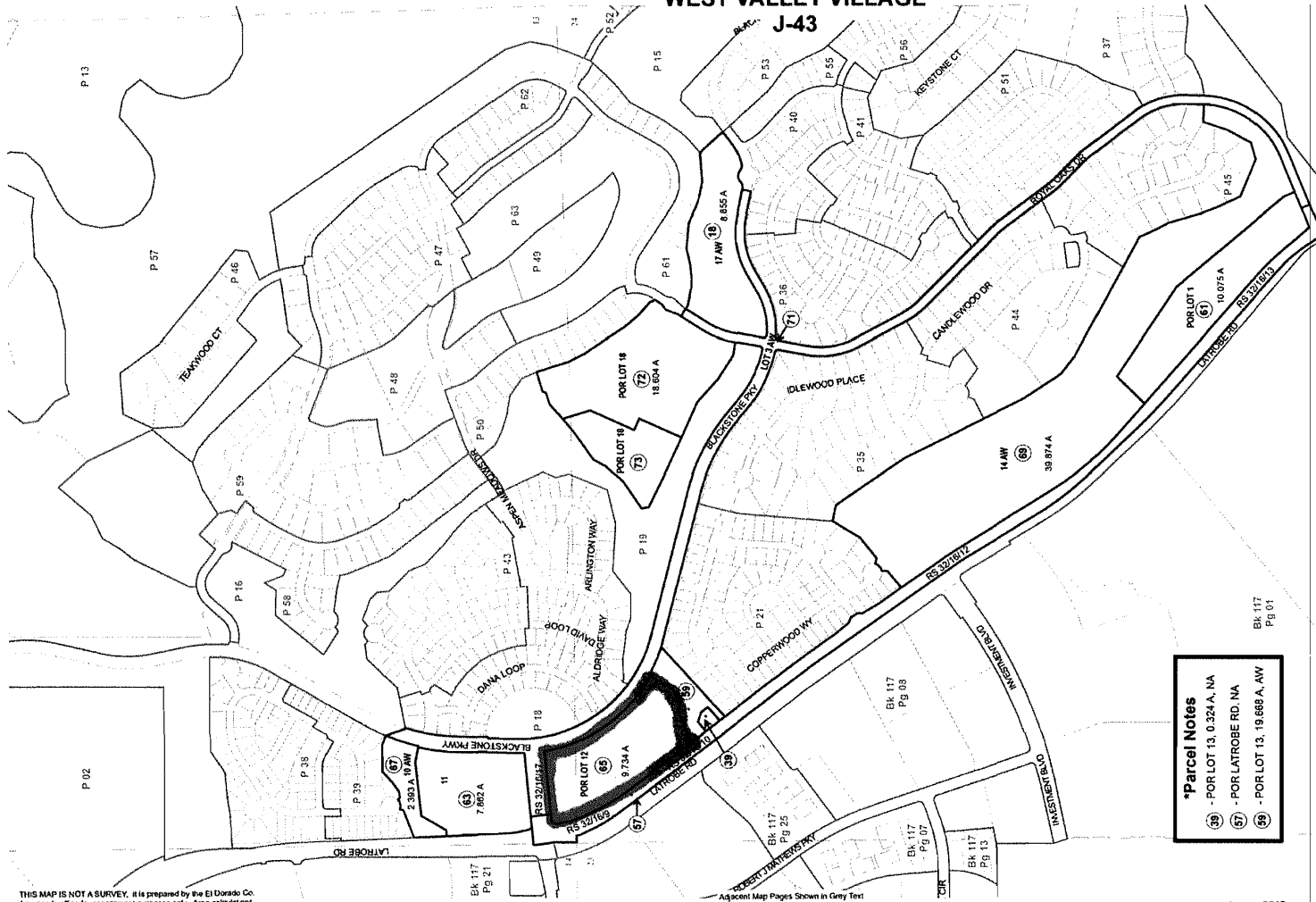


EXHIBIT A



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

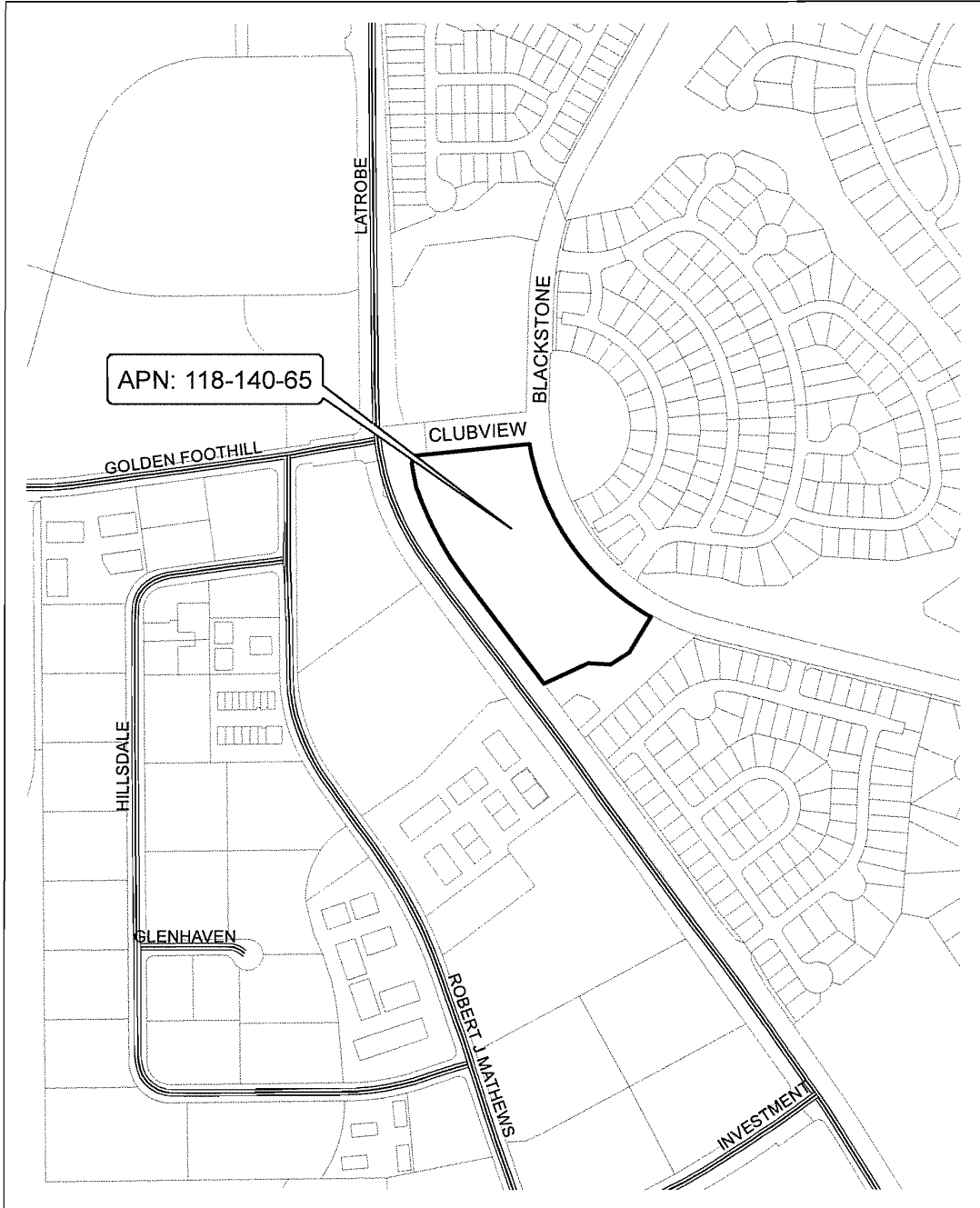
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

