

West Valley Village 5C Final Map TM10-1501-F

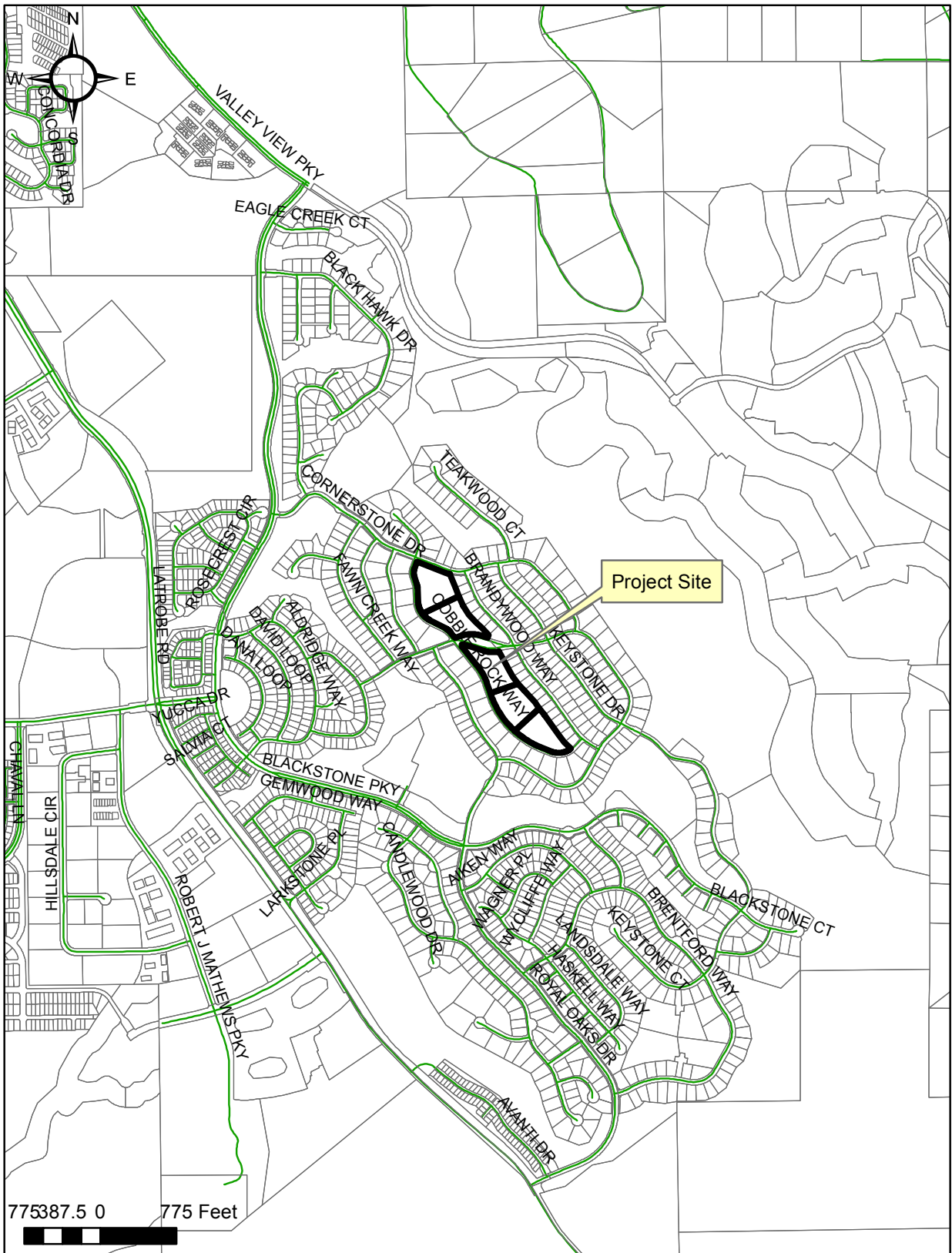


Exhibit A: Location Map

**POR. E. 1/2 SEC. 13 & N. 1/2 SEC. 24, T.9N., R.8E., M.D.M.
WEST VALLEY VILLAGE - UNIT 5A
J-97**

118:48

1" equals 100'

Bk 118
Pg 16



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

Rev. Aug. 30, 2007

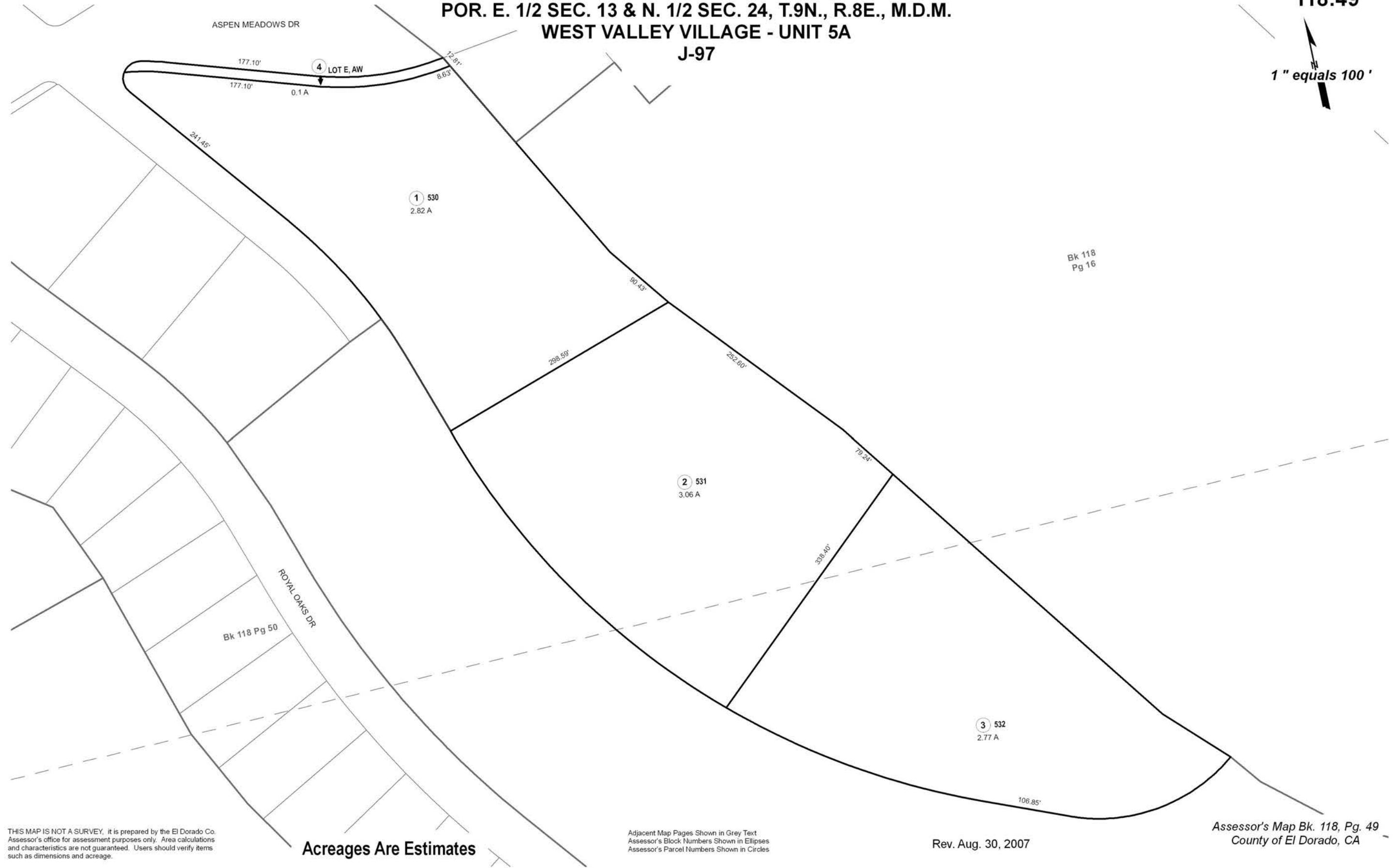
Assessor's Map Bk. 118, Pg. 48
County of El Dorado, CA

