

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

120:70



1" equals 100'



Bk 124  
Pg 40

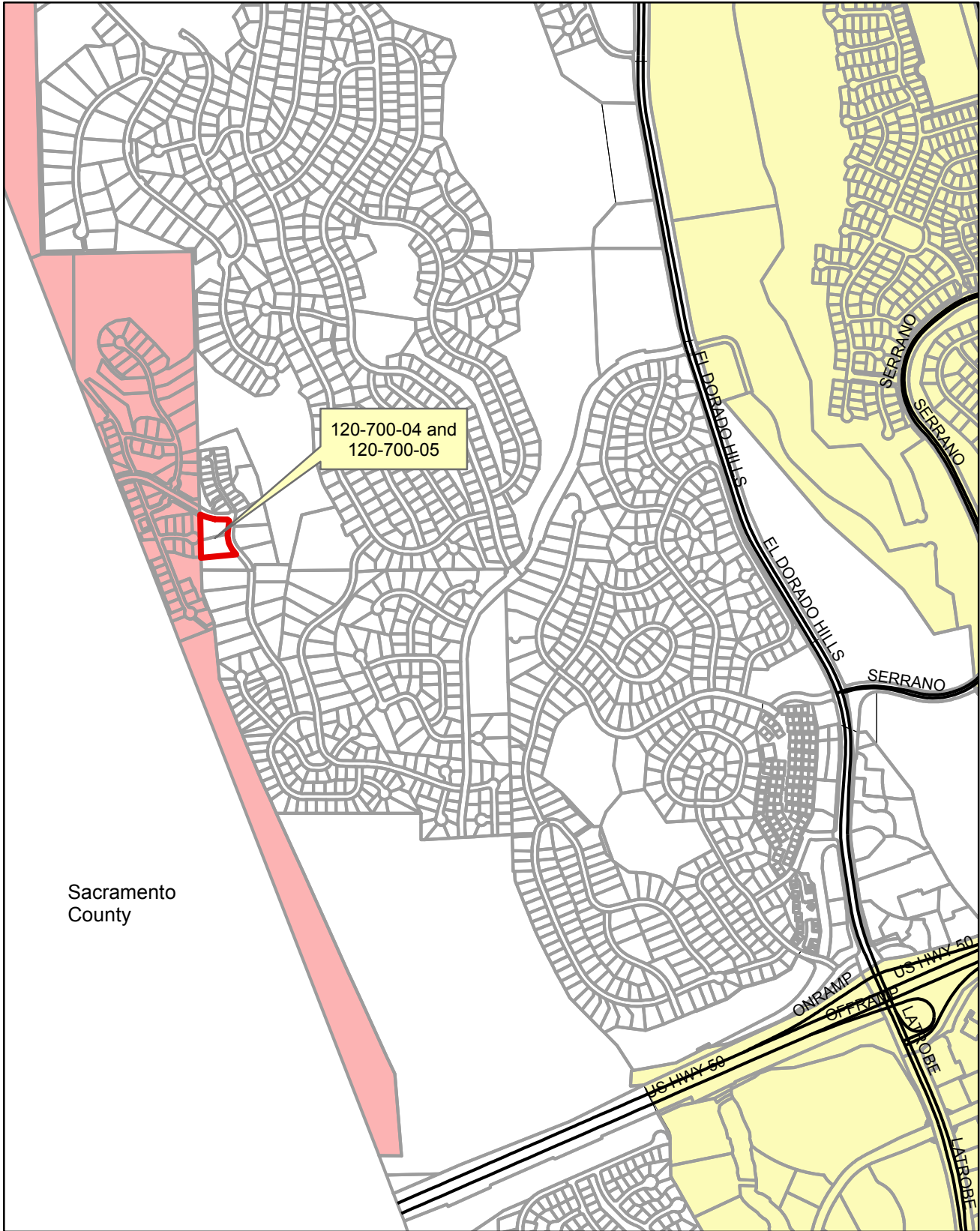
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessmental purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**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. Feb 12, 2015 Assessor's Map Bk. 120, Pg. 70  
County of El Dorado, CA

# Exhibit A



Sacramento  
County

120-700-04 and  
120-700-05

-  Project Parcel
-  Parcels
-  Roads
-  Promontory Specific Plan Area
-  El Dorado Hills Specific Plan Area

# File No. TM95-1309-F5

## Location Map

### Exhibit B



0 1,000 2,000  
Feet

# RIDGEVIEW WEST UNIT NO. 5

A PORTION OF THE NW 1/4 SECTION 3, T. 9 N., R. 8 E., M.D.M.  
BEING LOTS 4 & 5 OF RIDGEVIEW WEST UNIT NO. 4, S.D. J-104  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SCALE: NONE SHEET 1 OF 3 JULY, 2016



## OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

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 THE STREETS AND OTHER PUBLIC WAYS SHOWN OR CONVEYED HEREON, TOGETHER WITH THE FIVE FEET (5') ON BOTH SIDES OF ALL SIDE LOT LINES, EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY FEET (50') AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON.

B. 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.

C. 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.

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

RIDGEVIEW HOMES WEST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
NAME  
\_\_\_\_\_  
TITLE

## COMMUNITY DEVELOPMENT AGENCY COUNTY ENGINEER'S STATEMENT

I, ANDREW S. GABER, HEREBY STATE THAT THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED OR 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 ON-SITE GRADING AND DRIVEWAY IMPROVEMENTS FOR THE SUBDIVISION.

DATE: \_\_\_\_\_

\_\_\_\_\_  
ANDREW S. GABER, R.C.E. 45187  
COUNTY ENGINEER  
COMMUNITY DEVELOPMENT AGENCY  
TRANSPORTATION DIVISION  
COUNTY OF EL DORADO, CALIFORNIA

## COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON AUGUST 27, 2009 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

## 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.

PRINCIPLE COUNTY OF BUSINESS \_\_\_\_\_

COMMISSION NO: \_\_\_\_\_

NAME \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

## 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

## 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 RIDGEVIEW HOMES WEST, LLC IN APRIL, 2015. 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 APRIL, 2017 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: \_\_\_\_\_

\_\_\_\_\_  
KEVIN A. HEENEY LS 5914



## 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 PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, WHICH ARE HEREBY REJECTED AND DID ALSO ABANDON THE EASEMENTS LISTED UNDER ABANDONMENT OF EASEMENTS.

