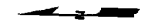


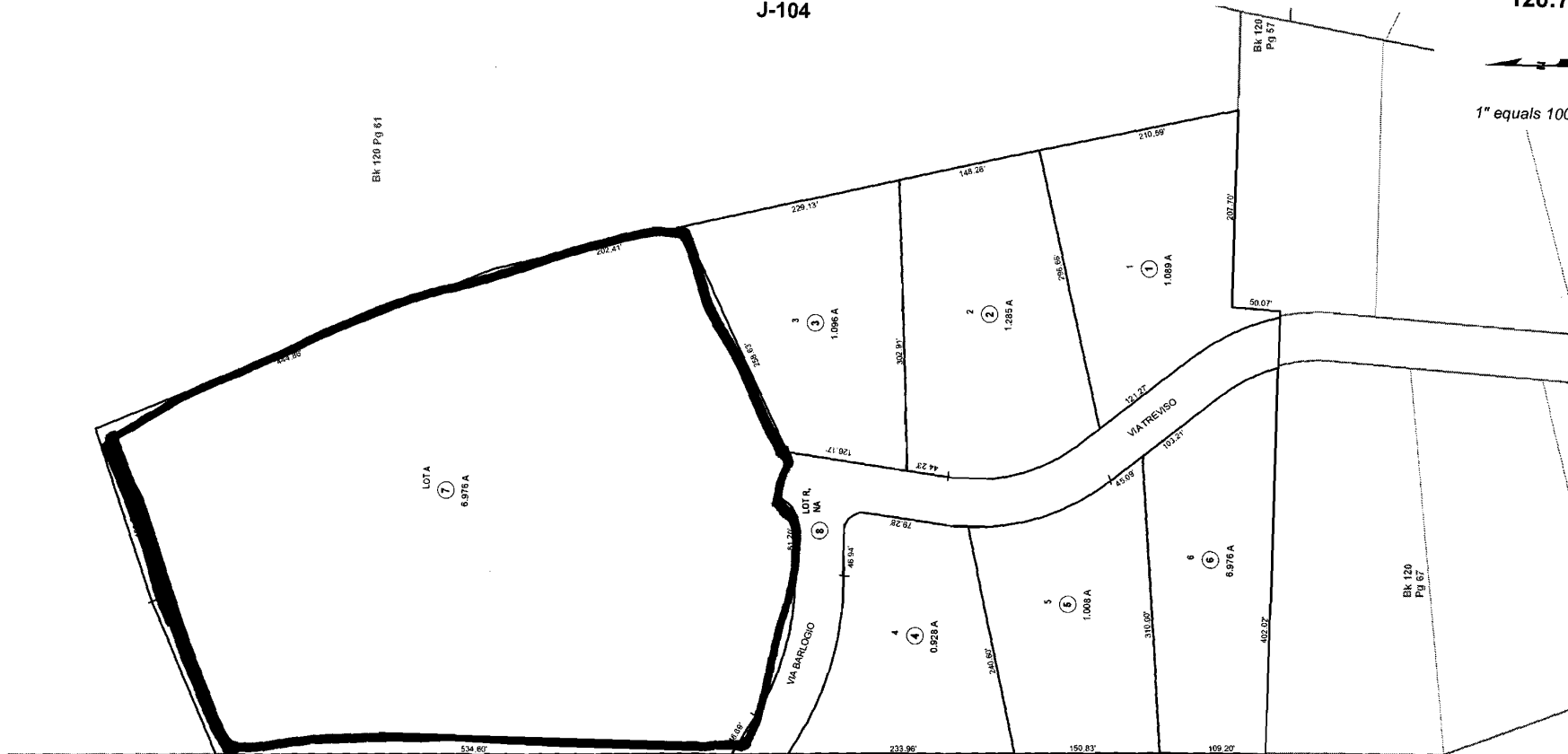
NW 1/4 SEC. 3, T.9N., R.8E., M.D.M.
 RIDGEVIEW WEST UNIT NO. 4
 J-104

120:70



1" equals 100'

EXHIBIT A



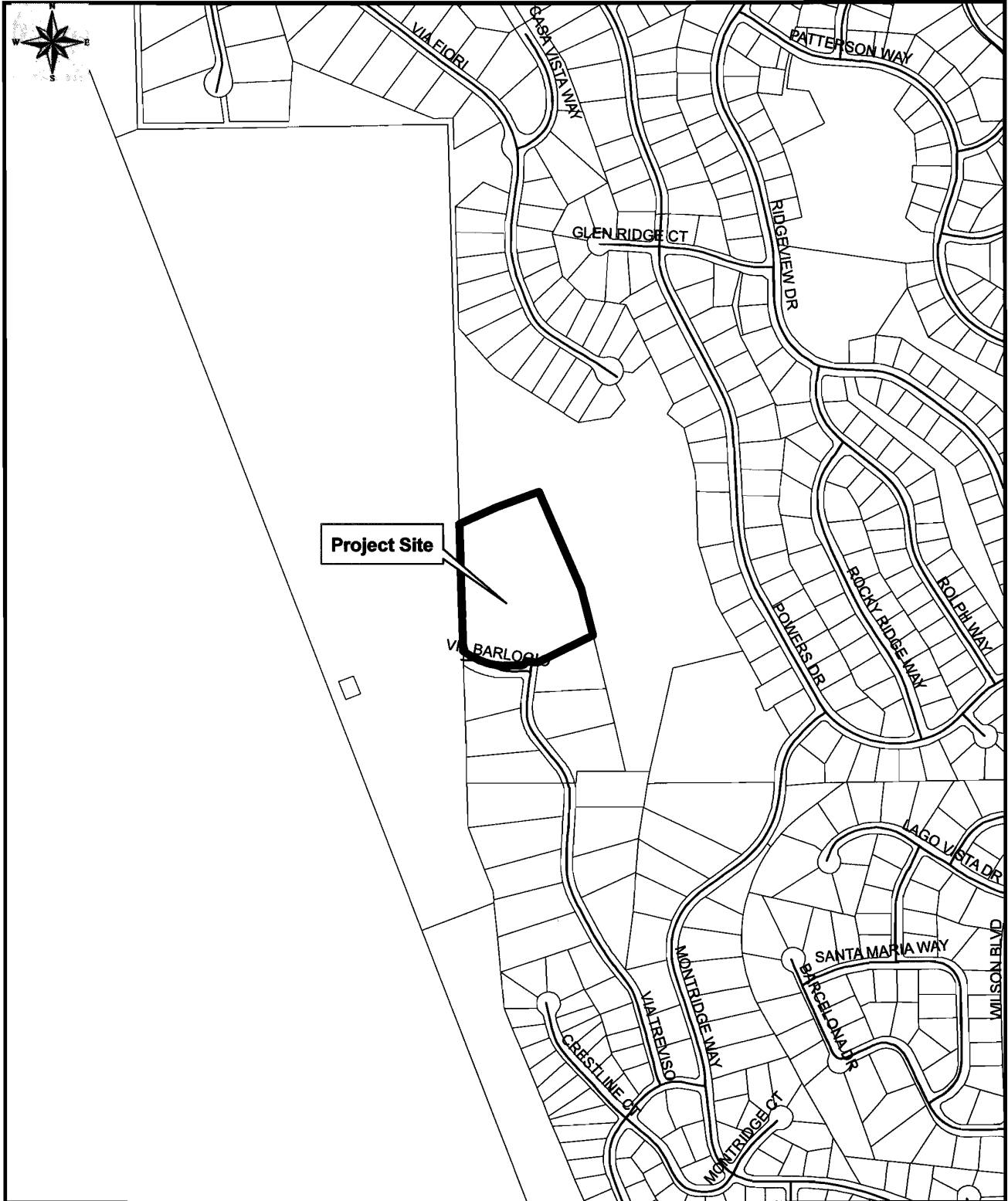
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

Rev. Jan. 17, 2008 Assessor's Map Bk. 120, Pg. 70
 County of El Dorado, CA

Treviso II Final Map File No. TM11-1502-F



Map prepared by
Mel Patacchia
© 2011 County
Development Services Planning

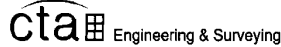
0 85 170 340 Feet
[Scale bar]

Exhibit B- Location Map

TREVISO II

LOT 'A', OF RIDGEVIEW WEST UNIT NO. 4, S.D. J-104, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2015



SHEET 1 OF 3

OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOT 'R' AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THEREFO FOR ANY AND ALL PUBLIC PURPOSES.