EXHIBIT B

POR. E. 1/2 SEC. 13 & N. 1/2 SEC. 24, T.9N., R.8E., M.D.M.
WEST VALLEY VILLAGE - UNIT 5A
J-97

118:49

1" equals 100'



ASPEN MEADOWS DR

4 LOT E, AW

1 530
2.82 A

2 531
3.06 A

3 532
2.77 A

Bk 118
Pg 16

Bk 118 Pg 50

ROYAL OAKS DR

Acreages Are Estimates

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

Rev. Aug. 30, 2007

Assessor's Map Bk. 118, Pg. 49
County of El Dorado, CA

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TENTATIVE MAP

WEST VALLEY VILLAGE UNIT 5C

A RE-SUBDIVISION OF WEST VALLEY VILLAGE UNIT 5A, LOTS 528 THRU 532

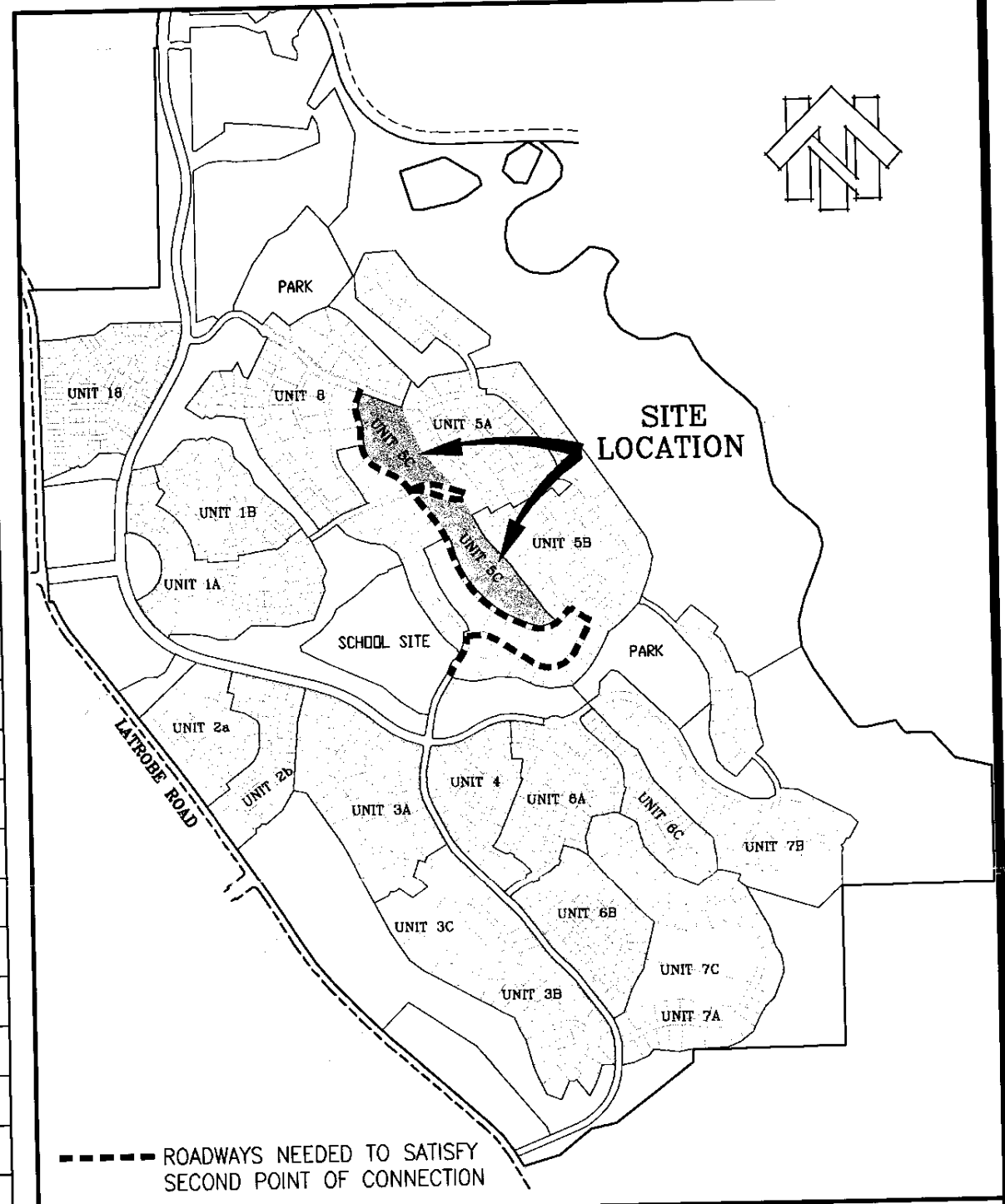
COUNTY OF EL DORADO

MARCH, 2011

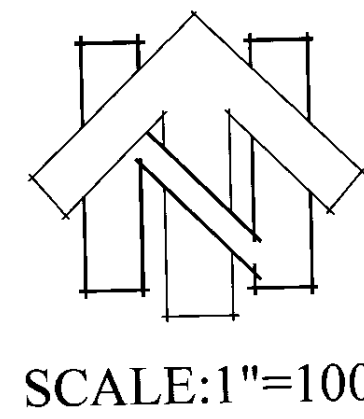
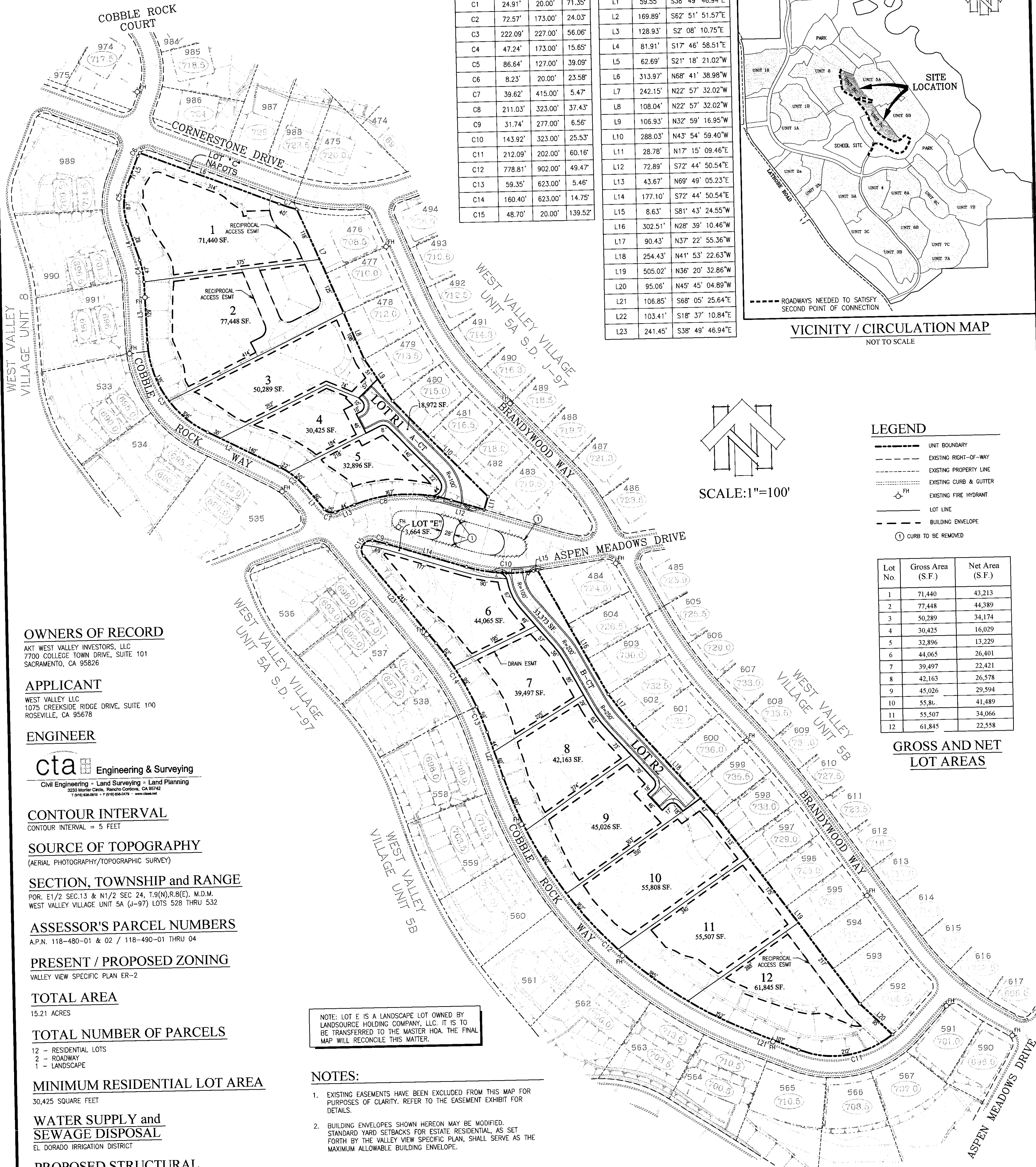
STATE OF CALIFORNIA

