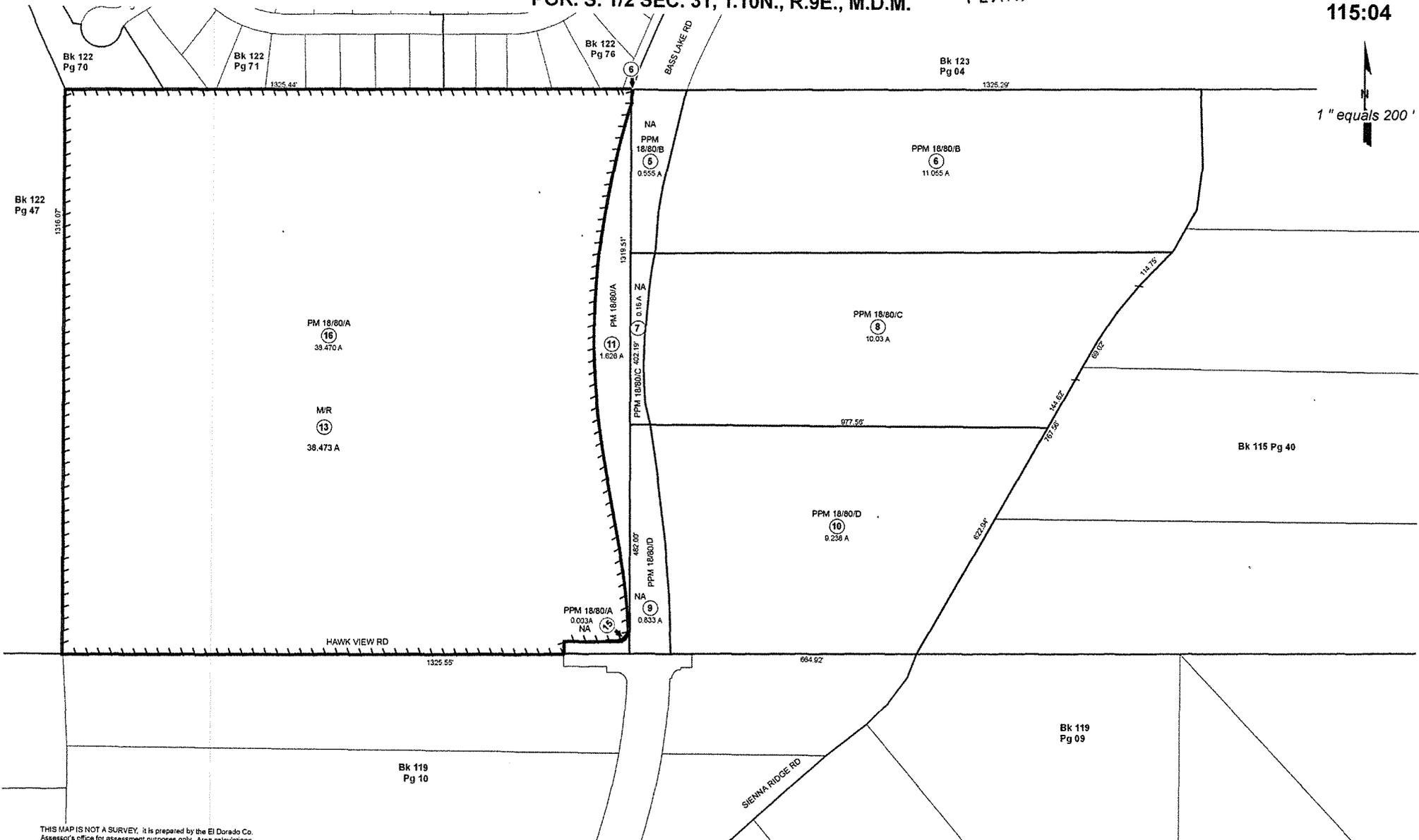
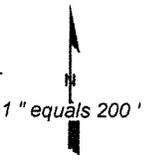


2018 JUN -4 PM 2: 14
RECEIVED
PLANNING DEPARTMENT

POR. S. 1/2 SEC. 31, T.10N., R.9E., M.D.M.