DATE: \_\_\_\_\_

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

BY: \_\_\_\_\_

## 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, P.L.S. 7189  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, IN BOOK \_\_\_\_\_,

OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF

RIDGEVIEW HOMES WEST, 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.

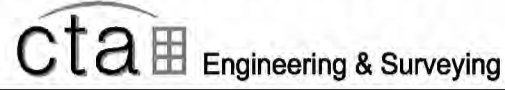
\_\_\_\_\_  
WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

## Exhibit C

# RIDGEVIEW WEST UNIT NO. 5

A PORTION OF THE NW 1/4 SECTION 3, T. 9 N., R. 8 E., M.D.M.  
 BEING LOTS 4 & 5 OF RIDGEVIEW WEST UNIT NO. 4, S.D. J-104  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 SCALE: 1" = 40' SHEET 2 OF 3 JULY, 2016



## NOTES

1. THIS SUBDIVISION CONTAINS 1.936 ACRES GROSS, CONSISTING OF 4 RESIDENTIAL LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 95-1309-R2 APPROVED BY THE PLANNING COMMISSION ON AUGUST 27, 2009.
2. 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.
3. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
4. THE FOLLOWING EASEMENTS MAY AFFECT THE PROPERTY SHOWN HEREON BUT THE EXACT LOCATION AND EXTENT OF THESE EASEMENTS ARE NOT DISCLOSED IN THE RECORD DOCUMENTS:
  - EASEMENT TO AMERICAN RIVER ELECTRIC - BOOK 62 PAGE 95 O.R.
5. THE 30' INGRESS AND EGRESS EASEMENT SHOWN ACROSS LOT 4 SHALL BE GRANTED WITH THE SALE OF LOT 2. THE SALE OF LOT 4 SHALL BE SUBJECT TO THIS EASEMENT AND HAVE NO RIGHT OF VEHICULAR ACCESS FROM THE SAME.

## ABANDONMENT OF EASEMENTS

THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE:

1. THE FIVE FEET WIDE PUBLIC UTILITY EASEMENT ON BOTH SIDES OF THE LOT LINE COMMON TO LOTS 4 AND 5 OF RIDGEVIEW WEST UNIT NO. 4, RECORDED IN BOOK J OF MAPS, PAGE 104 EXTENDING FROM THE STREET RIGHT OF WAY ALONG THE LOT LINE A DISTANCE OF FIFTY FEET (50').
2. SEWER, SLOPE AND DRAINAGE EASEMENTS AS SHOWN ACROSS LOTS 4 AND 5 OF RIDGEVIEW WEST UNIT NO. 4, RECORDED IN BOOK J OF MAPS, PAGE 104.

## NOTICE OF RESTRICTIONS

A NOTICE OF RESTRICTION RECORDED IN INSTRUMENT NO. 1999-77860 REGARDING SCHOOL IMPACT FEES AFFECTS THE LOTS SHOWN HEREON.

THE LOTS HEREON MARKED WITH AN ASTERISK (\*) ARE SUBJECT TO A NOTICE OF RESTRICTION RECORDED IN DOC. NO. \_\_\_\_\_ WHICH REQUIRES A STRUCTURAL DRIVEWAY ACCESS ONLY.

## LEGEND

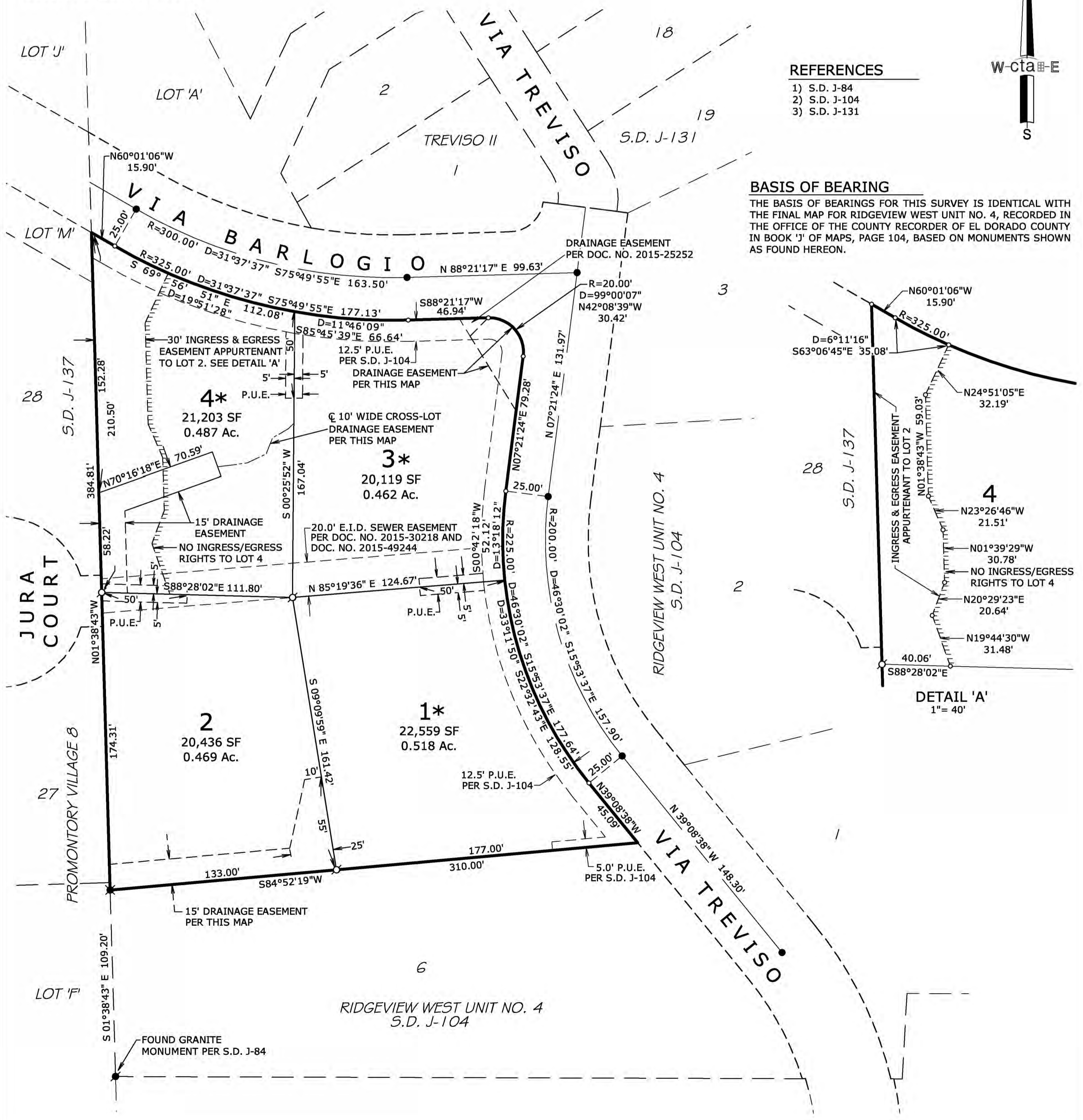
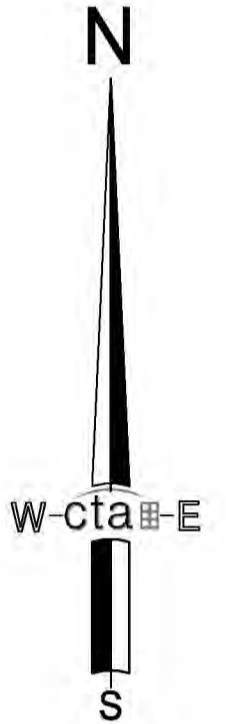
- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊗ FOUND 5/8" REBAR WITH CAP STAMPED LS 5914
- ⊙ SET 5/8" REBAR WITH CAP STAMPED LS 5914
- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT
- ||||||| VEHICULAR ACCESS RESTRICTION