Curve #	Length	Radius	Delta
C1	24.91'	20.00'	71.35°
C2	72.57'	173.00'	24.03°
C3	222.09'	227.00'	56.06°
C4	47.24'	173.00'	15.65°
C5	86.64'	127.00'	39.09°
C6	8.23'	20.00'	23.58°
C7	39.62'	415.00'	5.47°
C8	211.03'	323.00'	37.43°
C9	31.74'	277.00'	6.56°
C10	143.92'	323.00'	25.53°
C11	212.09'	202.00'	60.16°
C12	778.81'	902.00'	49.47°
C13	59.35'	623.00'	5.46°
C14	160.40'	623.00'	14.75°
C15	48.70'	20.00'	139.52°

Line #	Length	Direction
L1	59.55'	S38° 49' 46.94"E
L2	169.89'	S62° 51' 51.57"E
L3	128.93'	S2° 08' 10.75"E
L4	81.91'	S17° 46' 58.51"E
L5	62.69'	S21° 18' 21.02"W
L6	313.97'	N68° 41' 38.98"W
L7	242.15'	N22° 57' 32.02"W
L8	108.04'	N22° 57' 32.02"W
L9	106.93'	N32° 59' 16.95"W
L10	288.03'	N43° 54' 59.40"W
L11	28.78'	N17° 15' 09.46"E
L12	72.89'	S72° 44' 50.54"E
L13	43.67'	N69° 49' 05.23"E
L14	177.10'	S72° 44' 50.54"E
L15	8.63'	S81° 43' 24.55"W
L16	302.51'	N28° 39' 10.46"W
L17	90.43'	N37° 22' 55.36"W
L18	254.43'	N41° 53' 22.63"W
L19	505.02'	N36° 20' 32.86"W
L20	95.06'	N45° 45' 04.89"W
L21	106.85'	S68° 05' 25.64"E
L22	103.41'	S18° 37' 10.84"E
L23	241.45'	S38° 49' 46.94"E



VICINITY / CIRCULATION MAP
NOT TO SCALE



LEGEND

- UNIT BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING PROPERTY LINE
- - - EXISTING CURB & GUTTER
- ⊙ FH EXISTING FIRE HYDRANT
- LOT LINE
- BUILDING ENVELOPE
- ⊙ CURB TO BE REMOVED

Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	71,440	43,213
2	77,448	44,389
3	50,289	34,174
4	30,425	16,029
5	32,896	13,229
6	44,065	26,401
7	39,497	22,421
8	42,163	26,578
9	45,026	29,594
10	55,808	41,489
11	55,507	34,066
12	61,845	22,558

GROSS AND NET LOT AREAS

OWNERS OF RECORD
AKT WEST VALLEY INVESTORS, LLC
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

APPLICANT
WEST VALLEY LLC
1075 CREEKSIDE RIDGE DRIVE, SUITE 100
ROSEVILLE, CA 95678

ENGINEER
cta Engineering & Surveying
Civil Engineering - Land Surveying - Land Planning
3233 Montez Castle, Rancho Cordova, CA 95672
916-456-8888 • 916-456-8889 • www.cta.com

CONTOUR INTERVAL
CONTOUR INTERVAL = 5 FEET

SOURCE OF TOPOGRAPHY
(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP and RANGE
POR. E1/2 SEC.13 & N1/2 SEC 24, T9(N),R8(E), M.D.M.
WEST VALLEY VILLAGE UNIT 5A (J-97) LOTS 528 THRU 532

ASSESSOR'S PARCEL NUMBERS
A.P.N. 118-480-01 & 02 / 118-490-01 THRU 04

PRESENT / PROPOSED ZONING
VALLEY VIEW SPECIFIC PLAN ER-2

TOTAL AREA
15.21 ACRES

TOTAL NUMBER OF PARCELS
12 - RESIDENTIAL LOTS
2 - ROADWAY
2 - LANDSCAPE

MINIMUM RESIDENTIAL LOT AREA
30,425 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION
EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION
NOVEMBER, 2010

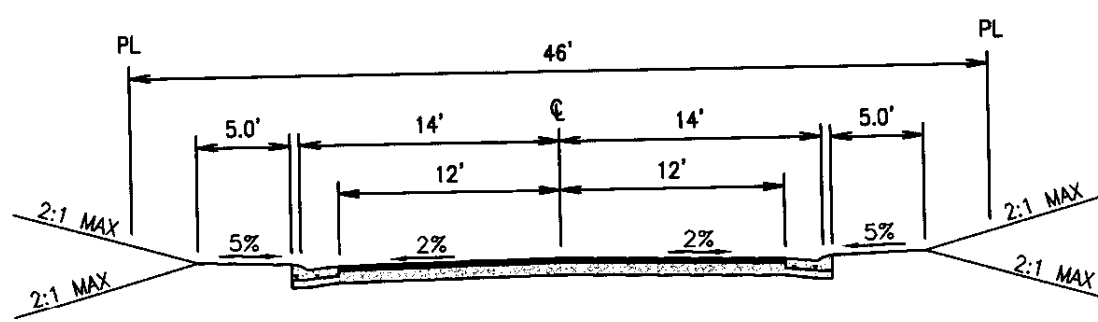
ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "WEST VALLEY VILLAGE LOTS 854 & 855" OF THE VALLEY VIEW SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE EL DORADO COUNTY.

DAVE CROSAROL P.E. C34520 DATE 5.11.11

NOTE: LOT E IS A LANDSCAPE LOT OWNED BY LANDSOURCE HOLDING COMPANY, LLC. IT IS TO BE TRANSFERRED TO THE MASTER HOA. THE FINAL MAP WILL RECONCILE THIS MATTER.