THE UNDERSIGNED FURTHER MAKES AN IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR THE STREETS OR OTHER PUBLIC WAYS AND DRAINAGE FACILITIES SHOWN HEREON OR CONSTRUCTED WITHIN THE SUBDIVISION FOR ANY AND ALL PUBLIC PURPOSES INCLUDING IMPROVEMENTS AND MAINTENANCE. SUBJECT TO THE PROVISION THAT SAID STREETS AND OTHER PUBLIC WAYS, DRAINAGE EASEMENTS AND FACILITIES WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY OF EL DORADO BUT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION ACTING THROUGH A LEGAL ENTITY APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO HAVING THE POWER OF ASSESSMENT. IF FOR ANY REASON THE ENTITY IS NOT FORMED OR IS DISSOLVED, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS IN THE SUBDIVISION. THE OWNER RESERVES AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITY PURPOSES WHICH SHALL BE BENEFICIAL TO ANY OR ALL LOTS SHOWN HEREON OR FOR ADJACENT PROPERTIES HERETO, OVER, UNDER AND ACROSS THE STREETS, OTHER PUBLIC WAYS AND EASEMENTS SHOWN OR CONVEYED HEREON.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES, WHICH WILL PROVIDE SERVICES:

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS LOT 'R', AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, 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 'R' AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND FIVE FEET (5') ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION.

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

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

REFR II-RD WILLOWS, LLC, A CALIFORNIA 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 _____

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 REFR II-RD WILLOWS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN SEPTEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY JANUARY, 2016 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY LS 5914



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

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

DATE: _____

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

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

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

DATE: _____

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

COUNTY SURVEYOR'S STATEMENT

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

DATE: _____

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

BY: _____
PHILIP R. MOSBACHER, 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

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVISORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'R' WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

DATE: _____

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

BY: _____

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____ OF MAPS, AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF RENASCI TREVISO LLC.

TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. _____

PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

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

BY: _____
DEPUTY

TREVISO II

LOT 'A', OF RIDGEVIEW WEST UNIT NO. 4, S.D. J-104, BEING A PORTION OF THE
NORTHWEST 1/4 OF SECTION 3, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2015 SCALE 1" = 50'

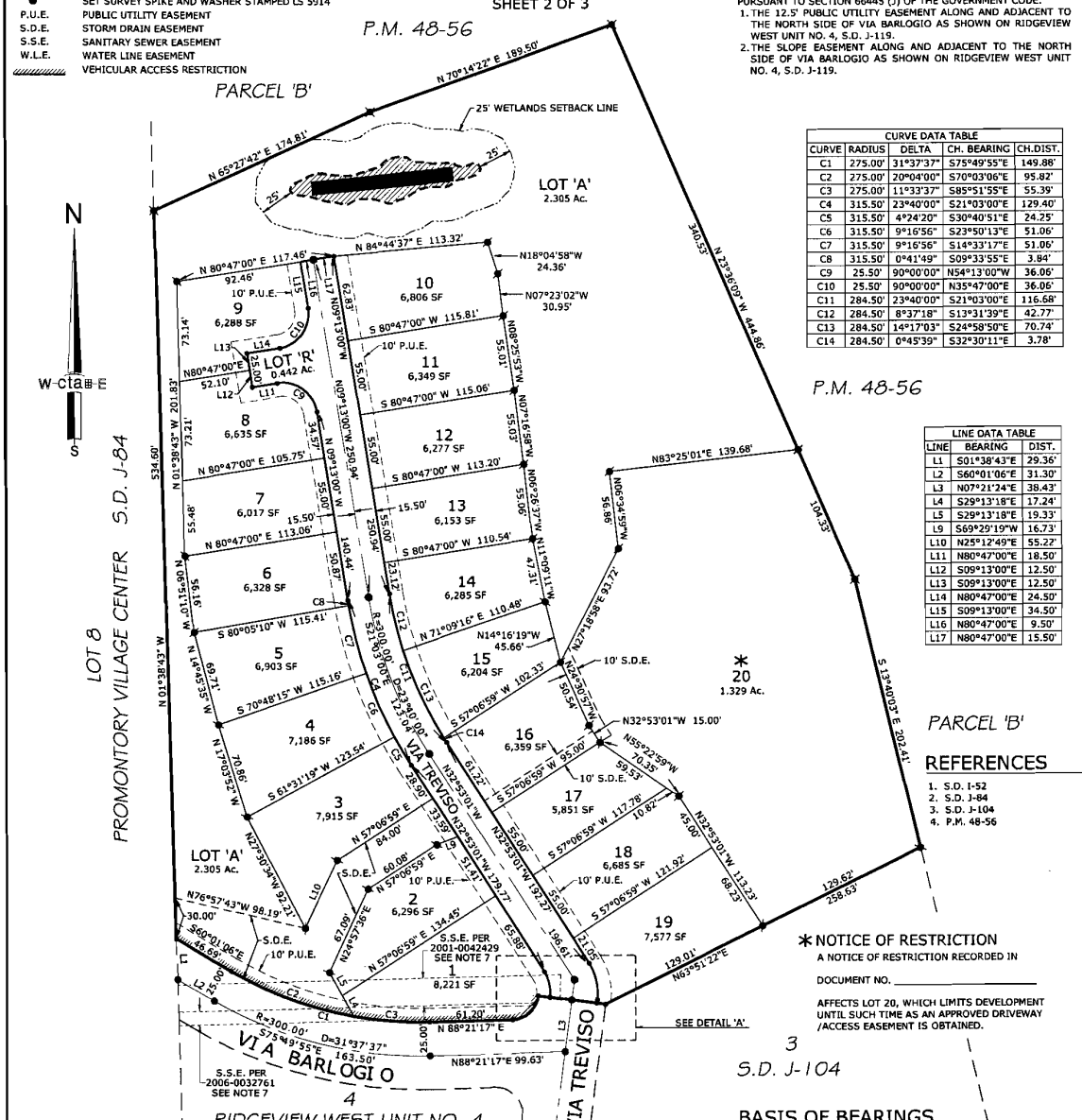
cta Engineering & Surveying
SHEET 2 OF 3

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 5/8" REBAR WITH ALUM. CAP STAMPED LS 5914
- FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- FOUND 1 1/2" C.I.P. STAMPED LS 3686
- SET 3/4" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- VEHICULAR ACCESS RESTRICTION

ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE:
1. THE 12.5' PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO THE NORTH SIDE OF VIA BARLOGGIO AS SHOWN ON RIDGEVIEW WEST UNIT NO. 4, S.D. J-119.
2. THE SLOPE EASEMENT ALONG AND ADJACENT TO THE NORTH SIDE OF VIA BARLOGGIO AS SHOWN ON RIDGEVIEW WEST UNIT NO. 4, S.D. J-119.



| CURVE | RADIUS | DELTA | CH. BEARING | CH. DIST. |
|-------|---------|-----------|-------------|-----------|
| C1 | 275.00' | 31°33'37" | S75°49'55"E | 149.88' |
| C2 | 275.00' | 20°04'00" | S70°03'06"E | 95.82' |
| C3 | 275.00' | 11°33'37" | S85°51'55"E | 55.39' |
| C4 | 315.50' | 23°40'00" | S21°03'00"E | 129.40' |
| C5 | 315.50' | 4°24'20" | S30°40'51"E | 24.25' |
| C6 | 315.50' | 9°16'56" | S23°50'13"E | 51.06' |
| C7 | 315.50' | 9°16'56" | S14°33'17"E | 51.06' |
| C8 | 315.50' | 0°41'49" | S09°33'55"E | 3.84' |
| C9 | 25.50' | 90°00'00" | N54°13'00"W | 36.06' |
| C10 | 25.50' | 90°00'00" | N35°47'00"E | 36.06' |
| C11 | 284.50' | 23°40'00" | S21°03'00"E | 116.58' |
| C12 | 284.50' | 8°37'18" | S13°31'39"E | 42.77' |
| C13 | 284.50' | 14°21'03" | S24°58'50"E | 70.74' |
| C14 | 284.50' | 0°45'39" | S32°30'11"E | 3.78' |

| LINE | BEARING | DIST. |
|------|-------------|--------|
| L1 | S01°38'43"E | 29.36' |
| L2 | S60°01'06"E | 31.30' |
| L3 | N07°21'24"E | 38.43' |
| L4 | S29°13'18"E | 17.24' |
| L5 | S29°13'18"E | 19.33' |
| L6 | S69°29'19"W | 16.73' |
| L10 | N25°12'49"E | 55.22' |
| L11 | N80°47'00"E | 18.50' |
| L12 | S09°13'00"E | 12.50' |
| L13 | S09°13'00"E | 12.50' |
| L14 | N80°47'00"E | 24.50' |
| L15 | S09°13'00"E | 34.50' |
| L16 | N80°47'00"E | 9.50' |
| L17 | N80°47'00"E | 15.50' |

REFERENCES

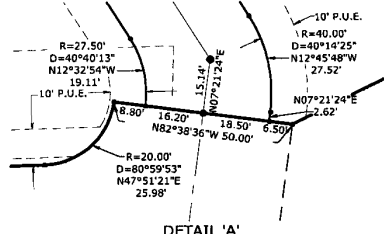
1. S.D. I-52
2. S.D. I-84
3. S.D. J-104
4. P.M. 48-56

*NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOT 20, WHICH LIMITS DEVELOPMENT UNTIL SUCH TIME AS AN APPROVED DRIVEWAY / ACCESS EASEMENT IS OBTAINED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF S.D. J-104 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.



NOTES

1. THIS SUBDIVISION CONTAINS 6.976 ACRES GROSS, CONSISTING OF 20 RESIDENTIAL LOTS AND 2 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP #TM 11-1502-R APPROVED BY THE PLANNING COMMISSION ON MARCH 6, 2012 AND ANY APPROVED ALTERATIONS THEREOF.
2. LOT 'R' SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
5. LOT 'A' IS TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE AREA / OPEN SPACE.
6. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE APPROVED "WILDFIRE SAFE PLAN FOR TREVISO II" DATED AUGUST 12, 2011 CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.
7. SEWER LINE EASEMENTS TO EL DORADO IRRIGATION DISTRICT PER 2001-0042429 AND 2006-0032761 ARE TO BE ABANDONED UPON THE COMPLETION OF THE RELOCATION OF FACILITIES INTO VIA BARLOGGIO.







TREVISO II

LOT 'A', OF RIDGEVIEW WEST UNIT NO. 4, S.D. J-104, BEING A PORTION OF THE
 NORTHWEST 1/4 OF SECTION 3, T. 9 N., R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 JANUARY, 2015 SCALE 1"= 50'

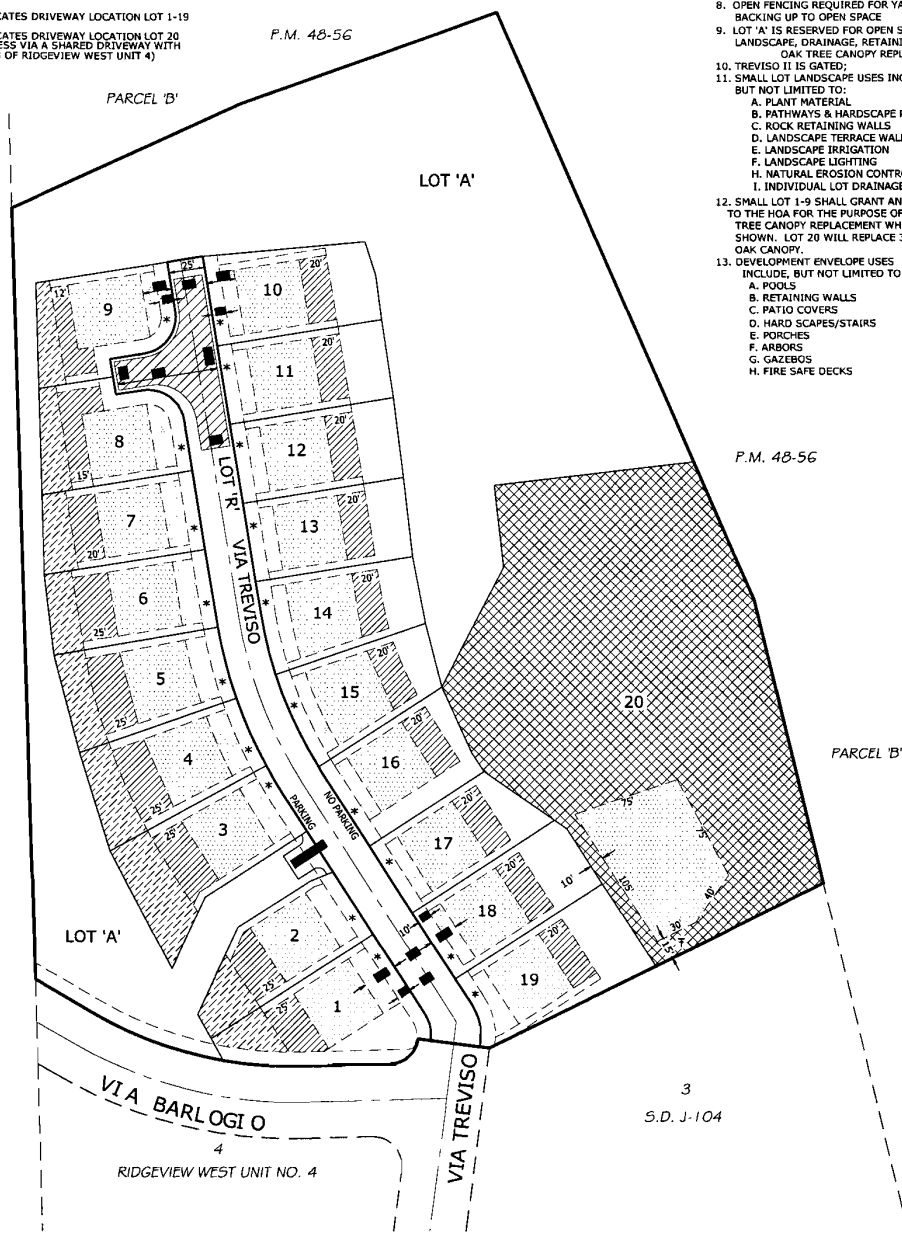
cta Engineering & Surveying
 SHEET 3 OF 3