***Parcel Notes**
 39 - POR LOT 13, 0.324 A, NA
 57 - POR LARKROBE RD, NA
 58 - POR LOT 13, 19.688 A, AW

Rev. Nov 7, 2013

Assessor's Map Bk.118, Pg. 14
 County of El Dorado, CA



File No. TM12-1506-F
Location Map

West Valley Village Lot W

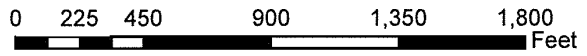
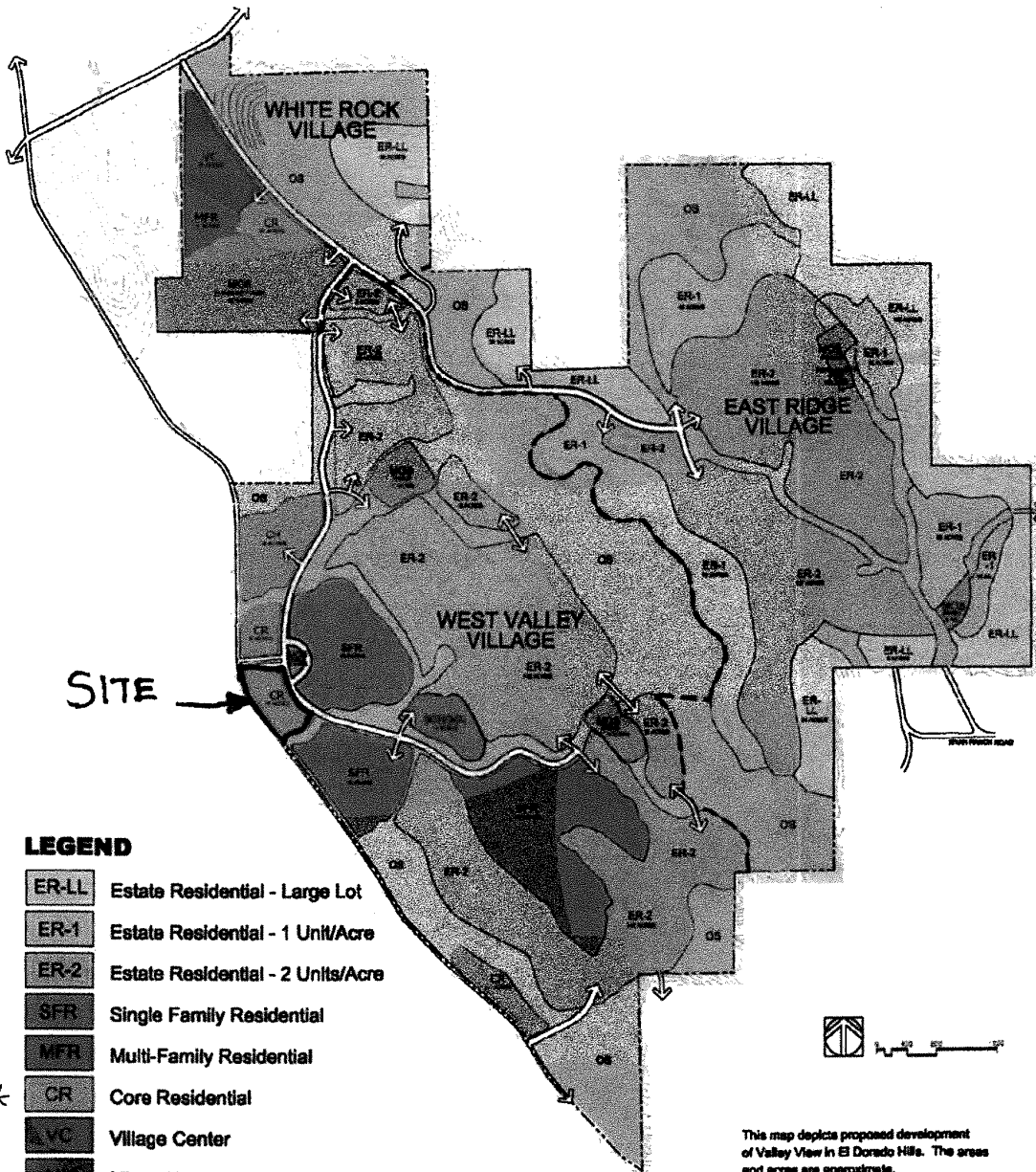


EXHIBIT B



LEGEND

- ER-LL Estate Residential - Large Lot
- ER-1 Estate Residential - 1 Unit/Acre
- ER-2 Estate Residential - 2 Units/Acre
- SFR Single Family Residential
- MFR Multi-Family Residential
- * CR Core Residential
- VC Village Center
- MU Mixed Use
- MOS Multi-Use Open Space
- OS Open Space
- SCH School Site (MOS District)
- Village Boundary

This map depicts proposed development of Valley View in El Dorado Hills. The areas and acres are approximate.

REVISED
 Figure 4.2
Land Use Plan
Valley View
 NOVEMBER, 2013

EXHIBIT C

WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015

cta Engineering & Surveying

OWNER'S STATEMENT

SHEET 1 OF 7

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT R AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREOF 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 APPURTANENT 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 FOUR FEET (4') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT "K" 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 APPURTANENT 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.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

THE NEW HOME COMPANY NORTHERN CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____) SS
ON _____, BEFORE ME, _____ A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 2, 2011, INSTRUMENT NO. 2011-0025639, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

PLACER TITLE COMPANY

NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____) SS
ON _____, BEFORE ME, _____ A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

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 THE NEW HOME COMPANY NORTHERN CALIFORNIA, LLC IN JANUARY, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY LS 5914

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, _____, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON FEBRUARY 25, 2014 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER, 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: _____

ANDREW S. GABER, RCE 45187
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: _____

RICHARD L. BRINER, L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

PHILIP R. MOSSBACHER, L.S. 7189
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

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

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 SURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT "R" WHICH ARE HEREBY REJECTED.

DATE: _____

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

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF THE NEW HOME COMPANY NORTHERN CALIFORNIA, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY FIRST AMERICAN TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

DEPUTY

WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015 SCALE: 1" = 100'

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS5854
- ⊥ 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./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- [O.A.] OVERALL

cta Engineering & Surveying

SHEET 2 OF 7

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF S.D. J-43 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.

REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83

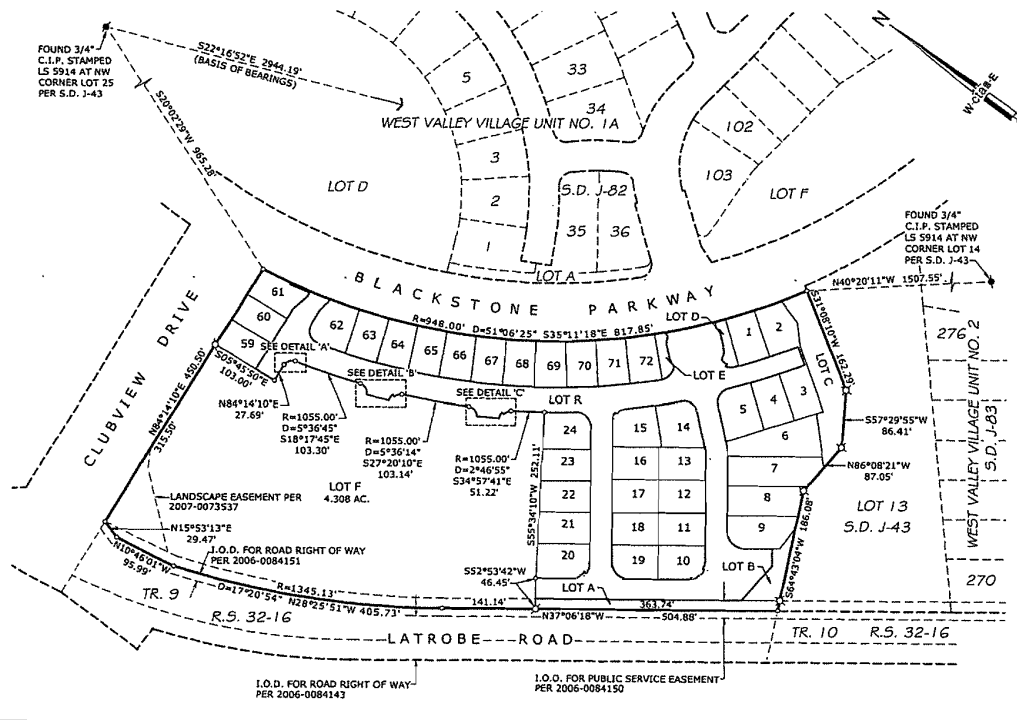
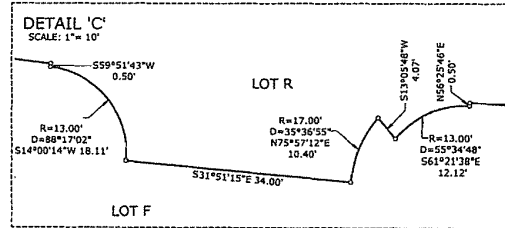
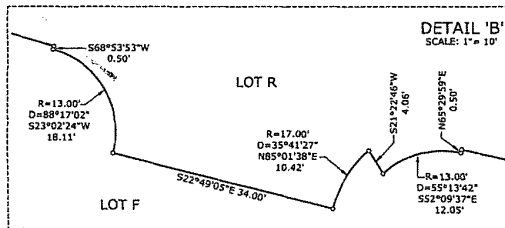
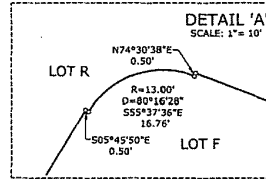
NOTES:

1. THIS SUBDIVISION CONTAINS 9.661 ACRES GROSS, CONSISTING OF 38 RESIDENTIAL LOTS AND 7 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM12-1506 APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 25, 2014.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION. LOT 'R' IS FURTHER RESTRICTED BY PROHIBITING VEHICULAR ACCESS AND THE PLANTING OF TREES WITHIN THOSE AREAS DESIGNATED AS "RESTRICTED PLANTING AND VEHICULAR ACCESS AREAS" AND SHOWN ON SHEET 7 HEREON.
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.
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.
6. LOTS 'A', 'B', 'C', 'D' AND 'E' ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A LANDSCAPE CORRIDOR/OPEN SPACE.