NOTES:

- EXISTING EASEMENTS HAVE BEEN EXCLUDED FROM THIS MAP FOR PURPOSES OF CLARITY. REFER TO THE EASEMENT EXHIBIT FOR DETAILS.
- BUILDING ENVELOPES SHOWN HEREON MAY BE MODIFIED. STANDARD YARD SETBACKS FOR ESTATE RESIDENTIAL, AS SET FORTH BY THE VALLEY VIEW SPECIFIC PLAN, SHALL SERVE AS THE MAXIMUM ALLOWABLE BUILDING ENVELOPE.



TYPICAL SECTION - A & B COURT
46' RIGHT OF WAY
SCALE: 1" = 10'

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: June 27, 2013
BY: *Rosa Trumbull*
PLANNING COMMISSION SECRETARY

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

EXHIBIT

WEST VALLEY VILLAGE, UNIT 5C

LOTS 528, 529, 530, 531 & 532 OF WEST VALLEY VILLAGE - UNIT 5A
BEING A PORTION OF THE EAST 1/2 OF SECTION 13 AND THE NORTH 1/2 OF SECTION
24. T.9N., R.8E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2018 SCALE: 1"=60'

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 1 1/2" C.I.P. STAMPED LS 5914
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ▲ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- //// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

cta Engineering & Surveying

SHEET 2 OF 4

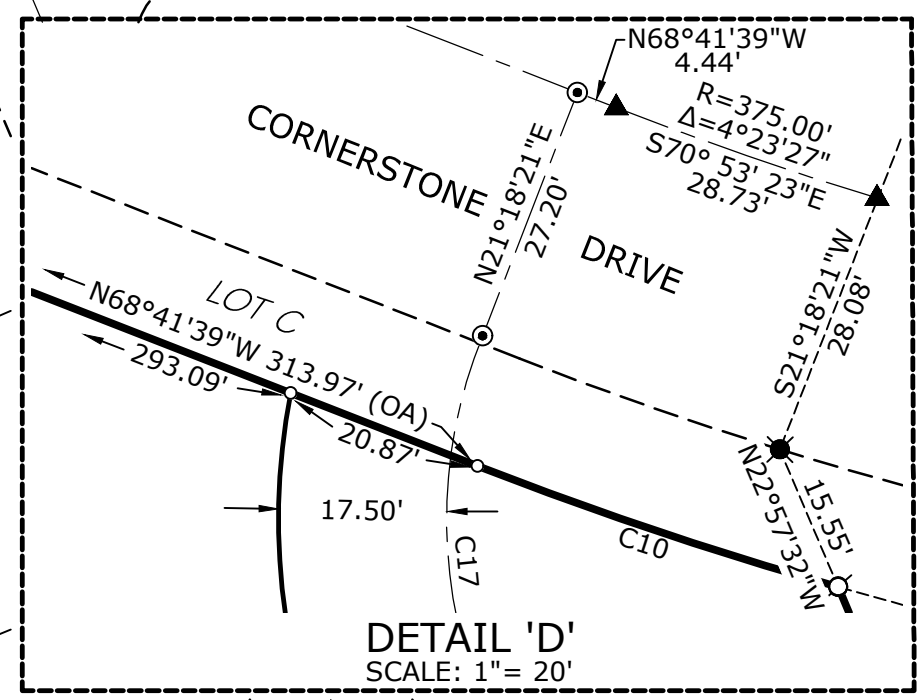
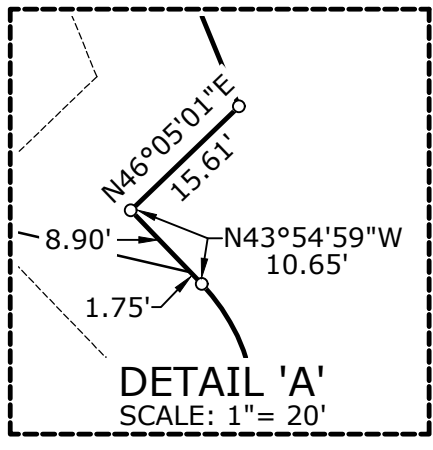
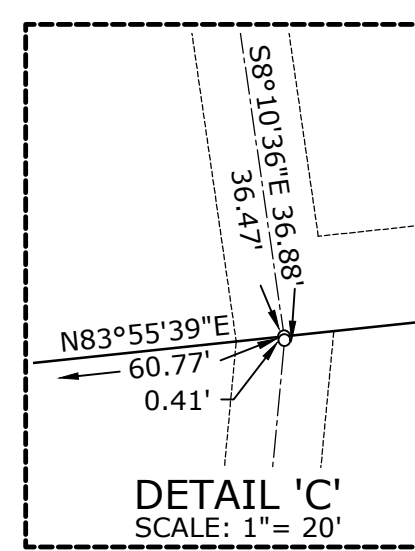
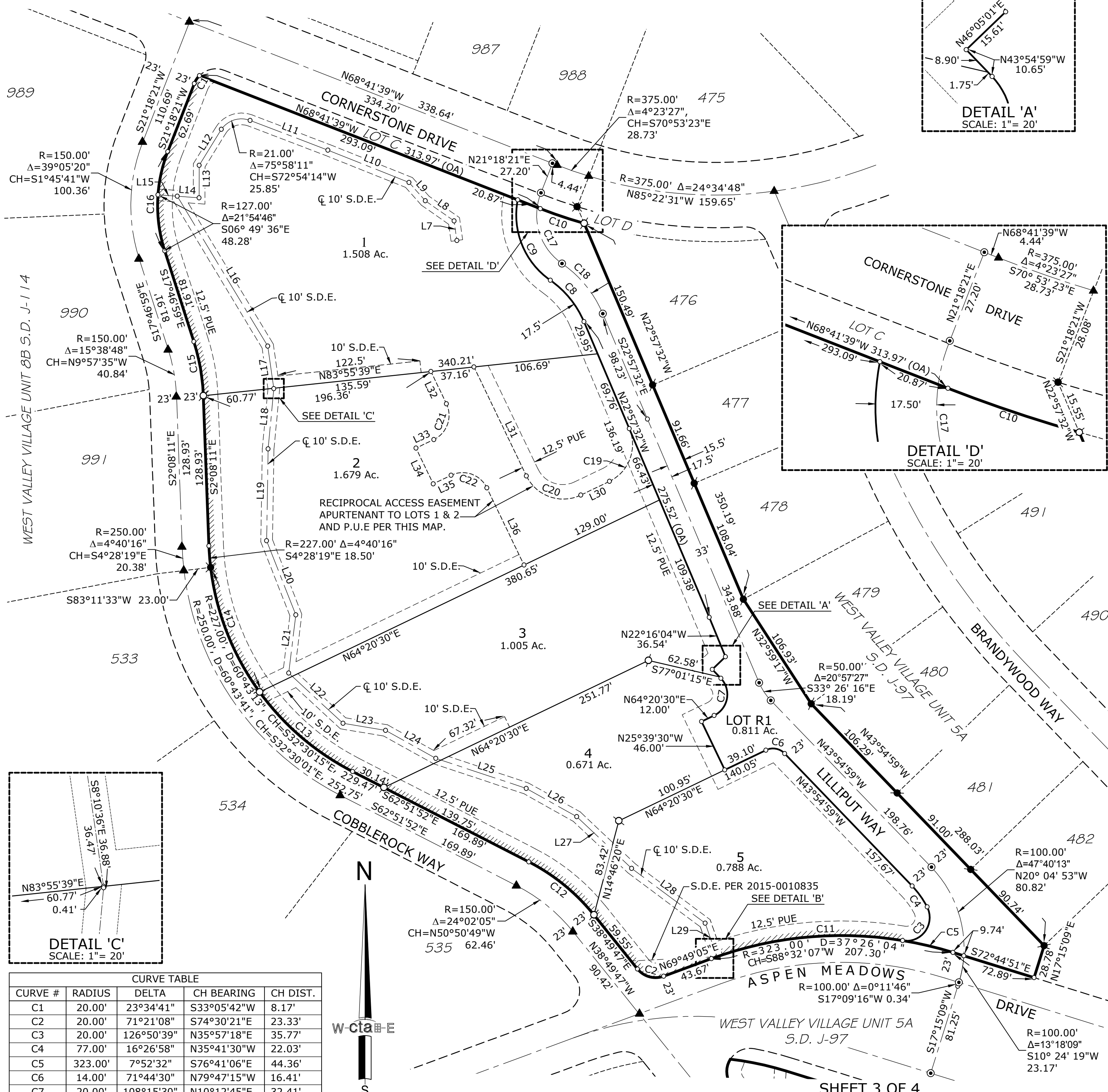
REFERENCES

1. S.D. J-97
2. S.D. J-135
3. P.M. 36-115
4. P.M. 37-23
5. C.O.C. 2016-0009342

SEE SHEET 4 OF 4 FOR NOTES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF WEST VALLEY VILLAGE UNIT 5A S.D. J-97 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON.