"INFORMATION SHEET ONLY"

LEGEND

-  SMALL LOT LANDSCAPE (SEE NOTES)
-  SMALL LOT OAK CANOPY REPLACEMENT (SEE NOTES)
-  DEVELOPMENT ENVELOPE (SEE NOTES)
-  UNRESTRICTED BUILDING ENVELOPE (MIN. 45'x45')
-  RESTRICTED BUILDING ENVELOPE (SEE NOTES MIN. 10'x45')
-  R1 ZONING APPLIES

- * INDICATES DRIVEWAY LOCATION LOT 1-19
- † INDICATES DRIVEWAY LOCATION LOT 20 (ACCESS VIA A SHARED DRIVEWAY WITH LOT 3 OF RIDGEVIEW WEST UNIT 4)



NOTES

1. MIN. FRONT YARD: 10'
2. MIN. SIDE YARD: 5'
3. MIN. REAR YARD: AS SHOWN;
4. RESTRICTED AS DEFINED
 - A. NO GARAGE
 - B. STRUCTURE MUST ALLOW FOR SITE VISIBILITY FOR CARS BACKING OUT OF THE DRIVEWAY
5. PARKING ALLOWED ON SIDEWALK SIDE SIDE OF STREET ONLY
6. TWO UNENCLOSED OFF STREET PARKING SPACES PER LOT
7. TWO ADDITIONAL OFF STREET PARKING SPACES WHERE SHOWN
8. OPEN FENCING REQUIRED FOR YARDS BACKING UP TO OPEN SPACE
9. LOT 'A' IS RESERVED FOR OPEN SPACE, LANDSCAPE, DRAINAGE, RETAINING WALLS & OAK TREE CANOPY REPLACEMENT
10. TREVISO II IS GATED;
11. SMALL LOT LANDSCAPE USES INCLUDE BUT NOT LIMITED TO:
 - A. PLANT MATERIAL
 - B. PATHWAYS & HARDSCAPE PATHWAYS
 - C. ROCK RETAINING WALLS
 - D. LANDSCAPE TERRACE WALLS
 - E. LANDSCAPE IRRIGATION
 - F. LANDSCAPE LIGHTING
 - H. NATURAL EROSION CONTROL MATTING
 - I. INDIVIDUAL LOT DRAINAGE
12. SMALL LOT 1-9 SHALL GRANT AN EASEMENT TO THE HOA FOR THE PURPOSE OF OAK TREE CANOPY REPLACEMENT WHERE SHOWN. LOT 20 WILL REPLACE 3,041 SF OF OAK CANOPY.
13. DEVELOPMENT ENVELOPE USES INCLUDE, BUT NOT LIMITED TO:
 - A. POOLS
 - B. RETAINING WALLS
 - C. PATIO COVERS
 - D. HARD SCAPES/STAIRS
 - E. PORCHES
 - F. ARBORS
 - G. GAZEBOS
 - H. FIRE SAFE DECKS

TENTATIVE MAP

TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

COUNTY OF EL DORADO APRIL 2011 STATE OF CALIFORNIA

OWNERS OF RECORD

ROZEMER HOMES WEST LLC
1215 WILSON STREET
RANCHO CORDOVA, CA 95742

APPLICANT

ROZEMER HOMES WEST LLC
1215 WILSON STREET
RANCHO CORDOVA, CA 95742

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Civil Planning
10000 W. BROADWAY, SUITE 200
DENVER, COLORADO 80239

MAP SCALE

1" = 40'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTION 2, T. 2 S., R. 8 E., N. 24 E.

ASSESSOR'S PARCEL NUMBERS

APN: 000-000-000

GENERAL PLAN

GP

PRESENT ZONING

R-1A TO

PROPOSED ZONING

PL-1 PG

TOTAL AREA

5.98 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS (1-20) 420 AC

LETTERED LOTS (A-C) 2.07 AC

PRIVATE ROAD LOTS (1-2) 0.44 AC

TOTAL AREA 6.51 AC

MINIMUM LOT AREA

0.25 ACRES

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO TOWNSHIP

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS JUNIOR FIRE DISTRICT (JFD 007)

DATE OF PREPARATION

APRIL 2011

PHASING PLAN NOTICE

THE SUBMITTER MAY FILE A PHASING PLAN FOR THIS PROJECT. THE SUBMITTER SHALL BE RESPONSIBLE TO NOTIFY THE BOARD OF SUPERVISORS OF THE HARBORLAND DISTRICT MAPS FROM THE SUBSEQUENT MAP ACT SECTION 66462.1.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PROGRAM AS SHOWN HAS BEEN DRAWN IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS ESTABLISHED BY THE COUNTY OF EL DORADO.

DATE: APRIL 2011

BY: [Signature]

FOR: [Signature]

PROJECT: TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

SECTION 2, T. 2 S., R. 8 E., N. 24 E.

APN: 000-000-000

SCALE: 1" = 40'

DATE: APRIL 2011

BY: [Signature]

FOR: [Signature]

PROJECT: TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

SECTION 2, T. 2 S., R. 8 E., N. 24 E.

APN: 000-000-000

SCALE: 1" = 40'

DATE: APRIL 2011

BY: [Signature]

FOR: [Signature]

PROJECT: TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

SECTION 2, T. 2 S., R. 8 E., N. 24 E.

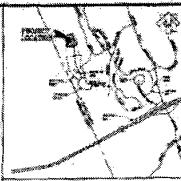
APN: 000-000-000

SCALE: 1" = 40'

DATE: APRIL 2011

BY: [Signature]

FOR: [Signature]