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 AREAS.

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. AFFECTS LOT 'F' BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.



WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

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COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1"= 30'

cta Engineering & Surveying

SHEET 3 OF 7

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED L55854
- ⊕ SET 3/4" C.I.P. STAMPED L5 5914
- ⊕ SET 1 1/2" C.I.P. STAMPED L5 5914
- ⊕ SET SURVEY SPIKE AND WASHER STAMPED L5 5914
- ⊕ VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- [OA] OVERALL

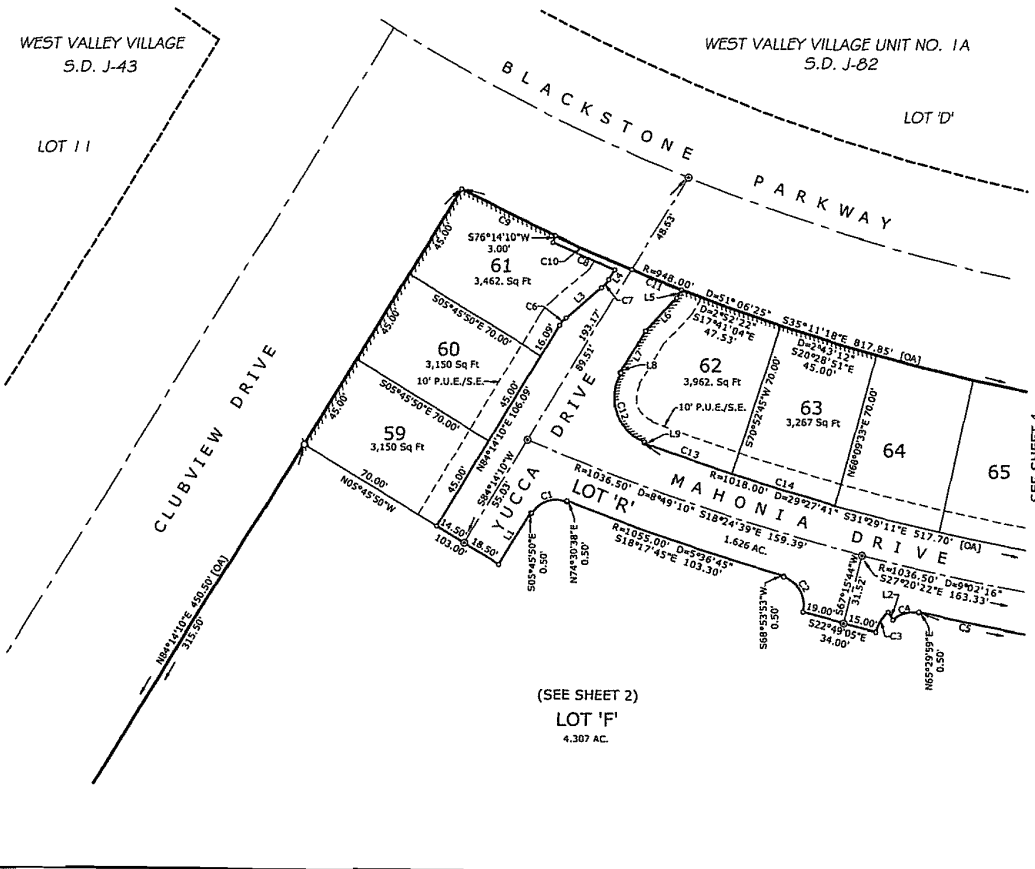
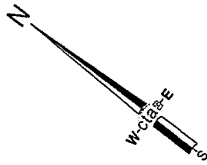
REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83

(SEE SHEET 2 OF 7 FOR NOTES AND BASIS OF BEARINGS)

LINE	BEARING	DISTANCE
L1	N84°14'10"E	27.69'
L2	S21°22'46"W	4.06'
L3	N77°35'05"W	29.94'
L4	S84°14'10"W	5.16'
L5	N84°14'10"E	4.19'
L6	S84°27'14"E	20.40'
L7	N84°14'10"E	21.85'
L8	N03°43'50"W	0.50'
L9	N73°14'40"E	0.50'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	13.00'	89°16'28"	N53°37'34"W	16.76'
C2	13.00'	88°17'02"	N23°02'24"E	18.11'
C3	17.00'	35°41'27"	S85°01'38"W	10.42'
C4	13.00'	55°13'42"	N52°09'37"W	12.05'
C5	1055.00'	5°36'14"	S27°20'10"E	103.14'
C6	15.00'	18°10'45"	N86°40'28"W	4.74'
C7	15.00'	18°10'45"	S86°40'28"E	4.74'
C8	943.73'	1°51'43"	S13°25'45"E	30.67'
C9	948.00'	2°51'59"	S11°04'06"E	47.42'
C10	948.00'	2°16'29"	S13°38'20"E	37.64'
C11	948.00'	1°28'19"	S15°30'44"E	24.35'
C12	21.00'	100°59'30"	S33°44'25"W	32.41'
C13	1018.00'	2°21'54"	S17°58'18"E	42.02'
C14	1018.00'	2°43'12"	S20°28'51"E	48.32'



WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

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COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1" = 30'

cta Engineering & Surveying

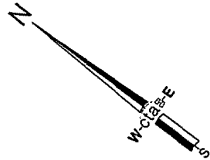
SHEET 4 OF 7

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED L55854
- 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./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- - - - S.S.E. SANITARY SEWER EASEMENT
- [OA] OVERALL

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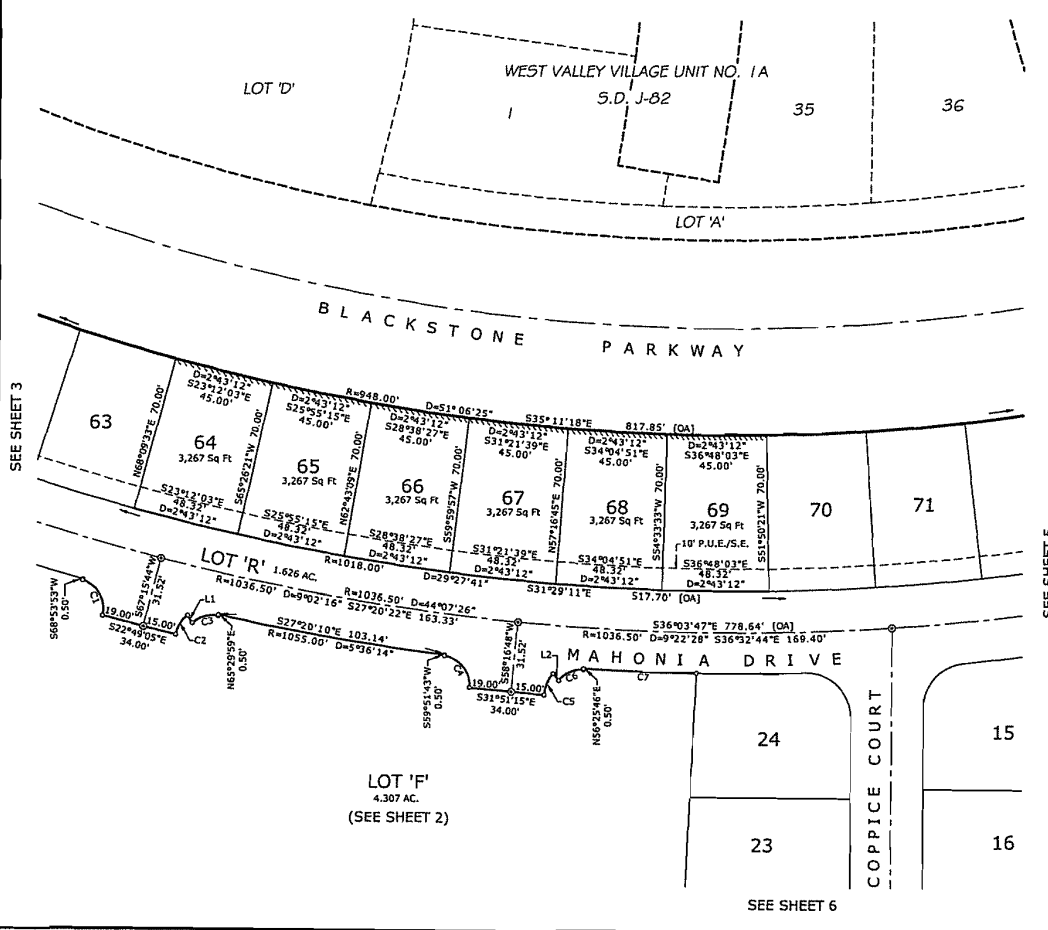
1. S.D. J-43
2. S.D. J-82
3. S.D. J-83