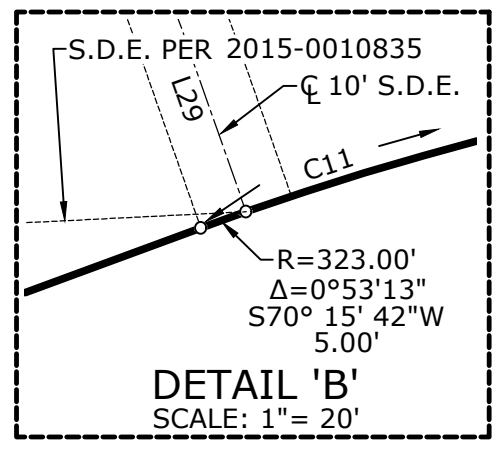


CURVE TABLE				
CURVE #	RADIUS	DELTA	CH BEARING	CH DIST.
C1	20.00'	23°34'41"	S33°05'42"W	8.17'
C2	20.00'	71°21'08"	S74°30'21"E	23.33'
C3	20.00'	126°50'39"	N35°57'18"E	35.77'
C4	77.00'	16°26'58"	N35°41'30"W	22.03'
C5	323.00'	7°52'32"	S76°41'06"E	44.36'
C6	14.00'	71°44'30"	N79°47'15"W	16.41'
C7	20.00'	108°15'30"	N10°12'45"E	32.41'
C8	82.00'	32°21'25"	N39°08'15"W	45.70'
C9	68.00'	66°27'27"	S22°05'14"E	74.53'
C10	415.00'	5°28'13"	S71°25'46"E	39.61'
C11	323.00'	29°33'32"	S84°35'51"W	164.79'
C12	173.00'	24°02'05"	N50°50'49"W	72.04'
C13	227.00'	26°43'56"	S49°29'53"E	104.95'
C14	227.00'	29°19'29"	S21°28'11"E	114.92'
C15	173.00'	15°38'48"	N09°57'35"W	47.10'
C16	127.00'	39°05'20"	S01°45'41"W	84.97'
C17	50.50'	77°31'52"	S16°33'01"E	63.24'
C18	99.50'	32°21'25"	N39°08'15"W	55.45'
C19	35.00'	87°18'02"	N20°41'29"E	48.32'
C20	35.00'	89°57'54"	S70°40'33"E	49.48'
C21	23.00'	90°00'00"	N19°18'24"E	32.53'
C22	23.00'	90°00'00"	N70°41'36"W	32.53'

LINE TABLE		
LINE #	BEARING	DIST.
L1	N46°05'01"E	5.00'
L2	N46°05'01"E	12.68'
L3	N43°54'59"W	10.05'
L4	N64°20'30"E	15.66'
L5	S25°39'30"E	46.00'
L6	N64°20'30"E	34.46'
L7	S8°08'11"E	16.99'
L8	S54°56'05"E	30.14'
L9	S41°46'31"E	21.05'
L10	S68°15'11"E	74.88'
L11	S69°06'41"E	71.37'
L12	S31°40'54"W	36.27'

LINE TABLE		
LINE #	BEARING	DIST.
L13	S0°10'37"W	27.92'
L14	S85°50'56"E	18.74'
L15	S85°50'56"E	16.61'
L16	N31°06'03"W	150.17'
L17	S8°10'36"E	36.88'
L18	S5°24'14"W	51.93'
L19	S0°56'16"W	78.73'
L20	N21°28'28"W	68.41'
L21	S6°59'17"W	50.26'
L22	S47°15'05"E	63.49'
L23	S80°32'04"E	36.99'
L24	S60°55'55"E	49.36'

LINE TABLE		
LINE #	BEARING	DIST.
L25	S71°38'23"E	81.75'
L26	S60°45'17"E	49.60'
L27	S46°43'58"E	64.74'
L28	S53°15'57"E	78.71'
L29	N19°24'27"W	30.42'
L30	S64°20'30"W	27.21'
L31	N25°41'36"W	103.82'
L32	N25°41'36"W	30.69'
L33	S64°18'24"W	17.00'
L34	N25°41'36"W	34.00'
L35	S64°18'24"W	17.00'
L36	N25°41'36"W	73.56'



SHEET 3 OF 4

WEST VALLEY VILLAGE, UNIT 5C

LOTS 528, 529, 530, 531 & 532 OF WEST VALLEY VILLAGE - UNIT 5A
BEING A PORTION OF THE EAST 1/2 OF SECTION 13 AND THE NORTH 1/2 OF SECTION
24. T.9N., R.8E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY, 2018 SCALE: 1"=60'