LEGEND:
 ▲ PROPOSED FIRE HYDRANT
 ○ EXISTING SEPT

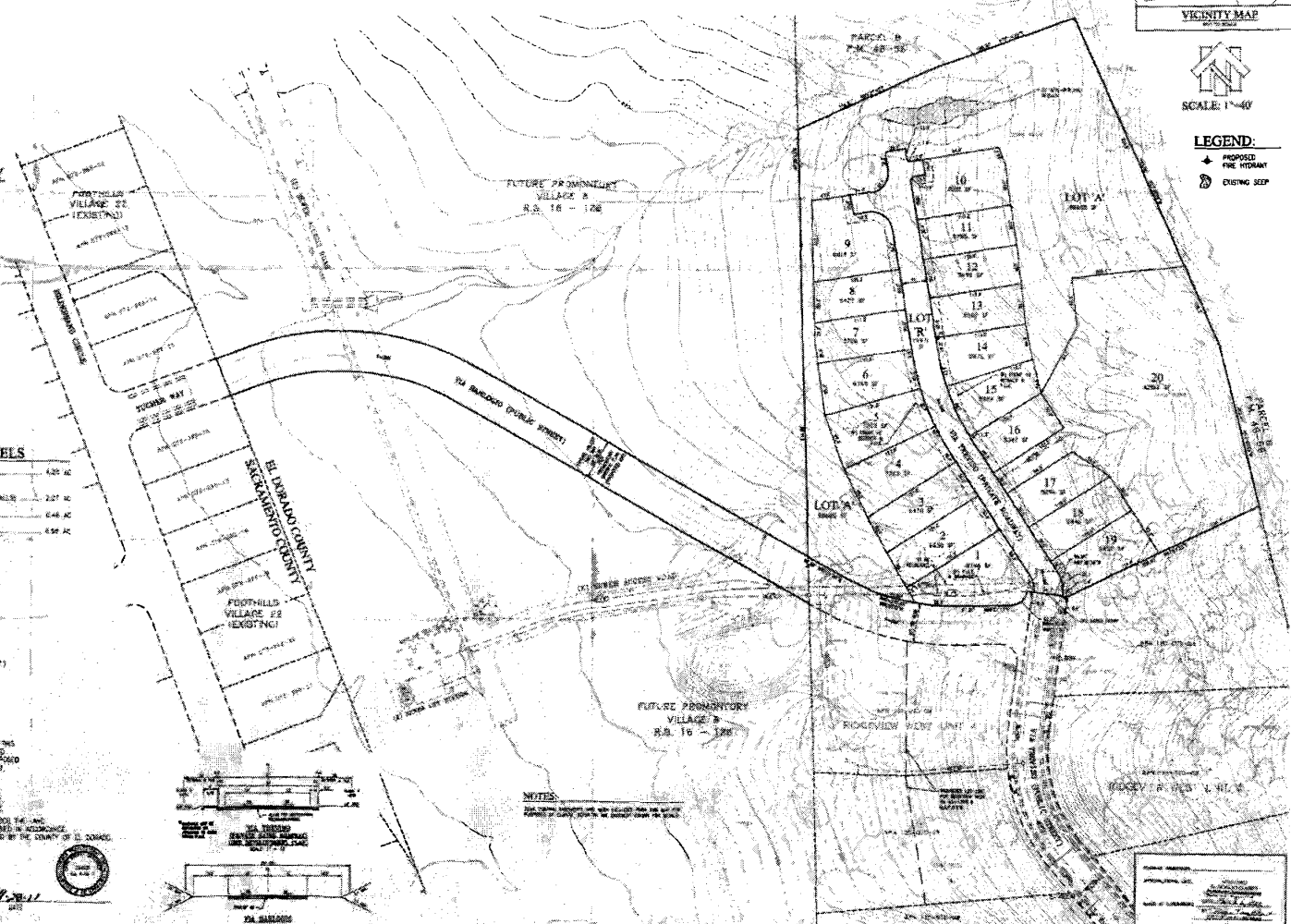


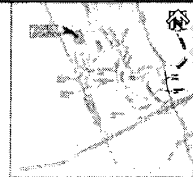
EXHIBIT D

SUBSTANTIAL CONFORMANCE TENTATIVE MAP

TREVISO II - A PLANNED DEVELOPMENT

LOT A OF RIDGEVIEW WEST UNIT 4

COUNTY OF EL DORADO JULY, 2013 STATE OF CALIFORNIA



VICINITY MAP



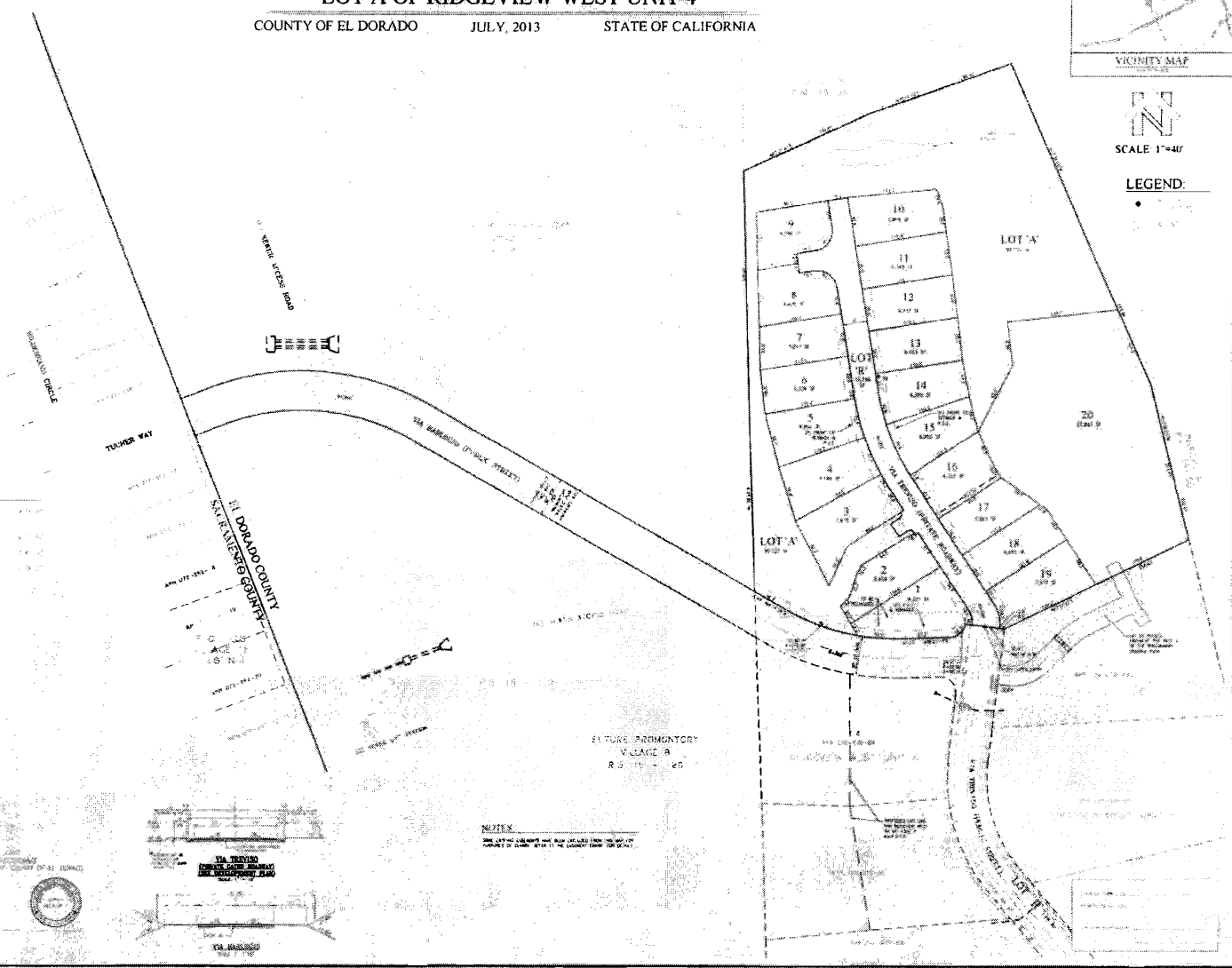
SCALE 1"=400'

LEGEND:

EXHIBIT E

- OWNERS OF RECORD
- APPLICANT
- ENGINEER
- cta** Engineering & Surveying
2540 Broadway, Suite 200, Sacramento, CA 95818
(916) 441-1111
- MAP SCALE
- CONTOUR INTERVAL
- SOURCE OF TOPOGRAPHY
- SECTION TOWNSHIP and RANGE
- ASSESSOR'S PARCEL NUMBERS
- GENERAL PLAN
- PRESENT ZONING
- TOTAL AREA
- TOTAL NUMBER OF PARCELS
- MINIMUM LOT AREA
- WATER SUPPLY and SEWAGE DISPOSAL
- PROPOSED STRUCTURAL FIRE PROTECTION
- DATE OF PREPARATION
- PHASING PLAN NOTICE