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S21°22'46"W	4.06'
L2	S13°05'48"W	4.07'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	13.00'	88°17'02"	N23°02'24"E	18.11'
C2	17.00'	35°41'27"	S85°01'38"W	10.42'
C3	13.00'	55°13'42"	N52°09'37"W	12.05'
C4	13.00'	88°17'02"	N14°00'14"E	18.11'
C5	17.00'	35°36'55"	S75°57'12"W	10.40'
C6	13.00'	55°34'48"	N61°21'38"W	12.12'
C7	1055.00'	2°46'55"	S34°57'41"E	51.22'

(SEE SHEET 2 OF 7 FOR NOTES AND BASIS OF BEARINGS)



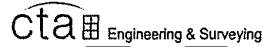
SEE SHEET 5

SEE SHEET 6

WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

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COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1" = 30'



SHEET 5 OF 7

LEGEND

- o DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED L55854
- ⊕ 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
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- S.S.E. SANITARY SEWER EASEMENT
- (OA) OVERALL

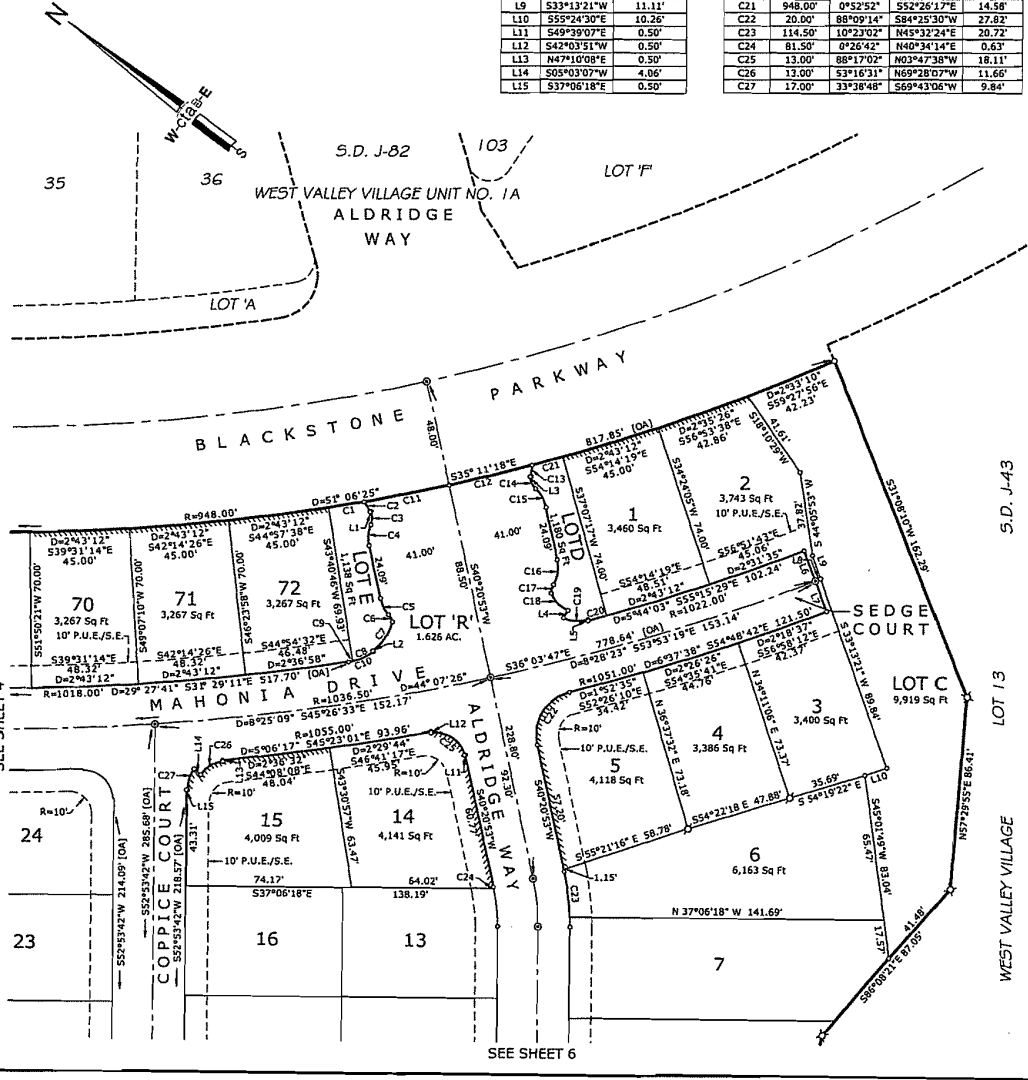
REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83

(SEE SHEET 2 OF 7 FOR NOTES AND BASIS OF BEARINGS)

LINE	BEARING	DISTANCE
L1	N59°36'18"W	0.50'
L2	N16°09'25"E	0.50'
L3	N39°37'04"W	0.50'
L4	S83°58'50"W	4.06'
L5	S37°36'33"W	0.50'
L6	S31°52'30"W	14.50'
L7	S31°52'30"W	14.50'
L8	S58°19'07"E	2.65'
L9	S33°13'21"W	11.11'
L10	S59°24'30"E	10.26'
L11	S49°39'07"E	0.50'
L12	S42°03'51"W	0.50'
L13	N47°10'08"E	0.50'
L14	S05°03'07"W	4.06'
L15	S37°08'18"E	0.50'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	948.00'	0°58'45"	S46°48'37"E	16.20'
C2	19.50'	15°14'24"	N22°46'30"E	5.17'
C3	8.00'	44°36'43"	N52°42'04"E	6.07'
C4	16.00'	24°19'32"	S57°40'59"W	9.53'
C5	16.00'	29°58'48"	S25°21'29"W	8.28'
C6	8.00'	25°55'48"	N23°19'59"E	3.59'
C7	24.50'	38°07'00"	N87°04'55"E	16.00'
C8	25.00'	23°24'39"	S62°09'15"E	10.14'
C9	25.00'	4°13'55"	S48°19'58"E	1.85'
C10	23.00'	27°38'24"	S60°02'18"E	11.94'
C11	948.00'	2°21'08"	S48°28'33"E	38.92'
C12	948.00'	2°20'44"	S50°49'29"E	38.80'
C13	23.00'	12°46'27"	S56°46'09"W	5.12'
C14	8.00'	44°42'35"	S28°01'38"W	6.09'
C15	16.00'	34°40'33"	N23°00'26"E	9.54'
C16	16.00'	41°38'38"	N61°10'12"E	11.37'
C17	8.00'	28°24'52"	S67°47'05"W	3.93'
C18	13.00'	48°54'39"	S07°20'43"W	10.76'
C19	17.00'	37°54'45"	S33°26'05"E	11.04'
C20	1022.00'	0°29'16"	S52°38'05"E	8.70'
C21	948.00'	0°52'52"	S52°26'17"E	24.58'
C22	20.00'	88°09'14"	S84°25'30"W	27.83'
C23	114.50'	10°23'02"	N45°32'24"E	20.72'
C24	81.50'	0°26'42"	N40°34'14"E	0.63'
C25	13.00'	88°17'02"	N03°47'38"W	18.11'
C26	13.00'	53°16'31"	N69°28'07"W	11.66'
C27	17.00'	33°38'48"	S69°43'06"W	9.84'



WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1"= 30'

cta Engineering & Surveying

SHEET 6 OF 7

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPER WELD WITH 1 3/8" CAP STAMPED LS5854
- 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./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- [OA] OVERALL

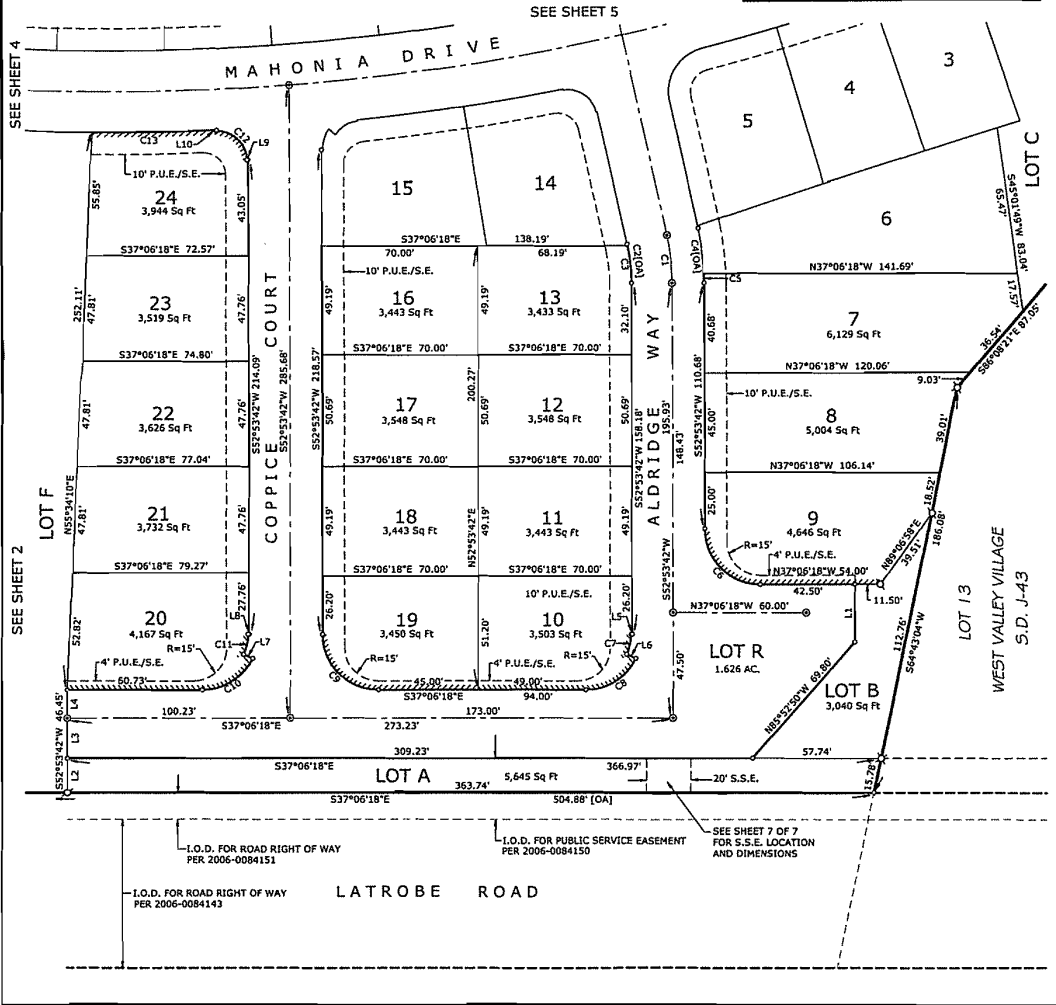
REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83

(SEE SHEET 2 OF 7 FOR NOTES AND BASIS OF BEARINGS)

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N52°53'42"E	26.00'
L2	S52°53'42"W	15.45'
L3	S52°53'42"W	18.25'
L4	S52°53'42"W	12.75'
L5	N37°06'18"W	0.50'
L6	S12°32'59"E	4.50'
L7	N12°32'59"W	4.50'
L8	S37°06'18"E	0.50'
L9	N37°06'18"W	0.50'
L10	N50°36'35"E	0.50'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	100.00'	12°32'49"	N46°37'17"E	21.85'
C2(OA)	81.50'	12°32'49"	N46°37'17"E	17.81'
C3	81.50'	12°06'07"	N46°50'38"E	17.18'
C4(OA)	114.50'	12°32'49"	N46°37'17"E	25.02'
C5	114.50'	2°09'47"	N51°48'48"E	4.32'
C6	25.00'	90°00'00"	S07°53'42"W	35.36'
C7	20.50'	25°57'11"	N65°52'17"E	9.21'
C8	25.00'	64°17'55"	S69°15'16"E	26.61'
C9	25.00'	90°00'00"	S07°53'42"W	35.36'
C10	25.00'	64°17'55"	S69°15'16"E	26.61'
C11	20.50'	25°57'11"	N65°52'17"E	9.21'
C12	13.00'	92°17'07"	N06°45'08"E	18.75'
C13	1055.00'	3°02'17"	S37°52'17"E	55.93'



WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

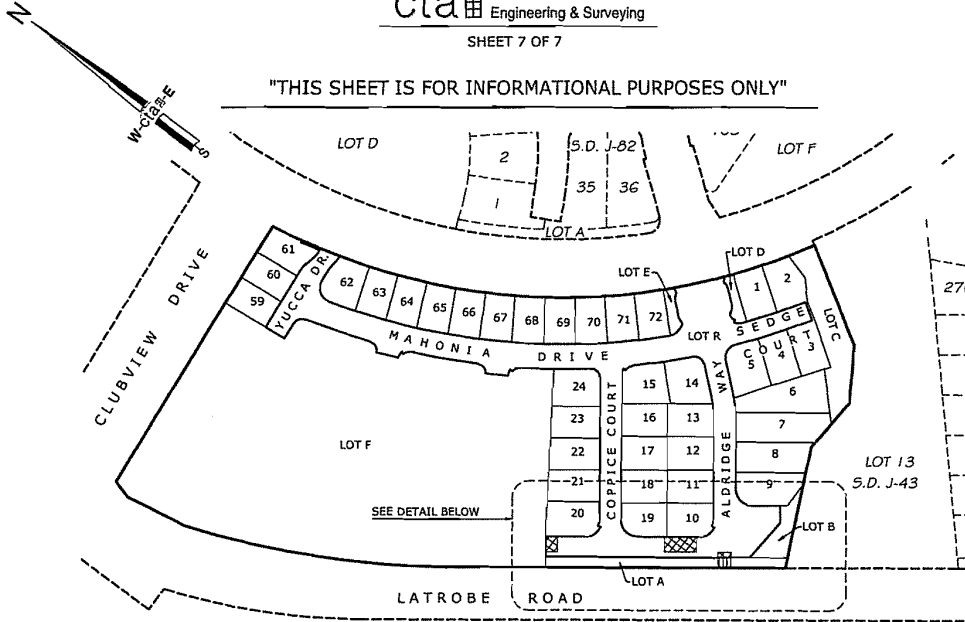
A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1"= 100'

cta Engineering & Surveying

SHEET 7 OF 7

"THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY"



LEGEND

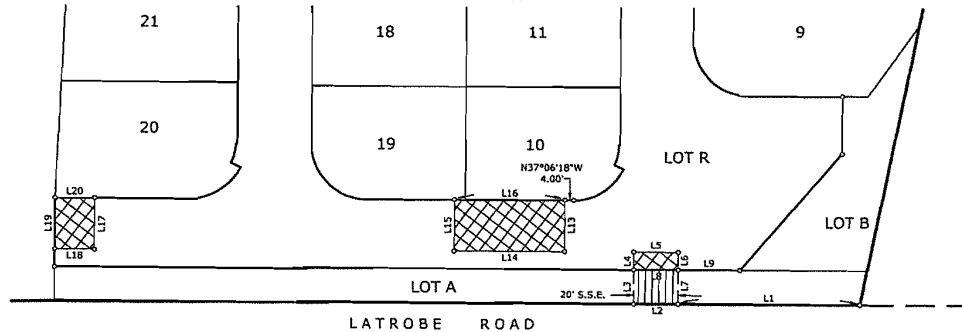
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS5854
- ⊠ SET 3/4" C.I.P. STAMPED LS 5914
- ⊠ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊠ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊠ VEHICULAR ACCESS RESTRICTION
- ⊠ P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- ⊠ S.S.E. SANITARY SEWER EASEMENT
- (OA) OVERALL
- ⊠ RESTRICTED PLANTING AND VEHICULAR ACCESS AREA WITHIN LOT 'R'
- ⊠ RESTRICTED PLANTING AREA WITHIN LOT 'A'

NOTES

NO BLOCK OR CONCRETE TYPE WALLS OR FENCES, OR PLANTING OF ANY PERMANENT SHRUB, OR TREE, ON ANY PART OF THE RESTRICTED AREAS OF LOTS 'W' AND 'X' AS SHOWN HEREON SHALL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE AFFECTED UTILITY AGENCY. THE OWNER SHALL NOT MODIFY GRADING WITHIN THE EASEMENT SUCH THAT THE DEPTH OF COVER OVER THE PIPELINE(S) IS REDUCED OR INCREASED UNLESS APPROVED IN WRITING BY THE AFFECTED UTILITY PURVEYOR. ANY OF THE ABOVE DESCRIBED ITEMS PLACED WITHIN THE RESTRICTED AREAS, MAY BE REMOVED BY ANY UTILITY AGENCY HAVING JURISDICTION WITHOUT LIABILITY FOR DAMAGES ARISING THEREFROM.