SEE SHEET 4 OF 4 FOR NOTES

cta Engineering & Surveying
SHEET 3 OF 4

REFERENCES

1. S.D. J-97
2. S.D. J-43
3. P.M. 36-115
4. P.M. 37-23
5. C.O.C. 2016-0009342

BASIS OF BEARINGS

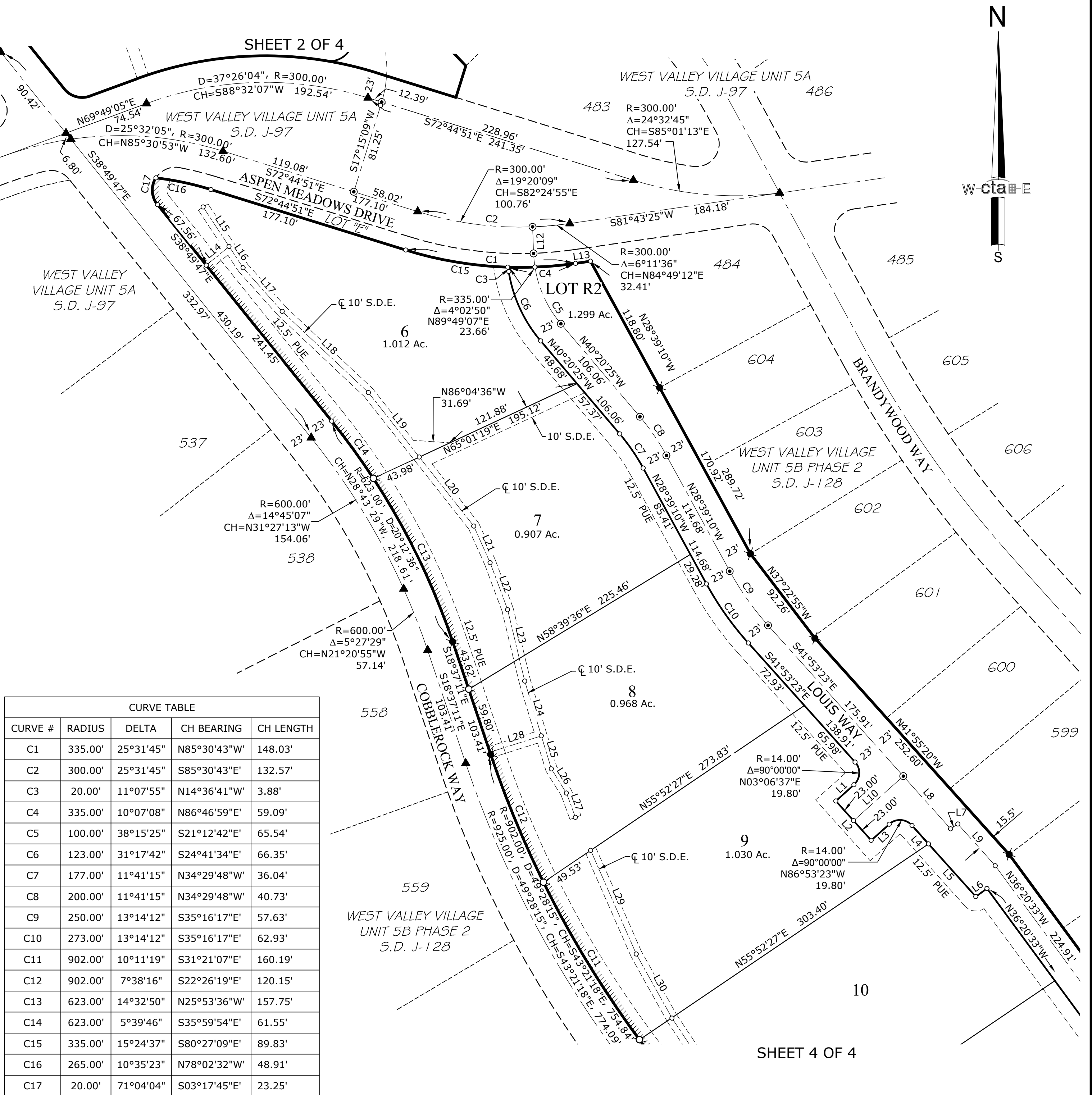
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF WEST VALLEY VILLAGE UNIT 5A S.D. J-97 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 1 1/2" C.I.P. STAMPED LS 5914
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ▲ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- /// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

LINE #	BEARING	DIST.
L1	N48°06'37"E	21.00'
L2	S41°53'23"E	46.00'
L3	N48°06'37"E	21.00'
L4	S41°53'23"E	21.50'
L5	S41°53'23"E	61.60'
L6	N53°39'27"E	12.01'
L7	N55°52'27"E	7.57'
L8	S41°53'23"E	61.64'
L9	N41°53'23"W	48.70'
L10	N48°06'37"E	58.00'
L12	N2°05'00"W	23.09'
L13	S81°43'25"W	13.09'
L14	N50°43'30"E	25.67'
L15	S33°16'58"E	41.04'
L16	S33°16'58"E	22.07'

LINE #	BEARING	DIST.
L17	S41°51'10"E	50.95'
L18	S46°43'56"E	102.86'
L19	S38°15'55"E	71.37'
L20	S38°15'55"E	76.46'
L21	S24°07'51"E	34.77'
L22	S20°23'36"E	43.65'
L23	N13°26'46"W	63.79'
L24	S16°51'38"E	49.72'
L25	S16°51'38"E	29.93'
L26	S31°59'48"E	24.78'
L27	S20°17'49"E	22.54'
L28	N72°23'40"E	46.86'
L29	S23°43'20"E	98.43'
L30	S29°05'56"E	63.66'



CURVE #	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	335.00'	25°31'45"	N85°30'43"W	148.03'
C2	300.00'	25°31'45"	S85°30'43"E	132.57'
C3	20.00'	11°07'55"	N14°36'41"W	3.88'
C4	335.00'	10°07'08"	N86°46'59"E	59.09'
C5	100.00'	38°15'25"	S21°12'42"E	65.54'
C6	123.00'	31°17'42"	S24°41'34"E	66.35'
C7	177.00'	11°41'15"	N34°29'48"W	36.04'
C8	200.00'	11°41'15"	N34°29'48"W	40.73'
C9	250.00'	13°14'12"	S35°16'17"E	57.63'
C10	273.00'	13°14'12"	S35°16'17"E	62.93'
C11	902.00'	10°11'19"	S31°21'07"E	160.19'
C12	902.00'	7°38'16"	S22°26'19"E	120.15'
C13	623.00'	14°32'50"	N25°53'36"W	157.75'
C14	623.00'	5°39'46"	S35°59'54"E	61.55'
C15	335.00'	15°24'37"	S80°27'09"E	89.83'
C16	265.00'	10°35'23"	N78°02'32"W	48.91'
C17	20.00'	71°04'04"	S03°17'45"E	23.25'

WEST VALLEY VILLAGE, UNIT 5C

LOTS 528, 529, 530, 531 & 532 OF WEST VALLEY VILLAGE - UNIT 5A
 BEING A PORTION OF THE EAST 1/2 OF SECTION 13 AND THE NORTH 1/2 OF SECTION
 24. T.9N., R.8E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 JANUARY, 2018 SCALE: 1"=60'



SHEET 4 OF 4

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✕ FOUND 1 1/2" C.I.P. STAMPED LS 5914
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND MONUMENT AS NOTED
- ▲ FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
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- (OA) OVERALL

REFERENCES

1. S.D. J-97
2. S.D. J-43
3. P.M. 36-115
4. P.M. 37-23
5. C.O.C. 2016-0009342

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF WEST VALLEY VILLAGE UNIT 5A S.D. J-97 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON.

NOTICE OF RESTRICTIONS

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

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

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

NOTES:

1. THIS SUBDIVISION CONTAINS 15.103 ACRES GROSS, CONSISTING OF 12 RESIDENTIAL LOTS AND 2 LETTER LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 10-1501 APPROVED BY THE PLANNING COMMISSION ON JUNE 27, 2013.
2. LOT R1 AND R2 SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" AND P.U.E. 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.
5. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WILDLAND FIRE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. DRAPER, DATED OCTOBER 27, 2014, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.