## REFERENCES

- 1) S.D. J-84
- 2) S.D. J-104
- 3) S.D. J-131

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP FOR RIDGEVIEW WEST UNIT NO. 4, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 'J' OF MAPS, PAGE 104, BASED ON MONUMENTS SHOWN AS FOUND HEREON.



DETAIL 'A'  
1" = 40'

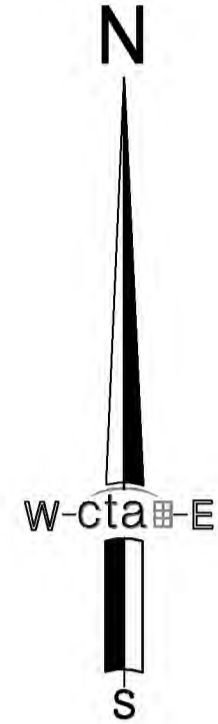
# RIDGEVIEW WEST UNIT NO. 5

A PORTION OF THE NW 1/4 SECTION 3, T. 9 N., R. 8 E., M.D.M.  
 BEING LOTS 4 & 5 OF RIDGEVIEW WEST UNIT NO. 4, S.D. J-104  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 SCALE: 1"=30' SHEET 3 OF 3 JULY, 2016

cta Engineering & Surveying

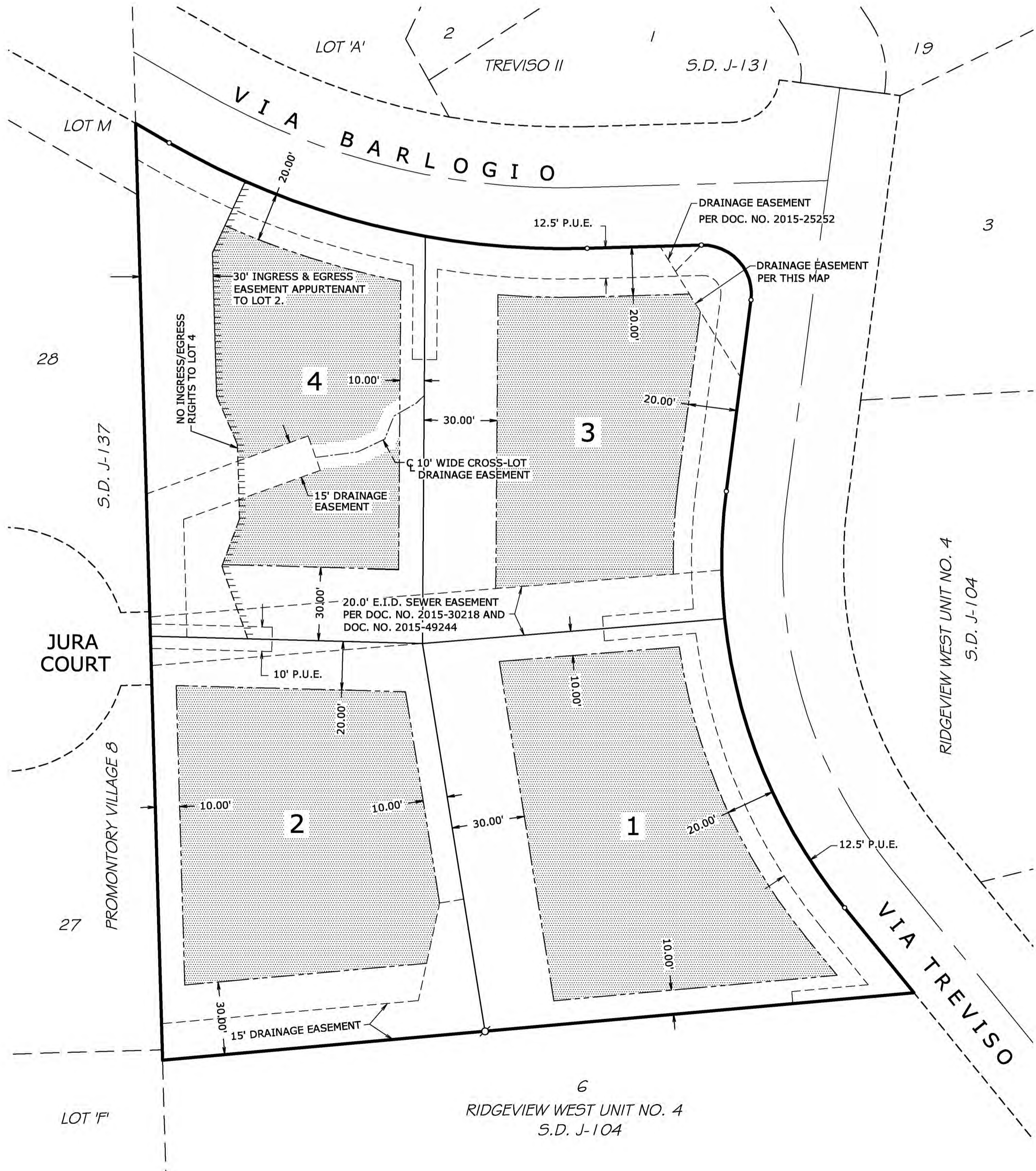
## INFORMATIONAL SHEET ONLY

DEVELOPMENT NOTEBOOK FOR LOTS 1 THROUGH 4 AS REQUIRED UNDER  
 CONDITION OF APPROVAL NO.7



### LEGEND

- DIMENSION POINT
- S.D. SUBDIVISION (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT
- ▤ VEHICULAR ACCESS RESTRICTION
- SETBACK LINE
- ▨ BUILDING ENVELOPE WITHIN SETBACKS AND EASEMENTS