ENGINEER'S CERTIFICATE



NOTES:

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

(As approved on March 6, 2012, and revised and approved on July 25, 2013. Edits based on the approved revisions to conditions are shown with strikeouts and underlines)

PROJECT DESCRIPTION

1. The proposed rezone, development plan, and tentative subdivision map are based upon and limited to compliance with the project description, the hearing exhibits (marked Rezone, Tentative Map, Development Plan, and Preliminary Grading/Drainage Plan and Tree Preservation Map), 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 consists of the following:

- A. Rezone of 6.98 acre property from Estate Residential One Acre-Planned Development (R1A-PD) to ~~4.71~~ 4.68 acres of One-Family Residential-Planned Development (R1-PD) and ~~2.27~~ 2.30 acres Open Space-Planned Development (OS-PD);
- B. Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one Open Space lot, and modified One-Family Residential (R1) zone district development standards;
- C. Tentative Subdivision Map dividing a 6.98 acre property creating twenty (20) Class I residential lots ranging from ~~5,181~~ 5,851 square feet to ~~62,012~~ 57,891 square feet in size, one (1) private road (Lot R) measuring ~~0.46~~ 0.442 acre, and one (1) Open Space lot measuring ~~2.27~~ 2.30 acres;
- D. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards:
 1. Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
 2. Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R;
 3. Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and
 4. Increase the maximum driveway gradient from 16% to 20% serving Lot 20.
- E. Reduction of the 50-foot setback to 25-foot from an identified wetland area (seep) and shall be shown on the map

EXHIBIT F

The following are the additional project descriptions based on the revised tentative map approved on July 25, 2013:

1. Addition of an Open Space Corridor between Lots 2 and 3 to achieve avoidance of an existing ephemeral drainage. This corridor would increase the amount of Open Space "Lot A" required of the Planned Development;
2. Relocation of the two northerly parking spaces (adjacent to Lot 9) next to the above referenced open space corridor. The spaces are at a new location where they would be more accessible;
3. Rotation and relocation of Lot 9 at the north side of the turnaround (end of Via Treviso);
4. Removal of original driveway access to Lot 20 off Via Treviso. New access to the lot would come off via shared driveway access with APN 120-070-03.

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Staff Verification: Consistent. County review of Treviso II 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.

PLANNING SERVICES

Mitigation Monitoring Reporting Program (MMRP) Mitigation Measures

2. BIO-1: Pre-construction Survey Required: If vegetation removal is conducted within the nesting period for most migratory bird species and nesting raptor species (between March 1 and August 15), a pre-construction survey for active bird nests shall be conducted by a qualified biologist. If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFG.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on the grading plans for any and all final maps filed. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

Staff Verification: Consistent. Pre-construction survey was conducted by a qualified biologist prior to initiation of site construction confirming the absence of active nest on the project site.

3. **BIO-2: Reduced Wetland Buffer: No Disturbance Buffer:** A 25-foot setback line shall be shown on the Final Map that begins at all high-water marks or the outer boundary of any adjacent wetlands in accordance with requested reduced buffer per the Interim Interpretive General Plan Policy 7.3.3.4. No development shall occur within the setback area. Standard Best Management Practices (BMP) measures, including the installation of protective fencing around the seep, shall be implemented. The identification shall be made on the Final Map, Site Plan Review, grading and building plans where applicable.

Monitoring Responsibility: Planning Services

Monitoring Requirement: Prior to filing of the Final Map, Planning Services shall verify that the identification has been made on the Final Map. Further, the setback lines shall be shown on any subsequent submitted for the grading permit and Development Services shall verify this prior to issuance of any development permit.

Staff Verification: Consistent. The Final Map includes the required 25-foot wetland buffer.

4. **BIO-3: Streambed Alteration Agreement:** A Streambed Alteration Agreement, pursuant to Fish and Game Code 1600 et seq, shall be obtained by the applicants, from the California Department of Fish and Game, if applicable, for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be developed in coordination with CDFG in the context of the agreement process. Authorization prior to placement of any fill is required from the U.S. Army Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat that were not disclosed during the project review. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the Streambed Alteration Agreement to Development Services prior to issuance of the grading permit. If it has been determined by Fish and Game that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with verification from Fish and Game that no agreement is needed for the project, prior to issuance of a building and/or grading permit for the project area.

Staff Verification: Consistent. A Streambed Alteration Agreement was issued for prior to issuance of grading permit for the Treviso II project.

5. BIO-4: Water Quality Certification: A Water Quality Certification, Section 401 permit, if applicable, shall be obtained by the applicant from the California Regional Water Quality Control Board for applicable project improvements. Appropriate mitigation measures shall be developed in coordination with in the context of the agreement process.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the Section 401 permit to Development Services prior to issuance of the grading permit. If it has been determined by the California Regional Water Quality Control Board that said permit does not apply after their review of the development plans for the project, the applicant shall provide Planning Services with confirmation from them of that determination prior to issuance of a building and/or grading permit for the project area.

Staff Verification: Not Applicable. On-site wetlands have been fully avoided as part of subdivision design. Therefore, this condition is not applicable.

6. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

Staff Verification: Consistent. This condition has been added as a standard note on project construction plans.

7. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Staff Verification: Consistent. This condition has been added as a standard note on project construction plans.

8. Prior to issuance of building permit, the applicant shall remit payment for impacts to rare plants in accordance with Chapter 17.71 of the El Dorado County Zoning Ordinance and Board of Supervisor's Resolution No. 205-98.

Staff Verification: Consistency with this condition is not subject to Final Map approval but shall be further verified prior to issuance of residential building permit.

9. This tentative map shall expire 36 months the date of approval unless a timely extension is filed.

Staff Verification: The expiration of the Treviso II Tentative Map has been extended to March 6, 2017. The final map is anticipated to be recorded prior to this expiration.

10. Prior to final map approval, the applicant shall pay all Development Services Department fees associated with this application.

Staff Verification: Consistent. There are no outstanding fees due for the project.

11. The applicant shall submit to Planning Services a \$50.00 recording fee and a Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No final map shall be map filed until said fees are paid.

Staff Verification: Consistent. All State of California Fish and Wildlife fees have been remitted with the filing of the Notice of Determination.

12. A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.

Staff Verification: Consistent. An El Dorado Irrigation District (EID) Meter Letter has been secured for the necessary public water and sewer service.

13. Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is responsible for parkland dedication which shall be satisfied by park in lieu fees. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor; upon completion of appraisal, the applicant shall pay the park fee to the El Dorado Hills Community Services District, and shall submit the receipt to El Dorado County Development Services with the first Final Map.

Staff Verification: Consistent. The required Park-in-Lieu fee for Treviso II subdivision has been remitted to El Dorado Hills Community Services District (EDHCSD).

14. Prior to issuance of a grading permit and/or removal of indigenous oak trees, the applicant shall conform to one of the following options under General Plan Policy 7.4.4.4:

- A. Submit and implement an Oak Tree Survey, Preservation, and Replacement Plan in accordance with the Interim Interpretive Guidelines for Policy 7.4.4.4 (Option A) adopted on November 12, 2006. Specifically, the plan shall provide detailed oak tree replacement program in accordance with the guidelines and the revised Oak Tree Canopy Exhibit approved with the revised Tentative Map, subject to

review and approval by the Development Services Department-Planning Services;
OR

- B. In the event that the in-lieu fee payment option under Option B of the policy is in effect, remit full payment of the in-lieu fee mitigation to Development Services Department-Planning Services.