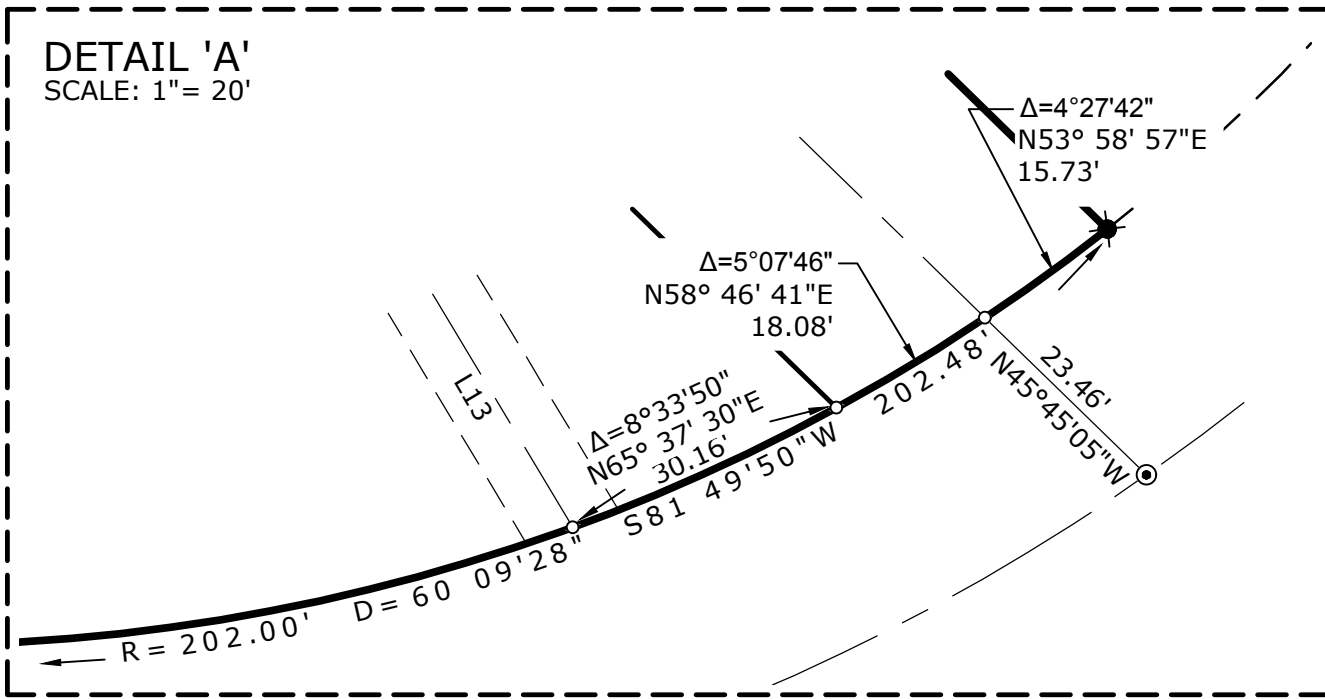
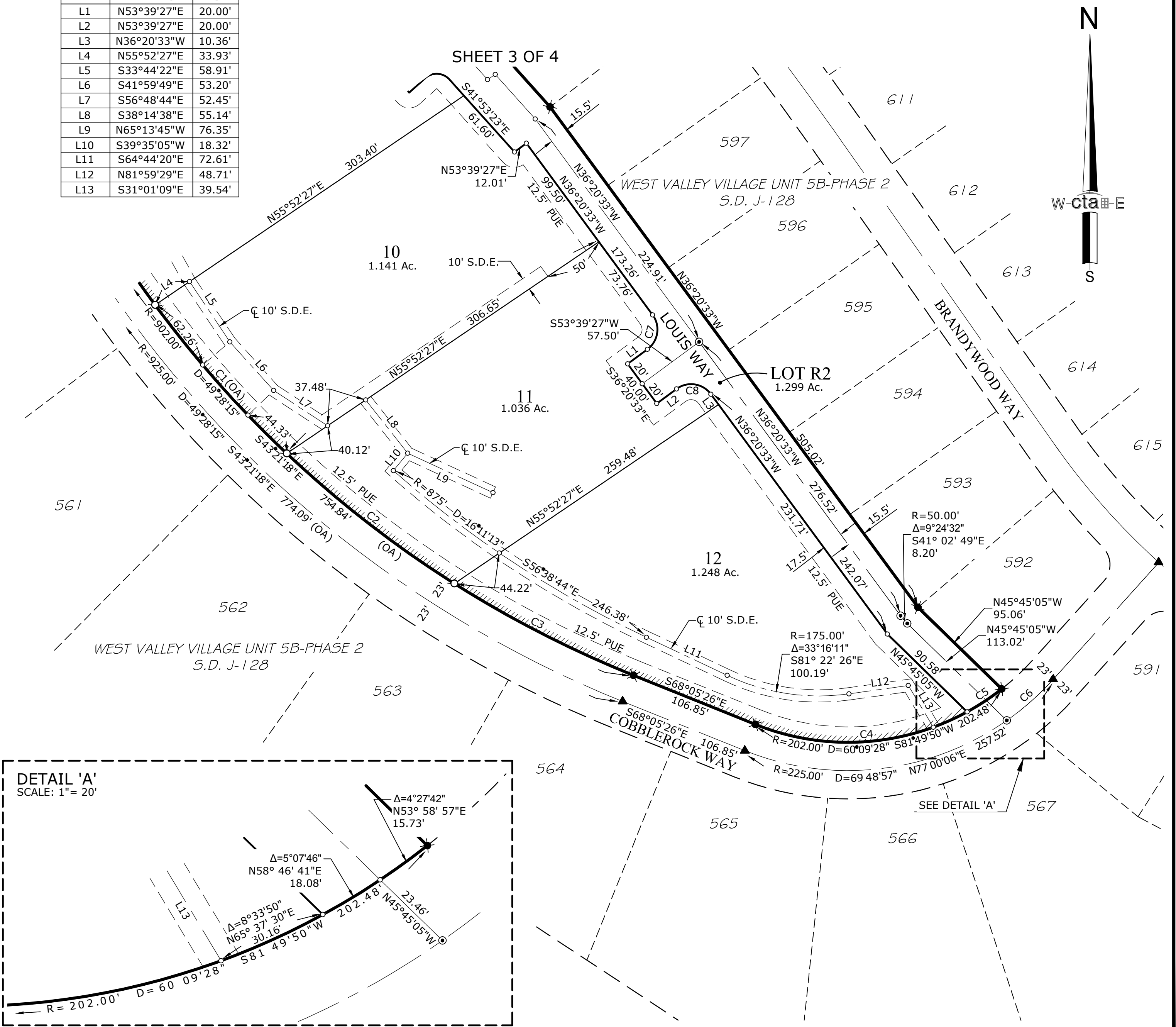
ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:

1. THOSE PUBLIC UTILITY EASEMENTS LOCATED WITHIN LOTS 528, 529, 530, 531 & 532 AS SHOWN ON THE FINAL MAP OF WEST VALLEY VILLAGE UNIT 5A, S.D. J-97.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CH BEARING	CH DIST.
C1	902.00'	10°15'49"	S41°34'41"E	161.36'
C2	902.00'	10°58'29"	S52°11'50"E	172.51'
C3	902.00'	10°24'21"	S62°53'15"E	163.59'
C4	202.00'	50°34'00"	S86°37'34"W	172.55'
C5	202.00'	9°35'29"	S56°32'50"W	33.78'
C6	225.00'	12°52'53"	N48°32'04"E	50.48'
C7	20.00'	90°00'00"	N08°39'27"E	28.28'
C8	20.00'	90°00'00"	N81°20'33"W	28.28'

LINE TABLE		
LINE #	BEARING	DIST.
L1	N53°39'27"E	20.00'
L2	N53°39'27"E	20.00'
L3	N36°20'33"W	10.36'
L4	N55°52'27"E	33.93'
L5	S33°44'22"E	58.91'
L6	S41°59'49"E	53.20'
L7	S56°48'44"E	52.45'
L8	S38°14'38"E	55.14'
L9	N65°13'45"W	76.35'
L10	S39°35'05"W	18.32'
L11	S64°44'20"E	72.61'
L12	N81°59'29"E	48.71'
L13	S31°01'09"E	39.54'



Verification of Conformance to Conditions of Approval

The following details the conditions of approval for the West Valley Village Unit 5C Tentative Map (TM 10-1501) as approved on June 27, 2013. As applicable, each condition is substantiated with a response verifying conformance of the Final Map with the approved Tentative Map.

PROJECT DESCRIPTION

1. The Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H through J and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

Tentative Subdivision Map creating 12 residential lots ranging from 0.70 acre to 1.77 acres in size.

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

Response: Acknowledged. No response necessary.

DEVELOPMENT SERVICES DIVISION-PLANNING

2. Indemnification: In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

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

EXHIBIT

Response: Condition satisfied. All application fees have been paid.

4. **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. A permit shall be required from the El Dorado County Sheriff's Department prior to blasting.

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

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

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

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

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

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

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

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

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

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

9. Mass Pad Grading: This project is proposing mass pad grading. Chapter 15.14 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance No. 4719, 3/13/07) states that a final mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance of grading permit. If the final grading plan substantially differs from the preliminary grading plan reviewed during the tentative map stage, the district supervisor will be allowed 15 calendar days to respond, before the grading permit is issued.