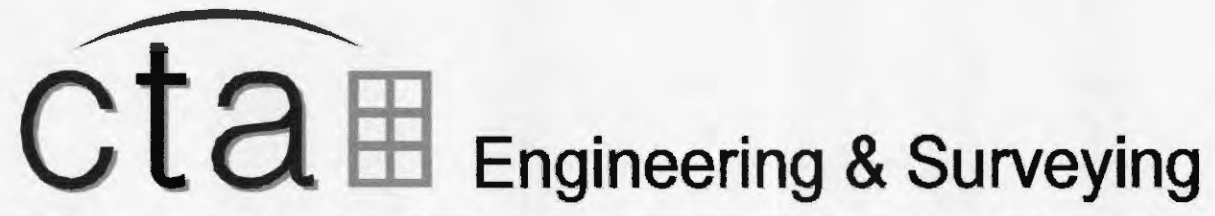
# RIDGEVIEW WEST TM #95-1309 R2

EL DORADO HILLS, CALIFORNIA

SCALE: 1"=60'

JUNE, 2009

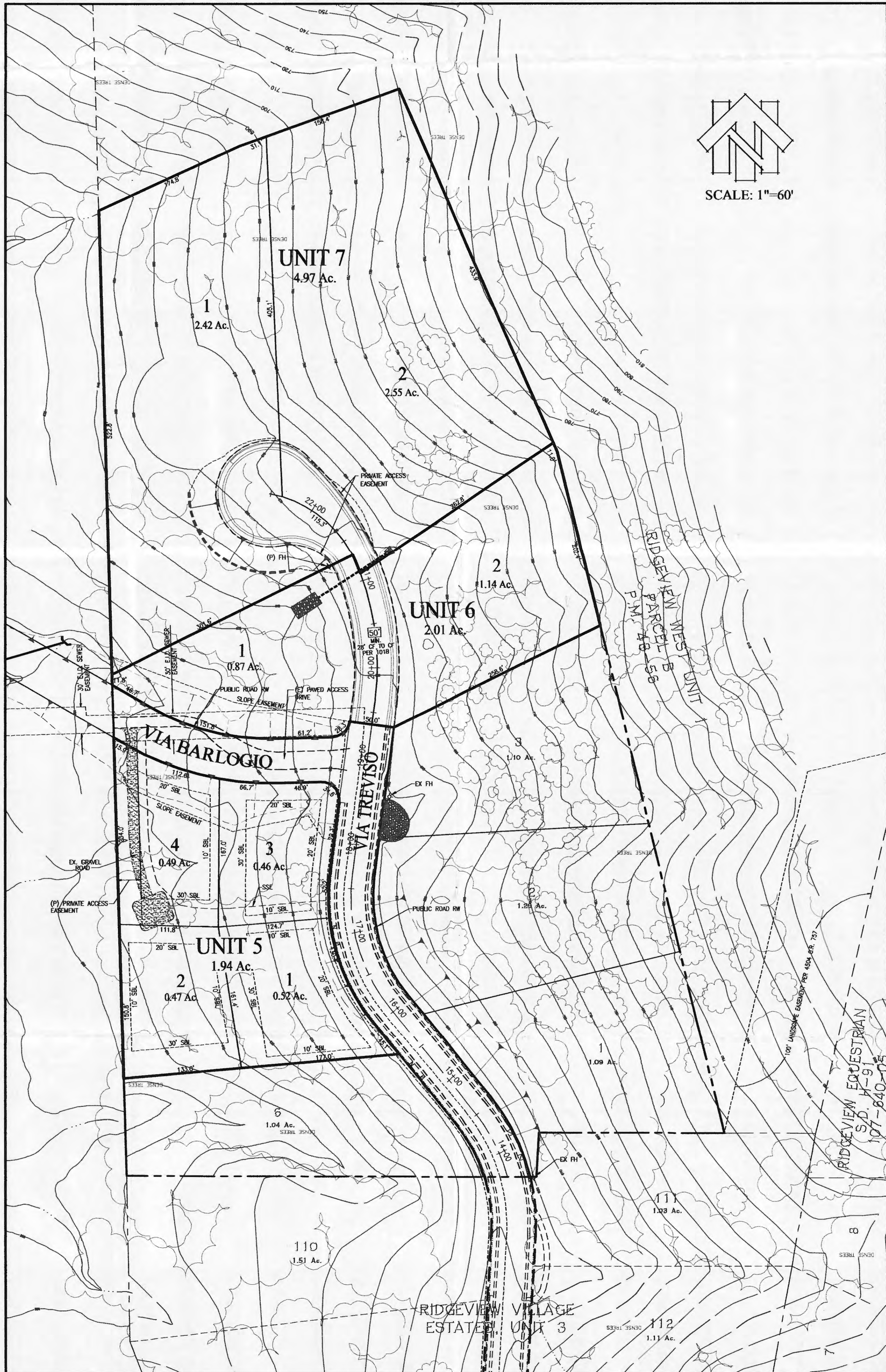
Exhibit D



Civil Engineering ■ Land Surveying ■ Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

APPLICANT: RIDGEVIEW HOMES WEST, LLC.  
11419 SUNRISE GOLD CIR. SUITE 6  
RANCHO CORDOVA, CA 95742

## PROPOSED REVISIONS



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: August 27, 2009  
BY: [Signature]  
EXECUTIVE SECRETARY

# VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

## Tentative Map TM95-1309-F5 Ridgeview West Unit 5

**TM95-1309-R-2**– As approved by the Planning Commission on August 27, 2009

### **Conditions of Approval**

#### **PROJECT DESCRIPTION**

1. This Amendment to the Recorded Map, Revision to the Planned Development and Tentative Subdivision Map are based upon and limited to compliance with the Project Description, the staff report exhibits marked Exhibits E-O 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.
  - A. Amendment to Recorded Map for Ridgeview West Units 4 and 5;
  - B. Revision to Ridgeview West Tentative Map consisting of the following:
    1. Re-subdivision of Lots 4 and 5 of Unit 4 into four lots ranging 0.46 acre to 0.52 acre in size and re-designating as Unit 5;
    2. Re-subdivision of existing Lot A (Unit 5) creating Units 6 and 7 with each unit comprising of two lots ranging from 0.87 acres to 2.55 acres in size; and
  - C. Revision to an approved Development Plan for Ridgeview West Unit 5 and 6 including modification of the following One-Acre Residential Zone District (R1A) development standards:

| <b>Minimum R1A<br/>Development<br/>Standard</b> | <b>Proposed Modified Standards for<br/>Units 5 and 6 Lots</b> |                          |   |   |
|---|---|--------------------------|---|---|
|   | <b>Lot 1</b>  | <b>Lot 2</b>             | <b>Lot 3</b>                              | <b>Lot 4</b>                                  |
| Front Yard Setback<br>(30 feet)                 | 20 feet   | 20 feet                  | 20 feet                                   | 20 feet                                       |
| Side Yard Setback<br>(15 feet)                  | 10 feet<br>both<br>sides                                      | 10 feet<br>both<br>sides | 20 feet<br>(North);<br>10 feet<br>(South) | Varies <sup>2</sup> (West);<br>10 feet (East) |
| Parcel Size (1 acre)                            | 0.52 ac<br>and<br>0.87 <sup>1</sup>                           | 0.47 ac                  | 0.46 ac                                   | 0.49 ac                                       |

Note 1. Lot 1 of Unit 6 only

Note 2. Western property line yard setback for Lot 4 varies as it is controlled by the existing EID easement as shown on the map

The grading, development, use and maintenance of the property, the size, shape, arrangement and location of structures, parking areas, landscape areas, and 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 approved and shall be implemented as approved by the County.

*Staff Verification: Consistent. County review and approval of the Ridgeview West Unit 5 Final Map demonstrates conformance with the above condition of approval.*

## **CONDITIONS OF APPROVAL**

### **Planning Services**

2. A water meter award letter from El Dorado Irrigation District or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to Planning Services at the time of filing the Final Map.

*Staff Verification: Consistent. The applicant has submitted a "Status Letter" from the El Dorado Irrigation District (EID) dated June 14, 2016 that verifies water and wastewater services have been purchased for each lot within the subdivision and will be available upon completion of the facility extensions and acceptance of the improvements by the District. This letter demonstrates compliance with this condition.*

3. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall confirm the inclusion of this requirement prior to issuance of a grading permit.

*Staff Verification: Consistent. The applicant stated in a letter dated May 16, 2016 that they acknowledge this condition.*

4. Prior to filing of the Final Map, Planning Services shall verify that all Development Services Department fees have been paid in accordance with the executed Agreement for Payment of Processing Form for the project.

*Staff Verification: Consistent. All Development Services Division fees are paid to date demonstrating compliance with this condition.*

5. The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.



*Staff Verification: Consistent. A determination of a timely filing of the Final Map was made by Planning Services on August 22, 2016 demonstrating compliance with this condition.*

6. 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 Government Code.

The subdivider 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.

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

*Staff Verification: Consistent. The applicant stated in a letter dated May 16, 2016, that they acknowledge this condition.*

7. A Final Development Notebook shall be submitted to Planning Services for review prior to approval of Final Map.

*Staff Verification: Consistent. An informational sheet identifying the development envelopes for the subdivision lots has been included in the Final Map for recordation demonstrating compliance with this condition.*

*Planned Development Conditions*

8. In accordance with the Planned Development, the following development standards shall apply:

| Minimum R1A Development Standard | Proposed Modified Standards for Units 5 and 6 Lots |                    |                                  |  |
|----------------------------------|--|--------------------|----------------------------------|--|
|                                  | Lot 1  | Lot 2              | Lot 3                            | Lot 4                                      |
| Front Yard Setback (30 feet)     | 20 feet  | 20 feet            | 20 feet                          | 20 feet                                    |
| Side Yard Setback (15 feet)      | 10 feet both sides                                 | 10 feet both sides | 20 feet (North); 10 feet (South) | Varies <sup>2</sup> (West); 10 feet (East) |
| Parcel Size (1 acre)             | 0.52 ac and 0.87 <sup>1</sup>                      | 0.47 ac            | 0.46 ac                          | 0.49 ac                                    |

Note 1. Lot 1 of Unit 6 only

Note 2. Western property line yard setback for Lot 4 varies as it is controlled by the existing EID easement as shown on the map

The Planned Development Permit shall expire within three (3) years from the approval the Planning Commission. 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

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

*Staff Verification: Consistent. Planning Services review and approval of the Ridgeview West Unit 5 Final Map has verified conformance with the above condition of approval. The Development Plan remained valid as long as the Tentative Subdivision Map did not expire. The Development Plan is being implemented through the Final Map demonstrating compliance with this condition.*

**Department of Transportation**

*Project Specific Conditions*

- 9. 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 1 are minimums)

**Table 1. Road Improvement for Ridgeview West Unit 4 and 5**

| Road Name                                     | DISM Plan                           | Road Width <sup>1</sup> | Easement | Exceptions/ Notes  |
|---|-------------------------------------|-------------------------|----------|--|
| Unnamed court as shown on February 2009 plans | Std Plan 101B (3"AC over 8"AB Min.) | 20ft                    | 50ft     | Improvements to begin approx. Sta 19+37 as shown on February 2009 Plans. Type 1 rolled curb and gutter both sides, 4-ft sidewalk on one side. To be constructed prior to filing of Final Map for units 6 and/or 7. The turnaround as conditioned below shall be built at the time that Unit 7 is improved. |
| Interim Via Barlogio (onsite)                 | Std Plan 101B (3"AC over 8"AB Min.) | 20ft                    | 50ft     | No sidewalk, curb and gutter. At time of development of Unit 7 or at time of connection to Tucker Way, whichever comes   |

|                        |                                     |      |      |  |
|------------------------|-------------------------------------|------|------|--|
|                        |                                     |      |      | first, onsite Via Barlogio to be improved to match offsite Via Barlogio. |
| Via Barlogio (offsite) | Std Plan 101B (3"AC over 8"AB Min.) | 30ft | 50ft | No sidewalk, curb and gutter. To be graded to ultimate roadway prism.    |

Notes 1. Road widths are measured from edge of pavement to edge of pavement if no curb (traveled way).