Staff Verification: Consistent. In accordance with the Interim Interpretive Guidelines for Policy 7.4.4.4 (Option A), an Oak Tree Preservation and Replacement Plan has been approved as part of the Improvement Plan for Treviso II . Additionally, an Oak Tree Canopy Replanting Agreement has been executed for the on-going maintenance of the replanted oak trees on-site in accordance with the guidelines.

15. 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: As verified, there are no outstanding liens on the property.

16. 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 parcel map, which action is brought within the time period provided for in Section 66499.37.

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

Staff Verification: This condition has been applied but has not been necessarily implemented.

Development Plan Conditions

17. This Development Plan for Treviso II shall permit the specific project descriptions under Condition No.1.

In accordance with the Planned Development provisions in the Zoning Ordinance, the following development standards in Table 1 below shall apply:

Table 1. Modified R1-Zone District Development Standards for Treviso II

| Development Standard | Minimum Standard | Modified Standard¹ | Notes |
|-----------------------------|-------------------------|--------------------------------------|--|
| Lot Width | 60 feet | 30 feet | Minimum proposed is for Lot 20 |
| Lot Size | 6,000 square feet | 5,296 square feet | Minimum proposed is for Lot 17 |
| Setbacks ² | | | |
| <i>Front</i> | 20 feet | 10 feet | Applies to Lots 1-19 (see Exhibit J) |
| <i>Rear</i> | 15 feet | 10 feet | Minimum proposed is for Lot 9, which is designed as Reversed Corner Lot (rear yard against side yard of Lot 8) |

Note: 1. Unless otherwise referenced in this table or referenced in Exhibits J and K, current R1 zone development standards shall apply. 2. Modified standards shall apply unless superseded by the approved Wildfire Safe Plan for Treviso II.

The Development Plan also approves the installation of an entry gate into the subdivision.

In accordance, with Section 17.04.070, major changes in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.070(B) (3) of the Zoning Ordinance. Major changes may be reviewed based on specific findings under Section 17.22.630 of the ordinance.

Minor changes in the adopted Planned Development Permit may be approved by Planning Services provided that the changes:

- A. Do not change the boundaries of the subject project property;
- B. Do not change any use as shown on the official development plan; and
- C. Do not change the intent of the official development plan

The Planned Development Permit shall expire concurrently with the expiration of the Tentative Map.

Staff Verification: Consistent. Sheet 3 of the Treviso II Final Map details the approved Development Plan standards for the Treviso II Subdivision. Residential development within the subdivision shall conform to these standards.

DEPARTMENT OF TRANSPORTATION

Project Specific Conditions

- 18. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map: (the requirements outlined in Table 2 below are minimums):

| Table 2. Road Improvement Standards for Treviso II | | | | |
|---|--|-------------------|-----------------------|---|
| Road Name | DISM Standard Plan Reference | Road Width | Right-of-Way** | Exception/Notes |
| Via Treviso (on-site) | Std Plan 101B (3"AC over 8"AB Min.) | 30 ft | 31 ft | Type 1 rolled curb and gutter both sides, 4-ft sidewalk on one side. A 10-ft PUE is to be included on either side of the right of way. |
| Interim Via Barlogio | Std Plan 101B (3"AC over 8"AB Min.3)* or equivalent based on R value | 24 ft | 50ft | No sidewalk, curb and gutter. To be graded to ultimate roadway prism. Roadway to be constructed to Std Plan 101B to a 24-foot road width. |

* Road widths are measured from edge of pavement to edge of pavement if no curb (traveled way).

** Non-exclusive road and public utility easements included

Staff Verification: Consistent. As verified by the Transportation Division, Treviso II shall be constructed in accordance with the above standards, which are reflected in the approved construction plans.

19. Offer of Dedication: The applicant shall irrevocably offer to dedicate the right-of-ways as shown in the table above for the onsite portion of Via Treviso as shown on the map dated April 2011 with the filing of the map. Slope easements shall be included as necessary. This offer shall be rejected by the County.

Staff Verification: Consistent. The above offer of dedication and easements are depicted on the Final Map.

20. Road Easement: The applicant shall obtain a road easement as shown in the table above for the off-site portion of Via Barlogio as shown on the map dated April 2011 with the filing of the map.

Staff Verification: Consistent. The required road easement for Via Barlogio was officially recorded on January 30, 2013 under Document #2013-4551.

21. Encroachment Permit: The applicant shall obtain an encroachment permit from DOT for improvements onto Via Barlogio and Via Treviso. 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 map.

Staff Verification: Consistent. As verified by Transportation Division, the required improvements have been incorporated in the approved Improvement Plans for Treviso II subdivision.

22. Encroachment Permit (City of Folsom): The applicant shall obtain an encroachment permit from the City of Folsom for the roadway connection onto Tucher Way prior to filing of the map.

Staff Verification: Consistent. As verified by Transportation Division, the required encroachment permit has been secured and provided with the Final Map.

23. Vehicular Access Restriction: A vehicular access restriction (VAR) shall be placed along lots 1 and A along Via Barlogio with the filing of the final map.

Staff Verification: Consistent. As verified by Transportation Division, the required vehicular access restriction (VAR) has been placed on the Final Map.

24. Turnaround: The applicant shall provide a turn around at the end of Via Treviso to the provisions of County Standard Plan 114 or approved equivalent. 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.

Staff Verification: Consistent. As verified by Transportation Division, the required improvement has been incorporated in the approved Improvement Plan for Treviso II .

25. Gates, Turnarounds: All gates shall be designed and constructed with turnarounds acceptable to the Department of Transportation and the Fire Department. 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 map.

Staff Verification: Consistent. As verified by Transportation Division, the required improvement has been incorporated in the approved Improvement Plan for Treviso II .

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

Staff Verification: Consistent. As verified by Transportation Division, the above offers of easements are depicted on the Final Map.

27. 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.

Staff Verification: Consistent. As verified by Transportation Division, the required improvement has been incorporated in the approved Improvement Plan for Treviso II.

Standard Conditions

28. **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).

Staff Verification: Consistent. As verified by Transportation Division, the required signage has been incorporated in the approved Improvement Plan for Treviso II.

29. **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.

Staff Verification: Consistent. As verified by Transportation Division, the required improvement has been incorporated in the approved Improvement Plan for Treviso II.

30. **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.

Staff Verification: Consistent. The required documentation (CC&R's) has been verified for adequacy by Transportation Division.

31. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants, Codes and Restrictions (CC&Rs).

Staff Verification: Consistent. The required documentation (CC&R's) has been verified for adequacy by Transportation Division.

32. **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 El Dorado County inspector prior to being used.

Staff Verification: Consistent. As verified by Transportation Division, the required improvements have been incorporated in the approved Improvement Plan for Treviso II.

33. 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.

Staff Verification: Consistent. As verified by Transportation Division, the required notes have been incorporated in the approved Improvement Plan for Treviso II.

34. 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.

Staff Verification: Consistent. As verified by Transportation Division, the required construction approvals have been secured for Treviso II.

35. Road Improvement Agreement & Security: The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements within the County right of way. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Staff Verification: Consistent. As verified by Transportation Division, the required agreement has been secured for Treviso II.

36. 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.