LINE	BEARING	DISTANCE
L1	S37°06'18"E	82.51'
L2	S37°06'18"E	20.00'
L3	S52°53'42"W	15.45'
L4	S52°53'42"W	8.00'
L5	N37°06'18"W	20.00'
L6	S52°53'42"W	8.00'
L7	S52°53'42"W	15.45'
L9	N37°06'18"W	20.00'
L13	N52°53'42"E	23.00'
L14	S37°06'18"E	50.00'
L15	S52°53'42"W	23.00'
L16	N37°06'18"W	50.00'
L17	S52°53'42"W	23.00'
L18	N37°06'18"W	17.73'
L19	N52°53'42"E	23.00'
L20	S37°06'18"E	17.73'

DETAIL SCALE: 1"= 30'



**VERIFICATION OF FINAL MAP CONFORMANCE
WITH CONDITIONS OF APPROVAL**

Tentative Map TM12-1506-F – West Valley Village, Lot W (Lot 12)

TM12-1506 - As approved by the Board of Supervisors on February 25, 2014

Conditions of Approval TM12-1506

1. **Project Description:** This Tentative Subdivision Map is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:

Exhibit F Tentative Subdivision Map
Exhibit G Slope Map
Exhibit H Preliminary Grading and Drainage Plan
Exhibit I Sound Wall/Berm Details
Exhibit M Table 4-Tentative Map Lot Details

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 tentative map 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 Map to subdivide 9.66 acres into 72 single-family residential lots and seven lettered lots; and
- b. Design Waivers to allow the following:
 - 1. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and
 - 2. Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, 33 feet for the tee courts, and 29 feet for the stub street.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of lots, open space and landscape areas, public improvements, 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

EXHIBIT F

compliance with this project description and the approved hearing exhibits and conditions of approval attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Staff Verification: Consistent. County review of West Valley Village Lot W plans including Improvement Plan, Grading Plan, Oak Tree Preservation and Replacement Plan and Final Map have been verified for conformance with the above condition of approval. Note: Only 38 of the 72 residential lots are being created in this first phase of the map.

Mitigation Measures from the Certified Program EIR for the Valley View Specific Plan

The following are the applicable adopted Mitigation Measures from the Valley View Specific Plan EIR and additional Mitigation Measures provided within the project Addendum required as a means to reduce potential significant environmental effects to a level of insignificance:

Public Facilities and Services

2. **MM PF-1:** Require that (a) no final subdivision map, final parcel map, or building permit shall be issued for the project until water meters or equivalent water guarantees for the proposed urban development levels are obtained from EID or other water purveyors, consistent with El Dorado County General Plan Objective 5.1.2 and Policies 5.1.2.1, 5.2.1.2, 5.2.1.3, and 5.2.1.4; (b) the project shall incorporate water conservation measures specified in Mitigation Measure PF-3 below; and (c) no grading permit shall be issued for the project, or any portion thereof, unless and until the applicant has reached final agreement with EID regarding a fully vested right to water service to the portion of the project site affected by the grading permit. (Note: Condition #5 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) modified this mitigation measure by stating that "all tentative maps shall be conditioned to require a water meter award letter for all residential lots" (emphasis added).

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Approval of the Facilities Plan Report and improvement plans by El Dorado Irrigation District (EID), meter award letter from EID, and Transportation Division approval of the Final Map warrants compliance with this condition of approval.

3. **MM PF-2:** In order to ensure adequate use of reclaimed water as a means of reducing its dependence on EID potable water supply, measures (a) through (d) listed in section IV.E1(d)4 of the EIR shall be completed as a condition of any future project rezoning or subdivision approval.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Approval of the Facilities Plan Report and improvement plans by El Dorado Irrigation District (EID), meter award letter from EID, and Transportation Division approval of the Final Map warrants compliance with this condition of approval.

4. **MM PF-3:** The applicant shall implement water conservation measures to reduce the amount of water used by the project and reduce the potential effects of extended drought conditions (MM PF-3).

Timing/Implementation: Prior to Final Subdivision Map Approval and Building Permit Issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: The Developer will supply recycled water to every residential lot and the community areas for landscaping. The size of the front yards has been reduced to reduce the amount of recycled water being used. Also, the irrigation systems use the most efficient sprinklers and drip irrigation methods. Homes will be equipped with high efficiency water fixtures.

5. **MM PF-4:** Require that no final subdivision map, final parcel map, or building permit shall be issued for the project until EID has demonstrated (in a manner acceptable to the El Dorado County Department of Transportation) that adequate wastewater service is available to serve the development in question.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: Approval of the Facilities Plan Report and improvement plans by EID and meter award letter from EID show compliance with this condition. Approval of the final map by the Transportation Division is further proof of satisfaction of this condition.

Biological Resources

6. **MM BR-9:** The applicant shall be responsible for mitigating impacts on wetlands during construction by implementing protective buffer zone construction fencing of sensitive habitat. Provide a 50-foot buffer zone as recommended in the El Dorado County General Plan EIR, measured from the edge of the jurisdictional wetland. Keep all construction vehicles and supplies out of these fenced areas.

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: A 50 foot buffer from the wetlands at the south end of the project is indicated on the grading and improvement plans. Notes on both sets of plans draw attention to the buffer and direct the contractor to respect the protected area provided by the buffer.

7. **MM BR-15:** Human access and usage of the project site needs to be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and (e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws.

Timing/Implementation: Prior to Final Subdivision Map Approval and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Transportation Division approval of the final map shows compliance with this condition. An open space fencing plan was developed for Blackstone. During construction activities, temporary orange fencing and wire fencing will be installed around the biological resources and/or open space. Along open space areas, permanent fencing, consisting of tube steel fencing and post and cable fencing, will be installed by homebuilders and master developer.

Geology and Soils

8. **MM SG-3:** Minimize topographic modifications of the site to reduce sedimentation and erosion potential. Require drainage facilities to be lined as necessary to prevent erosion of the site soils. Prior to tentative map approval, require the project applicant to perform a detailed geotechnical investigation to confirm site characteristics and to identify site soils that may be subject to erosion when excavated and exposed to weathering. Require erosion control measures implemented during and after construction to conform with National Pollution Discharge Elimination System (NPDES) storm drain standards and El Dorado County standards (including El Dorado County Department of Transportation erosion control specifications). Where possible, design collection systems to divert natural drainage away from parking facilities, roadway surfaces and buildings, and to collect water concentrated by impervious surfaces and convey it away from the site in accordance with the above-mentioned standards.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) were filed with the State on March 25, 2014, and approved on April 16, 2014. Additionally, notes on the approved plans directing the contractor's attention to the County Erosion Specifications Control shows compliance with this condition.

9. **MM SG-4:** Require that cut slopes parallel or subparallel to the geologic structure be eliminated where possible or reinforced with retaining structures. Any cut or fill slopes and their appurtenant drainage facilities should be designed in accordance with Uniform Building Code Appendix Chapter 33, Sections 3312 and 3313 and in general should be no steeper than 2:1 (horizontal to vertical) unless authorized by the El Dorado County Building Department based on corroborating evaluation by the project geotechnical engineer. Slope angles should be designed to conform to the competence of the material into which they are excavated.

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division/Development Services Division

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

10. **MM SG-5:** Require that trenches greater than five feet in depth 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 with local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or dewatering as necessary.

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: General notes on the plans direct the contractor's attention to this safety requirement. Transportation Division approval of the improvement plans shows compliance with this condition.