*Staff Verification: Consistent. The Unnamed Court was superseded by the approval and subsequent development of TM 11-1502 Treviso II (Treviso II). The interim Via Barlogio was superseded by the approval and subsequent development of Treviso II and the approval and subsequent development of TM 13-1513 Promontory Village Center-Lot 8 (Prom 8). Off-site Via Barlogio was superseded by the approval and subsequent development of TM 13-1513 Prom 8. Treviso II and Prom 8 have recorded Final Maps and the requisite Subdivision Improvement Agreements (SIA), Performance, Labor and Materialmen Bonds, and Warranty Bonds associated with all of the conditioned infrastructure improvements that also benefit TM 95-1309 R2 Ridgeview West Unit 5. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

10. Road Improvements: At the time of development of Unit 7 or at time of connection of Via Barlogio to Tucker Way in the City of Folsom, the road improvements along Via Barlogio are to match the improvements on Tucker Way. Sidewalk, curb and gutter shall be included on the onsite portion in accordance to DISM Std Plan 101B. Sidewalk, curb, and gutter shall not be required for the offsite improvements. 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.

*Staff Verification: Consistent. The Unnamed Court was superseded by the approval and subsequent development of TM 11-1502 Treviso II (Treviso II). The interim Via Barlogio was superseded by the approval and subsequent development of Treviso II and the approval and subsequent development of TM 13-1513 Promontory Village Center-Lot 8 (Prom 8). Off-site Via Barlogio was superseded by the approval and subsequent development of TM 13-1513 Prom 8. Treviso II and Prom 8 have recorded Final Maps and the requisite SIAs, Performance, Labor and Materialmen Bonds, and Warranty Bonds associated with all of the conditioned infrastructure improvements that also benefit TM 95-1309 R2 Ridgeview West Unit 5 demonstrating compliance with this condition.*

*Those improvements included the connection to Tucher Way in Folsom. Tucher Way was renamed Via Barlogio by the City of Folsom who in addition processed an encroachment permit to construct the requisite improvements through the conditions of approval (COAs) for Prom 8, all completed with recorded Final Maps and the requisite SIAs, Performance, Labor and Materialmen Bonds, and Warranty Bonds associated with all of the conditioned infrastructure improvements also benefiting Ridgeview West Unit 5.*

*Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

11. Offer of Dedication: The applicant shall irrevocably offer to dedicate 50 feet of road and public utility easement along the entire onsite portion of the unnamed court as shown on the February 2009 plans, in fee, as determined by EDC DOT, prior to the filing of the final map. Slope easements shall be included as necessary. This offer will be accepted by the County.

*Staff Verification: Consistent. This condition is no longer applicable to Ridgeview West Unit 5. The Unnamed Court was superseded by the approval and subsequent development of Treviso II. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

12. Offer of Easement: The applicant shall grant 50-foot of road and public utility easement along the entire on site portion of Via Barlogio and the unnamed court beginning at approximately Sta. 19+37 as shown on the February 2009 plans prior to the filing of the final map. Slope easements shall be included as necessary.

*Staff Verification: Consistent. This condition is no longer applicable to Ridgeview West Unit 5. The on-site portion of Via Barlogio and the Unnamed Court were superseded by the approval and subsequent development of Treviso II. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

13. Offer of Easement: The applicant shall designate a 25 foot wide ingress and egress easement for the on-site access driveway serving Parcel 2 in Unit 5, with the filing of the final map.

*Staff Verification: Consistent. A 30-foot Ingress and Egress Easement Appurtenant to Lot 2 was placed on the Final Map and widened where necessary to comport to the driveway design and to provide the requisite turnout. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

14. Encroachment Permit: The applicant shall obtain an encroachment permit from DOT for improvements onto Via Barlogio. 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. The improvements associated with this condition of approval were completed through Prom 8. Prom 8 has recorded a Final Map and the requisite SIAs, Performance, Labor and Materialmen Bonds, and Warranty Bonds associated with all of the conditioned infrastructure improvements that also benefit Ridgeview West Unit 5. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

15. Vehicular Access Restriction: A vehicular access restriction (VAR) shall be placed along the 25 foot ingress and egress easement along the entire on-site portion of Parcel 4 in Unit 5, with the recordation of the final map. This easement shall be restricted for access use serving Parcel 2 in Unit 5.

*Staff Verification: Consistent. The VAR was placed on the Final Map. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

16. Turnaround: The applicant shall provide a turn around at the end of Via Barlogio 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. Via Barlogio was fully constructed and connected with Tucher Way in Folsom. Tucher Way was renamed Via Barlogio by the City of Folsom who in addition processed an encroachment permit to construct the requisite improvements through the COAs for Prom 8. All work was completed with recorded Final Maps and the requisite SIAs, Performance, Labor and Materialmen Bonds, and Warranty Bonds associated with all of the conditioned infrastructure improvements that also benefit TM 95-1309 R2 Ridgeview West Unit 5. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

17. Temporary Turnaround: The applicant shall provide a temporary turnaround at the end of Via Treviso. The improvements shall be substantially completed, to the approval 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. This COA was superseded by the approval and subsequent development of Treviso II. Treviso II recorded a Final Map along with the requisite SIA, Performance, Labor and Materialmen Bond, and Warranty Bond associated with all of the conditioned infrastructure improvements that also benefit Ridgeview West Unit 5. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

18. Turnaround: The applicant shall provide a turn around at the end of the unnamed court as shown on the February 2009 plans to the provisions of County Standard Plan 114 or approved equivalent at the time Unit 7 is constructed. 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. The Unnamed Court was superseded by the approval and subsequent development of Treviso II. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

19. 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. The construction of the Offsite Via Barlogio was made possible by the approval and subsequent development Prom 8. Prom 8 has recorded a Final Map along with the requisite easements associated with all of the conditioned*

*infrastructure improvements that also benefit Ridgeview West Unit 5. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

20. 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. A Notice of Restriction was added to the Final Map for Lot 1, 3, and 4. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

21. Dead End Roads: A secondary access (offsite construction of Barlogio) shall be constructed as detailed in the table above, when one or both of the following conditions apply:
- a. The dead end road exceeds more than 24 recorded parcels
  - b. The length of the dead end road exceeds 2,640 feet.