Staff Verification: Consistent. As verified by Transportation Division, the required agreement has been secured for Treviso II and is being recommended for approval to the Board of Supervisor along with the Final Map.

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

Staff Verification: Consistent. As verified by Transportation Division, applicable grading permits for has been secured for Treviso II.

38. Grading Permit / Plan: A residential 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.

Staff Verification: Consistent. As verified by Transportation Division, all applicable grading permits have been secured for Treviso II.

39. 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.

Staff Verification: Consistent. As verified by Transportation Division, applicable grading permits, which was reviewed by RCD, has been secured for Treviso II.

40. 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.

Staff Verification: Consistent. As verified by Transportation Division, applicable grading permits, which was reviewed by RCD, has been secured for Treviso II.

41. 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 El Dorado County 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.

Staff Verification: Consistent. As verified by Transportation Division, soils report has been reviewed as part of Grading Plan review.

42. 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:

- 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. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. 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.

Staff Verification: Consistent. As verified by Transportation Division, the drainage study has been reviewed as part of Grading Plan and Improvement Plan review.

43. 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.

Staff Verification: Consistent. As verified by Transportation Division, required drainage easements have been depicted on the approved Improvement Plan and Final Map for Treviso II.

44. 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: Consistent. As verified by Transportation Division, required drainage easements have been depicted on the approved Improvement Plan and Final Map for Treviso II.

45. 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: Consistent. Staff Verification: Consistent. As verified by Transportation Division, required NPDES Permit has been secured for Treviso II.

46. 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 El Dorado County'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 El Dorado County'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.

Staff Verification: Consistent. As verified by Transportation Division, the required improvements have been incorporated in the approved Improvement Plan for Treviso II.

47. 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.

Staff Verification: Consistent. As verified by Transportation Division, the necessary agreement for the required improvements has been secured for Treviso II.

48. 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.

Staff Verification: Consistent. As verified by Transportation Division, the necessary agreement for the required improvements has been secured for Treviso II.

49. 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.

Staff Verification: Consistent. All required documentation has been received Transportation Division.

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

Staff Verification: Conformance with this condition shall be verified with issuance of building permit.

AIR QUALITY MANAGEMENT DISTRICT

51. The applicant shall submit and pay appropriate fees for an Asbestos Dust Mitigation Plan, in accordance with Rule 223.2. The District shall review and approve the plan prior to issuance of a grading permit.

Staff Verification: Consistent. This requirement has been incorporated in the approved Grading Plan.

52. The applicant shall adhere to all District rules during project construction including, but not limited to, Rule 300 (Open Burning), Rule 215 (Architectural Coatings), and Rule 224 (Cutback and Emulsified Asphalt Paving Materials).

The AQMD's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity from power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline powered equipment.
- G. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
- H. Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

Staff Verification: Consistent. This requirement has been incorporated in the approved Grading Plan.

53. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion

engines, etc.), authority to construction applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

Staff Verification: Consistent. All applicable permits from AQMD have been secured for Treviso II.

54. All portable equipment (non-mobile) with a 50-horse power or greater engine to be utilized on the project shall be permitted by the California Air Resources Board. Copy of the current portable equipment permit shall be with equipment. This condition shall be verified prior to site construction.

Staff Verification: Consistent. This requirement has been incorporated in the approved Grading Plan.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT (EDHCSD)

55. All construction debris resulting from the development of the project shall be disposed of in manner consistent with the solid waste diversion plan practiced by the 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 Code. Construction debris shall be disposed by current waste collection franchise.

Staff Verification: Consistent. This condition shall be implemented during residential construction of the subdivision.

COUNTY SURVEYOR'S OFFICE

56. All survey monuments shall be set prior to the filing of the Final Map or the developer shall have the surety of work to be done by bond or cash deposit. Verification of set monuments or amount of bond or deposit to be coordinated with the Surveyors Office.

Staff Verification: Consistent. As verified by County Surveyor's Office, the survey monuments have been set.

57. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

Staff Verification: Consistent. As verified by County Surveyor's Office, road naming has been set.

EL DORADO HILLS FIRE DEPARTMENT

58. A secondary means of egress shall be provided prior to any home construction. This condition shall be verified during review of the Improvement Plan.

Staff Verification: Consistent. As verified by the Department, a secondary point of access has been approved and provided.

59. 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 2-hour duration. This requirement is based on a single-family dwelling measuring 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and 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 department for review and approval. This condition shall be verified during review of building permit.

Staff Verification: Consistent. This condition shall be further verified by the Department during review of residential permit.

60. This development shall install Mueller Dry Barrel Fire hydrants conforming to the 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 and all fire protection system devices shall be determined by the Fire Department during review of the Improvement Plan.

Staff Verification: Consistent. As verified by the Department, this condition has been incorporated in the approved Improvement Plan for Treviso II.

61. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations. Compliance with this condition shall be further verified during review of the Improvement Plan.

Staff Verification: Consistent. As verified by the Department, this condition has been incorporated in the approved Improvement Plan and implemented for Treviso II.

62. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump/dip section of roadway. Compliance with this condition shall be further verified during review of Improvement Plan.

Staff Verification: Consistent. As verified by the Department, this condition has been incorporated in the approved Improvement Plan and shall be implemented for Treviso II.

63. 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 combustible members being brought onto the site as specified by El Dorado Hills Fire Department Standard B-003. Compliance with this condition shall be further verified during review of building permit.

Staff Verification: Consistent. As verified by the Department, this condition has been

incorporated in the approved Improvement Plan and shall be implemented for Treviso II.

64. Any gate shall meet the El Dorado County Land Development Manual and Fire Safe Regulations.

Staff Verification: Consistent. As verified by the Department, this condition has been incorporated in the approved Improvement Plan and shall be implemented for Treviso II.

65. Driveways shall be 12 feet in width. The maximum grade shall not exceed 20 percent when paved, 16 percent if unpaved per the Uniform Fire Code. This condition shall be verified during review of building permit.

Staff Verification: Consistent. As verified by the Department, this condition has been incorporated in the approved Improvement Plan and shall be implemented for Treviso II.

66. The lots the back up to the wildland open space shall be required to use non-combustible type fencing. Compliance with this condition shall be further verified during review of the building permit.

Staff Verification: Consistent. As verified by the Department, this condition has been incorporated in the approved Improvement Plan and shall be implemented for Treviso II.

67. All applicable provisions of the approved Wildfire Safe Plan for Treviso II (dated August 12, 2011) shall be implemented and maintained. A note shall be incorporated on the Final Map depicting this requirement.

Staff Verification: Consistent. As verified by the Department, this condition has been incorporated in the approved Improvement Plan and Final Map, and shall be implemented for Treviso II.



El Dorado Irrigation District

JAN 15 AM 11:46

RECEIVED
PLANNING DEPARTMENT

METER AWARD LETTER

This serves as an award for:

Date: January 15, 2015

- SUBDIVISION
- PARCEL SPLIT
- OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

RREF-RD WILLOWS, LLC

Treviso II

28118 Agoura Rd., Ste. 105

Agoura Hills, CA 91301

APN:120-700-07

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: 21 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 20 EDUs (Equivalent Dwelling Unit).

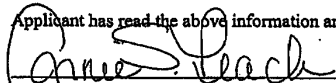
Project No. / Work Order No: 1855DEV 645020

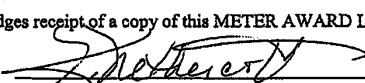
Service Purchase Project No.: 2158SP

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