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

10. Meter Award Letter: A meter award letter or similar commitment to provide water and sewer service to each lot by the El Dorado Irrigation District shall be submitted to the Planning Services prior to filing of the Final Map.

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

TRANSPORTATION DIVISION

Specific Project Conditions

11. Road Improvements: The applicant shall construct the access roads in Lot R1 and Lot R2 in conformance with Condition of Approval #20 (cul-de-sacs) of West Valley Village Tentative Map TM99-1359. The improvements shall be completed to the satisfaction of

the Transportation Division (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map

Response: Condition satisfied. The required road improvements were completed with the construction of the Unit 5A and 5B subdivisions.

12. Encroachment: The applicant shall construct the roadway encroachment(s) from Lot R1 and Lot R2 onto Aspen Meadows Drive to the provisions of County Design Std 110. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.

Response: Condition satisfied. The required encroachment was completed with the construction of the Unit 5A and 5B subdivisions.

13. Road & Public Utility Easements: The applicant shall irrevocably offer to dedicate a minimum 46-foot wide non-exclusive road and public utility easement for Lot R1 and Lot R2, on the final recorded map. Slope easements shall be included as necessary. This offer will be rejected by the County.

Response: Condition satisfied. The non-exclusive road and public utility easement are shown on the Final map.

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

- Cobble Rock Way from Cornerstone Drive to Brandywood Way.
 - Sidewalk on west & south
- Brandywood Way from Cobble Rock Way to Aspen Meadows Drive.
 - Sidewalk on north
- Aspen Meadows Drive from Brandywood Way to Royal Oaks Drive.
 - Sidewalk on north
- Extend Royal Oaks Drive to intersection with Aspen Meadows Drive.
 - Sidewalk on east
- Aspen Meadows Drive from Cobble Rock Way to Brandywood Way.
 - Sidewalk on both sides

Response: Condition satisfied. The required secondary road access was completed with the construction of the Unit 5A and 5B subdivisions.

15. Improvements: Improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map. If the applicant obtains an improvement agreement, no building permits shall be issued until the construction of all roadways listed above are completed.

Response: Condition satisfied. SIA and related bonds warrants compliance with this condition.

16. Encroachment: The applicant shall construct the encroachments from Lot 1 onto Cornerstone Drive and Lot 12 onto Cobble Rock Way as a standard residential driveway. 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 these driveway encroachments. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Response: Condition satisfied. The required encroachment was completed with the construction of the Unit 5A and 5B subdivisions.

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

Response: Condition satisfied. Where applicable, the approved Improvement Plans for the subdivision incorporates this standard for driveway design.

18. Drainage: The Applicant shall provide for the proper collection and conveyance of runoff from the driveway encroachments at Lot 1 and Lot 12.

Response: Condition satisfied. The approved Improvement Plans incorporate drainage for proper collection and conveyance of runoff.

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

Response: Condition satisfied. The approved Improvement Plan for the subdivision denotes recorded easements crossing property lines.

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

Response: Condition satisfied. The approved Improvement Plan for the subdivision depicts necessary turnarounds in accordance with El Dorado Hills Fire Department

standards and in satisfaction to the Transportation Division.

Standard Conditions

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

Response: Condition satisfied. The approved Improvement Plan for the subdivision denotes existing and proposed easements.

22. 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 prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).

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

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

Response: Condition satisfied. Curb returns was completed with the construction of the Unit 5A and 5B subdivisions.

24. 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. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

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

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

Response: Condition satisfied. Drainage inlets were completed with the construction of Unit 5A and 5B subdivisions.

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

Response: Condition satisfied. This condition has been incorporated as item No. 12 under the Standard General Notes – Roadwork, Grading and Drainage of the approved Improvement Plans.

27. 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.

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

28. 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 DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

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

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

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

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

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

31. 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.

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

32. 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 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.

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

33. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the County of El Dorado 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.

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

34. 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:

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

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Transportation Division, prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

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

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

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

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

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

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

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

38. Storm Water Drainage BMPs: Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by the County of El Dorado's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of the County of El Dorado's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

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

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

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

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

40. 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. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - B. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - C. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

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

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

Response: Electronic documentation has been provided with this application.

EL DORADO HILLS FIRE DEPARTMENT

42. Potable Water System: 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. Any home larger than 6,200 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13R 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. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

Response: Condition satisfied. The approved Improvement Plan includes a review and approval of a potable water system.

43. Fire Hydrant Spacing: 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. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

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

44. 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. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

Response: Condition satisfied. The approved Improvement Plan includes a note for fire hydrant visibility.

45. Roadways: 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. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

Response: Condition satisfied. This condition has been incorporated as item No. 45 of the approved Improvement Plan.

46. Wildland Open Space: A note on the Improvement Plan shall be added requiring that lots that back up to wildland open space shall be required to use non-combustible type fencing. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

Response: Condition satisfied. This condition has been incorporated as item No. 46 of the approved Improvement Plans.

47. Driveway Grade: Driveways will be designed to a maximum of 20% grade as required by State Fire Regulations. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

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

48. Driveway Length: Driveways that exceed 150 feet in length shall be conditioned to comply with the turnout and turn around requirements of State Fire Regulations. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

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

49. Wildfire Safe Plan: This development shall fall under the existing Wild land Fire Safe Plan. All applicable provisions of the WFSP shall be verified during review and prior to approval of Improvement Plan.

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

50. Traffic Calming Device: This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

Response: Condition satisfied. The Improvement Plans, approved by the El Dorado Hills Fire Department, included a verification of no traffic calming devices in the subdivision.

OFFICE OF COUNTY SURVEYOR

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

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

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

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

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

AIR QUALITY MANAGEMENT DISTRICT

53. AQMD Standards Measures: All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR (see Air Quality Mitigation Measures identified in the table under Condition No.55).

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

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

54. VVSP Mitigation Measures: As further detailed in Exhibit M, the following are selected VVSP EIR mitigation measures applicable to the project, subject to specific timing requirements for completion and verification by the corresponding enforcement agency. The applicant shall provide written justification of conformance to these measures for verification during review and prior to filing the Final Map.

Identified Impact	Mitigation Measure Reference	Timing Requirement	Enforcement Agency
Visual/Aesthetic	V-6	Prior to Project Occupancy	El Dorado County Planning Services
Public Facilities and Services	PF-2	Prior to Final Map Approval	El Dorado County Planning Services
	PF-4	Prior to Final Map Approval	El Dorado County Planning Services
Biological Resources	BR-15	Prior to Final Map Approval	El Dorado County Planning Services
Geology and Soils	SG-2	Prior to Issuance of Grading Permit	El Dorado County Transportation Division; El Dorado County Building Department
	SG-3	Prior to Final Map Approval	El Dorado County Transportation Division; El Dorado County Building Department
	SG-4	Prior to Issuance of Grading Permit	El Dorado County Building Department
	SG-7	Prior to Final Map Approval	El Dorado County Building Department
	SG-10	Prior to Issuance of Grading Permit	El Dorado County Building Department
Air Quality	AQ-1a	During Project Construction	El Dorado County Planning Services

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

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



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: March 2, 2018

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

AKT West Valley Investors, LLC

West Valley Village Unit 5C

7700 College Town Dr., Ste. 101

Sacramento, CA 95826

APN: 118-480-01, -02, 118-490-01, -02, -03

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)

Note: If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

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

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

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

The District hereby grants this award for:

WATER: 6 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 6 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 12 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No.: 2397DEV / 740581

Service Purchase Project No.: 2877SP

Please Note: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.

R. Butth
Owner/Applicant Signature

[Signature]
Development Services

EXHIBIT