*Staff Verification: Consistent. This condition is no longer applicable to Ridgeview West Unit 5. The construction of the Offsite Via Barlogio was made possible by the approval and subsequent development Prom 8. Prom 8 has recorded a Final Map along with the requisite SIA, Performance, Labor and Materialmen Bond, and Warranty Bond associated with all of the conditioned infrastructure improvements that also benefit Ridgeview West Unit 5. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

#### *DOT STANDARD CONDITIONS*

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

*Staff Verification: Consistent. Transportation Division review and approval of the Final Map demonstrates compliance with this condition.*

23. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" 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 Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

*Staff Verification: Consistent. Transportation Division review and approval of the Final Map demonstrates compliance with this condition.*

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

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

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

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

26. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: private roads, 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. Both Via Treviso and Vila Barlogio are publicly maintained roadways. Drainage is maintained through the Zone of Benefit created by Board of Supervisors Resolution No. 059-2001. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

27. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

28. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

29. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

30. 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. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

31. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

32. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

33. Grading Permit / Plan: The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review



and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to filing the final map.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

34. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

35. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

36. 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 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.

**Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Memorandum of Understanding between the City of Folsom and the County of El Dorado, more specifically paragraph E.1 prior to approval of the improvement plans. The report shall be prepared by a Civil Engineer who is registered in the State of California.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Also, the applicant submitted an updated Geotechnical Engineering Study from Youngdahl Consulting Group, Inc., dated May 11, 2015. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

37. **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. Drainage is maintained through the Zone of Benefit created by Board of Supervisors Resolution No. 059-2001. Easements have been included on the Final Map to preclude potential cross-lot drainage. Also, the applicant submitted a letter dated July 18, 2016 that provides further assurances regarding cross-lot drainage review by the established Design Review Committee for Ridgeview West. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

38. **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 the final map.

*Staff Verification: Consistent. Transportation Division review and approval of the Final Map demonstrates compliance with this condition.*

39. **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 grading permit issuance, and by state law must be done prior to commencing construction.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

40. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Transportation Division review and approval of the Final Map further demonstrates compliance with this condition.*

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

*Staff Verification: Consistent. The applicant stated in a letter dated May 16, 2016 that they acknowledge this condition.*

### **Air Quality Management District**

42. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions demonstrating compliance with this condition.*

43. The applicant shall adhere to all District rules during project construction including, but not limited to, Rule 300 (Open Burning), Rule 215 (Architectural Coatings), 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**

- Use low-emission on-site mobile construction equipment.
- Maintain equipment in tune per manufacturer specifications.

- Retard diesel engine injection timing by two to four degrees.
- Use electricity from power poles rather than temporary gasoline or diesel generators.
- Use reformulated low-emission diesel fuel.
- Use catalytic converters on gasoline powered equipment.
- Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
- Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
- Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- Configure construction parking to minimize traffic interference.
- 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions demonstrating compliance with this condition.*

44. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions demonstrating compliance with this condition.*

#### **El Dorado Hills Community Services District (CSD)**

45. All waste collection containers shall be stored within enclosures so the containers are not visible from the street. All units should have a minimum of one of each container designated for solid waste, mixed recyclables, and green waste.

*Staff Verification: Consistent. The applicant stated in a letter dated May 16, 2016 that they acknowledge this condition.*

46. 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. The applicant stated in a letter dated May 16, 2016 that they acknowledge this condition.*

### **County Surveyor**

47. 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. The survey monuments were set and inspected by the County Surveyor demonstrating compliance with this condition. Surveyor's Office review and approval of the Final Map further demonstrates compliance with this condition.*

48. 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. The roads serving the development were previously constructed and street names were previously approved. Surveyor's Office review and approval of the Final Map further demonstrates compliance with this condition.*

### **El Dorado Hills Fire Department**

49. Per Section 1273.9 of the Natural Resources Code (Fire Safe Regulations), dead end roads and the El Dorado County Design and Improvement Standard Manual, this development shall not exceed 24 existing and potential parcels without having a secondary means of egress. Compliance with this condition shall be further verified during review of the Final Map.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. El Dorado Hills Fire Department (Fire Department) review and approval of the Final Map further demonstrates compliance with this condition.*

50. The temporary roadway section of Via Barlogio shall have a turnaround if it exceeds 150 feet in length. All dead end roadways exceeding 150 feet in length shall provide an approved turnaround or hammerhead for fire apparatus per section 5303.2.5 of the California Fire Code, 2007 edition. Compliance with this condition shall be further verified during review of the Improvement Plan.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

51. This development shall be conditioned to develop, implement, and maintain an approved Wildfire Safe Plan in accordance with California Fire Safe Regulations. This document shall address the homes that back up to the open wildland areas that surround this project. A copy of the approved Wildfire Safe Plan shall be provided with the filing of the Final Map application.

*Staff Verification: Consistent. The applicant submitted an approved Wildland Fire Safe Plan for Ridgeview West Unit 5, dated July 15, 2016. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

52. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103. Compliance with this condition shall be further verified prior to filing of Final Map.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

53. All roadways shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway. Compliance with this condition shall be further verified during review of Improvement Plan.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

54. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

55. 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. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

56. 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. The applicant stated in a letter dated May 16, 2016 that they acknowledge this condition.*

57. Any parcel one-acre or greater in size shall conform to the Fire Safe Regulations including a minimum setback of 30-foot on all sides, unless a reduction is approved by the Fire Department. Compliance with this condition shall be further verified during review of building permit.

*Staff Verification: Consistent. The applicant submitted an approved Wildland Fire Safe Plan, dated July 15, 2016 for Ridgeview West Unit 5 and the Fire Department reviewed and approved the Final Map. This condition will further be satisfied by the Fire Department at time of building permit demonstrating compliance with this condition.*

58. Where required, an access to the open space parcel shall be designated for use by fire apparatus for fire suppression purposes. Compliance with this condition shall be further verified during review of the Improvement Plan.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

59. Any residences that do not meet the required minimum fire flow or the minimum driveway standard shall have fire sprinklers installed per NFPA 13D as approved by the El Dorado Hills Fire Department. Compliance with this condition shall be further verified during review of the building permit.