Hydrology and Water Quality

11. **MM H-5:** Require the applicant to (a) obtain a general construction activity stormwater permit under NPDES regulations, (b) obtain a County General Grading Permit, (c) include a County-approved erosion and sediment control plan in the project drainage plans, and (d) prepare a Storm Water Pollution Prevention Plan as part of the NPDES permit. Clear all drainage culverts and downstream receiving channels from accumulated sediment after each project construction phase is completed. These measures would reduce project construction-related erosion and sedimentation impacts, but not necessarily to a *less-than significant level*. The effect of project construction-related erosion and sedimentation would therefore remain a *significant, unavoidable impact*.

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) were filed with the State under EDID# 5S09C369456. Additionally, issuance of a grading permit shows compliance with this condition.

Air Quality

12. **MM AQ-3:** In addition to the general restriction on open-hearth fireplaces included in the main text of the EIR under *Mitigation Measure AQ-2*, the

following restriction should be adopted as a development standard for the *MF* and *CR* land use districts: Only natural gas fueled fireplaces are permitted.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Air Quality Management District/Development Services Division

Staff Verification: This condition will be enforced at time of building permit.

Noise

13. **MM N-1:** Noise attenuation such as earth berms or combination earth berm /wall shall be installed at the time of development of project residential structures within the affected Latrobe Road frontage area (i.e., within the projected 60 dBA Ldn contour) and shall be designed according to the recommendations of an acoustical engineer, subject to the approval of the County. Special noise abatement measures and specifications in the architectural design of single and multi-family residential structures shall also be implemented within the affected frontage area. Single- and multi-family housing shall incorporate noise abatement measures as necessary to achieve an interior noise level of 45 dBA Ldn or less. Multi-family housing, which is subject to the requirement of Title 24, Part 2, of the State Building Code, shall be reviewed and an Acoustical Report submitted to the County prior to issuance of a building permit.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: A sound wall will be constructed along the perimeter of the project as recommended in the Traffic Noise Analysis by Bollard Acoustical Consultant November 2013. Additionally, Transportation Division approval of the improvement plans shows compliance with this condition.

14. **MM N-5:** For all construction within the specific plan area, implement the following measures pertaining to construction scheduling, public notification, and equipment maintenance and use:
- (a) *Construction Scheduling.* Limit noise generating construction activities near sensitive land uses to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. Prohibit construction on Sundays.
 - (b) *Construction Equipment.* Properly muffle and maintain all construction equipment powered by internal combustion engines.
 - (c) *Idling Prohibitions.* Prohibit unnecessary idling of internal combustion engines near sensitive receptors.

- (d) *Equipment Location.* Locate all stationary noise-generating construction equipment, such as air compressors and portable power generators, as far as practical from noise sensitive land uses.
- (e) *Quiet Equipment Selection.* Select quiet construction equipment whenever possible.
- (f) *Noise Disturbance Coordinator.* Designate a project Noise Disturbance Coordinator (such as a County staff person or a superintendent already working at the construction site) responsible for responding to local complaints regarding construction noise. Include the name and the phone number of the disturbance coordinator on the construction schedule notification mailed to nearby residents. Post a related sign at the main entry points to the portion(s) of the project under construction.

Timing/Implementation: Prior to Grading and Building Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Note 13 on Sheet 23 of the improvement plans draws the contractor's attention to this requirement. Approval of the final map by the Transportation Division is further proof of satisfaction of this condition.

Cultural Resources

- 15. **MM CR-6:** The applicant shall implement the following:
 - (a) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
 - (b) If human remains are inadvertently discovered, cease work immediately and notify the county coroner, in accordance with California law.
 - (c) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: Prior to Grading and Building Permit issuance and During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Notes 18 and 43 on Sheet 2 of the improvement plans draws the contractor's attention to this. Additionally, County approval of the grading plans and improvement plans shows compliance with this condition.

16. **MM CR-7:** Further consultation with the local Native American community is required in order to determine areas of potential traditional cultural importance. The applicant shall implement the following:
- (a) Maintain the initial contacts established with the Shingle Springs Band of Miwok and the El Dorado Indian Council during the archaeological inventory phase as part of ongoing operations.
 - (b) In consultation with local Native Americans, research the available project-specific ethnographic data pertaining to local Nisenan and Miwok groups within the project vicinity.
 - (c) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
 - (d) If human remains are inadvertently discovered, cease work immediately and notify the county coroner.
 - (e) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Note 43 under the section titled "Standard General Notes – Roadwork, Grading, and Drainage" on Sheet 2 of the improvement plans shows compliance with this condition. Additionally, County approval of the grading plans and improvement plans shows compliance with this condition.

Energy

17. **MM E-1:** Require the project to comply with Title 24 Energy Efficiency Standards.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: This condition will be satisfied at time of building permit.

18. **MM E-2:** Reduce automobile trips by facilitating and encouraging use of local public transit opportunities and other alternative modes of transportation. Implement the following measures:
- Develop a bikeway and pedestrian trail system along major roadways to connect residences to the Village Center and existing commercial centers and park-and-ride lot north of the site.

- Require the installation of secure bicycle parking facilities at project schools, commercial areas and parks.
- Wire each housing unit to allow use of emerging electronic communication technology. Implement feasible travel demand management (TDM) measures for a project of this type. This would include a ride matching program (i.e., an information service for residents interested in carpooling) and a public education program to inform residents of ridesharing and transit opportunities.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Blackstone (West Valley Village) has a variety of pedestrian and bicycle trails existing and planned throughout the community to promote and facilitate alternative modes of transportation. The trails include existing pedestrian and bicycle facilities along the public collector roads, a planned Class A bicycle trail along Latrobe Road (currently in plan check to be built by another contractor), and planned multi-use trails in the open space areas.

Development Services Division (Planning)

19. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.

Staff Verification: The tentative map was approved on February 25, 2014 and is in effect until February 24, 2017. The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

20. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.

Staff Verification: All Development Services Division fees are paid to date.

21. **Hold Harmless Agreement:** 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.

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 by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

22. **Notice of Determination Filing Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. No final map shall be recorded or grading permits issued until said fees are paid.

Staff Verification: A Notice of Determination and \$50.00 recording fees were filed and paid on March 31, 2014.

23. **Liens for Assessment or Bonds:** Prior to filing the 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).

Staff Verification: Signature on the Mylar Map by the Tax Collector shows compliance with this condition.

24. **Blasting Activities:** 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.

Staff Verification: Note 32 under the section titled "Standard General Notes – Roadwork, Grading, and Drainage" on Sheet 2 of the improvement plans shows compliance with this condition.

25. **Removal of Notice of Restriction:** A Notice of Restriction was placed on the Lots V, W, and X with the recording of the Phase O large lot map for West Valley Village, which states the following:

On lot V, development shall be limited to non-residential only, with a square footage limitation of 60,000 square feet. Similarly, on Lots W and X, development shall be limited to non-residential only, with a square footage limitation 60,000 square feet for Lot W and 60,000 square feet for Lot X, or a combination of 120,000 square feet between the two Lots. Any development beyond those limitations which is consistent with the Valley View Specific Plan, which includes residential, multi-family, commercial, office and mixed use, shall

require an additional or supplemental traffic study meeting the requirements of the Valley View Specific Plan's EIR Mitigation Measure T-16 as adopted by the Board of Supervisors.

The Notice of Restriction shall be removed for Lot W with the approval of this Tentative Map.

Staff Verification: Planning Services approval of the tentative map shows compliance with this condition.

Transportation Division – Conditions from TM99-1359

26. **Silva Valley Parkway Interchange Funding (26):** 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 final environmental document shall be completed 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.

- 1) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane¹

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 overpass². 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 reimbursement³. In addition, the project includes the construction of auxiliary lanes eastbound⁴ 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.

- 2) 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.

Staff Verification: The Silva Valley Interchange is currently under construction which shows compliance with the condition.

27. **Impact Fees (29):** 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.

Staff Verification: Fees will be paid at time of building permit. The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

28. **Drainage Facilities (31):** 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.

Staff Verification: Approval of the Subdivision Improvement Agreement shows compliance with this condition.

29. **Drainage Easements (35):** The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

Staff Verification: Approval of the improvement plans shows compliance with this condition.

30. **Bike Trail (61):** A Class I bicycle and pedestrian trail shall be constructed along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills Community Services District standards. If bike paths are included in the RIF program, the applicant shall be eligible for reimbursement or credits.

Staff Verification: The improvement plans for the Class I bike trail are currently in plan check and a Road Improvement Agreement is forthcoming. The bike trail will be constructed, by the master developer, on the east side of Latrobe Road from Clubview Drive north to the existing bike trail near the wastewater treatment plant. The developers of this subdivision are not responsible for the development of this bike trail.

Transportation Division - Project Specific Conditions

31. **Road Improvements:** The applicant shall construct the roads in Lot W in conformance with the Design and Improvements Standards Manual (DISM) and as shown in Table 1:

Table12: Roadway Details

Road	Right-of – Way Width	Road Width	Drive Aisle Width	Notes
Main B Street	37 feet	29 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on both sides of the ROW. ROW width based on modified DISM Standard Plan 101B.
T Courts	33 feet	29 feet	(2) 12-foot aisle	Includes curb, gutter pans and sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.
Primary Access	69 feet	61 feet	(2) 12-foot aisle	Includes curb and gutter, barrier curb, and sidewalk on both sides of ROW. ROW width based on modified DISM Standard Plan 101B.
Secondary Gated Egress	35 feet	30.5 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.
B Street-end	29 feet	29 feet	(2) 12-foot aisle	Includes curb and gutter pans within the ROW. ROW width based on modified DISM Standard Plan 101B.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

32. **Primary Gate:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider

than the width of the traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department.

Staff Verification: Transportation Division and Fire District approval of the improvement plans shows compliance with this condition.

33. **Secondary Egress Gate:** The secondary egress gate shall be at least two feet wider than the width of the traffic lane(s) serving that gate. The gate shall be designed to allow egress in the event of an emergency or at the desire of the fire department.

Staff Verification: Transportation Division and Fire District approval of the improvement and landscape plans shows compliance with this condition.

34. **Encroachment for Primary Access Gate:** The applicant shall construct the encroachment from the primary access gate onto Blackstone Parkway to the provisions of DISM Std 103C.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

35. **Encroachment for Secondary Access Gate:** The applicant shall construct the encroachment from the secondary egress gate onto Blackstone Parkway to the provisions of DISM Std 110.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

36. **Bike Trail:** The applicant shall construct a class 1 bicycle and pedestrian trail along the fronting portion of Latrobe Road adjacent to the project site. This shall be in conformance with Condition of Approval #61 of West Valley Village Tentative Map TM99-1359.

Staff Verification: The improvement plans for the Class I bike trail are currently in plan check and a Road Improvement Agreement is forthcoming. The bike trail will be constructed, by the master developer, on the east side of Latrobe Road from Clubview Drive north to the existing bike trail near the wastewater treatment plant. The developers of this subdivision are not responsible for the development of this bike trail.

37. **Turnaround:** The applicant shall provide a turn around on the roadways to the provisions of County Hillside Standard Plan Exhibit C, #4 of 5, or an approved equivalent by local fire district.

Staff Verification: Transportation Division and Fire District approval of the improvement and landscape plans shows compliance with this condition.

38. **Drainage – Overland Release Path:** The applicant shall provide a clear drainage overland release path with appropriate easements and building setbacks to the provisions of the County of El Dorado Drainage Manual.

Staff Verification: Transportation Division and Fire District approval of the improvement plans shows compliance with this condition.

39. **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 Transportation Division.

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:

- a) The site can be adequately drained;
- b) The development of the site will not cause problems to nearby properties, particularly downstream sites;
- c) 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.
- d) 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.

Staff Verification: Transportation Division approval of the improvement plans and issuance of a grading permit shows compliance with this condition.

40. **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.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

Transportation Division - Standard Conditions

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

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

42. **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 Transportation Division review of the Improvement Plans and 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).

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

43. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

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

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

45. **Maintenance Entity:** The proposed project shall 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. Transportation shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: A Master HOA, the Blackstone Master Association, endorsed and filed with the Secretary of the State on August 31, 2006, is currently in place and this project is within the boundary of this HOA. Transportation Division approval of the improvement plans shows compliance with this condition.

46. **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.

Staff Verification: Note 41 on Sheet 2 of the improvement plans draws the contractors attention to this requirement.

47. **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 Transportation Division, and pay all applicable fees prior to filing of the final map.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

48. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of Transportation 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.

Staff Verification: Execution of the Subdivision Improvement Agreement (SIA) and related bonds shows compliance with this condition.

49. **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.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition. Transportation Division approval of the improvement and grading plans shows compliance with this condition.

50. **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 Transportation 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 Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Staff Verification: Transportation Division approved the grading plans and a Subdivision Grading Agreement (SGA) has been executed.

51. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division 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.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

52. **RCD Coordination:** The timing of construction and method of re-vegetation 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 Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

53. **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 Transportation Division. 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.

Staff Verification: A soils report was prepared by Youngdahl (March 2014 E89283.076) and submitted to the Transportation Division with the grading plans. Transportation Division approval of the grading plans shows compliance with this condition.

54. **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.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

55. **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.

Staff Verification: Transportation Division and Planning Division approval of the improvement plans and final map shows compliance with this condition.

56. **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.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

57. **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 Transportation. 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. Transportation shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

58. **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 Transportation Division 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 legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer. 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.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

59. **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 Transportation with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

El Dorado Hills Fire Department

60. **Secondary Egress:** The applicant shall provide a secondary means of egress prior to any construction or a phasing plan may be approved by the Department, prior to issuance of a building permit.

Staff Verification: Transportation Division and Fire District approval of the improvement plans shows compliance with this condition.

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

Staff Verification: Note 6 in the Fire Department Notes of the improvement plans shows compliance with this condition.

62. **Fire Hydrant Locations:** This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.

Staff Verification: Note 10 in the Fire Department Notes of the improvement plans shows compliance with this condition.

63. **Fire Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

Staff Verification: Note 11 in the Fire Department Notes of the improvement plans shows compliance with this condition.

64. **Parking Restrictions:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Parking restrictions shall be as follows:

- a. Typical Section 29' Lot R: No parking allowed. Street curbs shall be marked red.
- b. Typical Section 33' Lot R: Parking allowed on side of street opposite sidewalk only. Street curb shall be marked red adjacent to sidewalk.
- c. Typical Section 35' Lot R: No parking allowed. Street curbs shall be marked red.
- d. Typical Section 37' Lot R: Parking allowed on one side of street (developer may choose which side may be designated as allowable for parking). Street curb shall be marked red on one side of the street.

In lieu of marking the curb red, the streets may be signed every 25 feet "No Parking Fire Lane"

Staff Verification: Fire District approval of the improvement plans and specifically sheet 17-Fire Lane Exhibit shows compliance with this condition.

65. **Traffic Calming Devices Prohibited:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

66. **Combustible Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.

Staff Verification: A building permit will not be permitted until this condition is satisfied. Issuance of a building permit shows compliance with this condition. The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

67. **Gate Standards:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

Staff Verification: Fire District approval of the gate and improvement plans shows compliance with this condition.

68. **Wildland Fire Safe Plan:** This development shall develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations. This shall address the homes that back up to the open wildland areas that surround this project.

Staff Verification: The approval of the Valley View Specific Plan Wildland Fire Safe Plan, dated August 1998, and Amendment D, dated January 8, 2014, show compliance with this condition.

69. **Non-Combustible Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

El Dorado County Surveyor

70. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.

Staff Verification: A monumentation bond shows compliance with this condition.

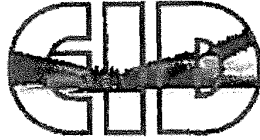
71. **Road Naming:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map.

Staff Verification: A Road Name Petition was approved on July 20, 2014, which shows compliance with this condition.

County of El Dorado Air Quality Management District

72. **Fugitive Dust and Air Quality:** 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.

Staff Verification: Note 16 and 17 under Section entitled “Standard General Notes – Roadway, Grading, and Drainage” on Sheet 2 of the improvement plans shows compliance with this condition.



El Dorado Irrigation District

METER AWARD LETTER

This serves as an award for:

Date: April 13, 2015

SUBDIVISION PARCEL SPLIT OTHER

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

New Home Company Northern CA a DE LLC West Valley Village Lot 12 (W) Phase 1
2220 Douglas Blvd. Ste. 240 Blackstone, El Dorado Hills, CA
Roseville, CA 95661 APN:118-140-65

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: 19.5 EDUs (Equivalent Dwelling Unit).
RECYCLED WATER 19.5 EDUs (Equivalent Dwelling Unit).
WASTEWATER: 19 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2071DEV 679684
Service Purchase Project No.: 2201SP

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 Development Services

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

EXHIBIT G