*Staff Verification: Consistent. Residential fire sprinklers are now a State requirement. This condition will be satisfied by the Fire Department at time of building permit demonstrating compliance with this condition.*

60. A driveway shall serve only one parcel (Lot 1 of Unit 5). Driveway exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Compliance with this condition shall be further verified during review of the building permit.

*Staff Verification: Consistent. A turnout is shown on the Final Map. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

61. On-street parking shall not be allowed on roads less than 30 feet wide. The curbs shall be painted red and stenciled "Fire Lane No Parking" or signs shall be posted stating the same. Compliance with this condition shall be further verified during review of the Improvement Plan.

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

## **Original Conditions of Approval for Ridgeview West (Revision)**

*The following are original the Conditions of Approval approved under Ridgeview West Tentative Map TM95-1309-R/PD95-0015R that have been determined to be applicable for this proposed revision. The sequence of the original condition is shown in a parenthesis at the end of each condition.*

62. 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. (Original Condition No.4)

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. County review and approval of the Final Map further demonstrates compliance with this condition.*

63. 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. (Original Condition No.5)

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. County review and approval of the Final Map further demonstrates compliance with this condition.*

64. Part 1:

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

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

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

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

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

- C. If an access road connection, built to fire safe regulation standards along the alignment of the off-site sewer line location, connects Weststar Lane to B Court,



then the restriction on the number of lots on Weststar Lane and E Court may be removed.

(Staff comment: The provision of a through road, although temporary, allows the redefinition of Weststar Lane to that of a through road, which does not have the 24 lot limit. This option is provided at the developer's request, and is subject to the developer acquiring permission from the adjacent property owner for road access.) (Original Condition No.10)

*Staff Verification: Consistent. This condition is no longer applicable to Ridgeview West Unit 5. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. County review and approval of the Final Map further demonstrates compliance with this condition.*

65. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund drainage facilities' maintenance. (Original Condition No.14)

*Staff Verification: Consistent. Drainage is maintained through the Zone of Benefit created by Board of Supervisors Resolution No. 059-2001. County review and approval of the Final Map further demonstrates compliance with this condition.*

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

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. County review and approval of the Final Map further demonstrates compliance with this condition.*

67. The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District. If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the Soil Conservation Service for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15. (Original Condition No.16)

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. County review and approval of the Final Map further demonstrates compliance with this condition.*

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

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. County review and approval of the Final Map further demonstrates compliance with this condition.*

69. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district. (Original Condition No.19)

*Staff Verification: Consistent. The required improvements for Ridgeview West Unit 5 were completed through the Treviso II and Prom 8 subdivisions. County review and approval of the Final Map further demonstrates compliance with this condition.*

70. A State Responsibility Area Wildlife Safety Plan shall be prepared by a registered professional forester, consistent with applicable CDF regulations and subject to review and approval by the CDF and El Dorado Hills Fire Department. Letters of compliance from those agencies shall be submitted to the County prior to submittal of the final map. Initial requirements of the plan shall be implemented as a part of the subdivision improvements. Ongoing implementation of the plan shall be funded by the homeowners association or other entity established for common area maintenance. (Original Condition No.21)

*Staff Verification: Consistent. The applicant submitted an approved Wildland Fire Safe Plan for Ridgeview West Unit 5, dated July 15, 2016. Fire Department review and approval of the Final Map further demonstrates compliance with this condition.*

71. A letter of agreement from the cable television franchisee, pursuant to Section 16.16.010 (I) of the County Code, shall be submitted to the Planning Department prior to approval of the final map. (Original Condition No.28)

*Staff Verification: Consistent. This condition is no longer applicable to Ridgeview West Unit 5. Planning Services review and approval of the Final Map further demonstrates compliance with this condition.*

72. If street lights are installed, a homeowners association or a Landscape and Lighting District shall be formed, or joined into, to fund operation and maintenance. All street lights installed shall be top-shielded to prevent excess glare and light. Light fixtures shall utilize low-sodium bulbs. (Original Condition No.33)

*Staff Verification: Consistent. This condition is not applicable to Ridgeview West Unit 5. Ridgeview West Unit 5 does not include street lights.*

73. Any CC&Rs for the project shall be subject to review and approval by the El Dorado Hills Community Services District, and the El Dorado County Counsel. (Original Condition No.34)

*Staff Verification: Consistent. The applicant has submitted a Declaration of Covenants, Conditions and Restrictions for Treviso at Ridgeview demonstrating compliance with this condition.*



## Exhibit F

June 14, 2016

In reply refer to: DS0616-142

CTA Engineering & Surveying  
Attn: Connie Peach  
3233 Monier Cir.  
Rancho Cordova, CA

Subject: **Project Name:** Ridgeview West Unit 5  
**Project #:** 2245DEV  
**Location:** Via Treviso, El Dorado Hills, CA 95762

### STATUS LETTER

At the time of installation, the potable water and wastewater systems for Ridgeview West Unit 5 will be designed to meet the District's current requirements for domestic use. The water main extension serving this subdivision will also be sized to meet the fire flow requirements of the El Dorado Hills Fire Department (the agency responsible for fire protection in the subject area) in place at the time of installation. Any changes to proposed development and/or delays of construction may require the issuance of a new Facility Improvement Letter by the District. A current fire flow letter from the fire department will be required.

New system improvements are currently under construction but have not yet been completed and accepted by the District. The District has received a deposit for plan check and inspection fees associated with this development.

Water and wastewater services have been purchased for each lot within the subdivision and will be available upon completion of the facility extensions and acceptance of the improvements by the District. Water outlets and wastewater stubs to each lot will be provided as part of the construction of the infrastructure for this project. Meters will be installed upon obtaining a release from the El Dorado Irrigation District Inspection Department. Water service billing for base charges and any consumption will begin on the day the meter is installed. Sewer service billing will begin after the District's final sewer inspection. A current rate sheet has been enclosed.

The El Dorado Irrigation District will furnish potable water, on demand to Ridgeview West Unit 5, once the system is completed and water meters have been installed.

If you have any questions, please contact Development Services at (530) 642-4028 or [services@eid.org](mailto:services@eid.org).

Sincerely,

Mallory Sisneros  
Development Services

Enc: El Dorado Irrigation District Bi-Monthly Rate Schedule