115:04



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 6, 2008

Assessor's Map Bk. 115, Pg. 04
County of El Dorado, CA

Exhibit A

TM-F18-0004

18-1513 D 1 of 31

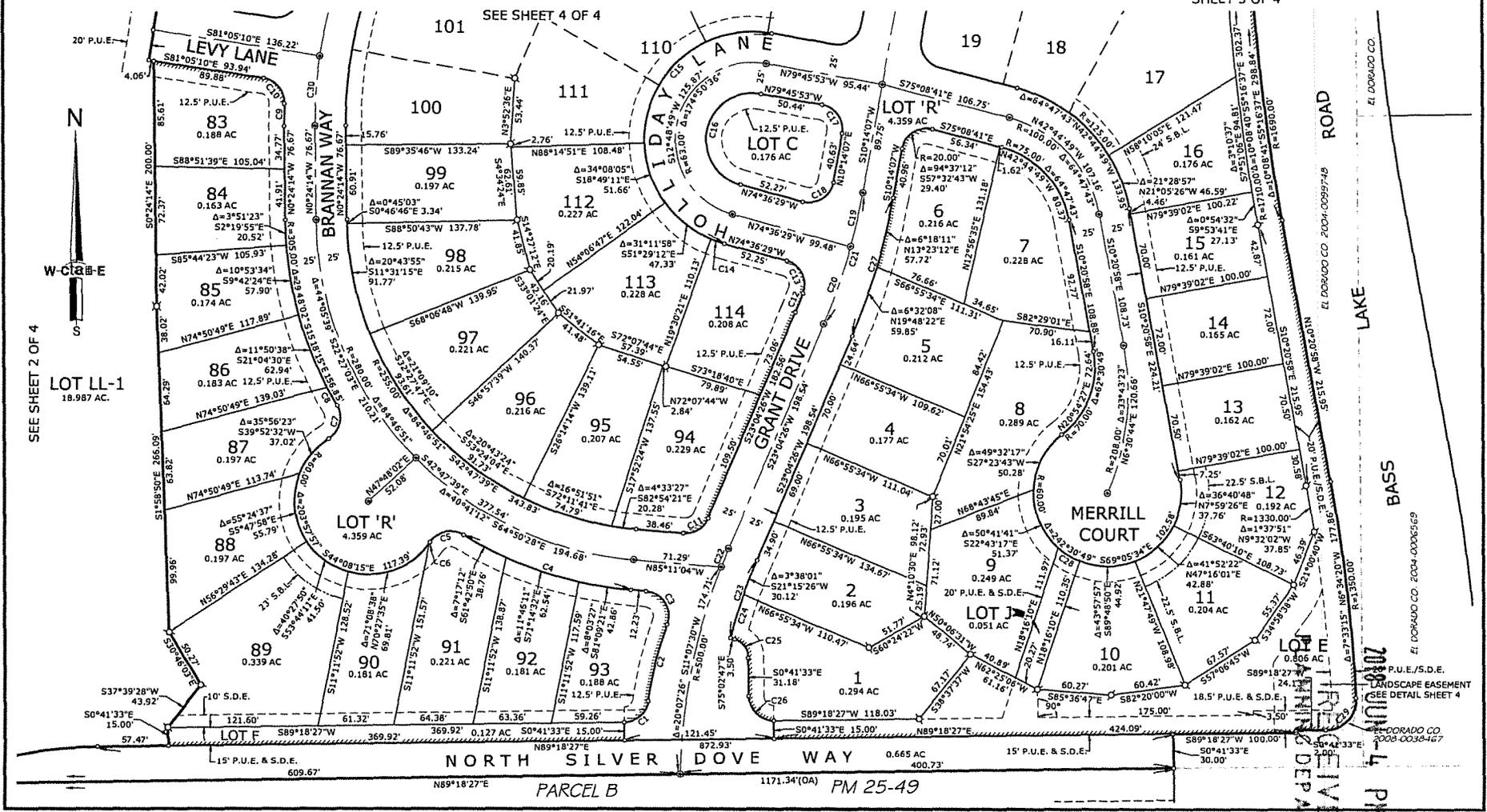
CURVE DATA TABLE														
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=20.00'	Δ=81°33'00"	N49°31'56"E	26.12'	C11	R=20.00'	Δ=71°44'29"	N58°56'41"E	23.44'	C21	R=500.00'	Δ=12°50'19"	N16°39'17"E	111.80'
C2	R=300.00'	Δ=12°24'08"	S13°57'31"W	64.81'	C12	R=475.00'	Δ=02°00'22"	N122°04'15"E	16.63'	C22	R=500.00'	Δ=01°53'13"	S22°07'49"W	16.47'
C3	R=20.00'	Δ=105°20'39"	N32°30'45"W	31.81'	C13	R=20.00'	Δ=95°40'33"	N26°46'13"W	29.65'	C23	R=475.00'	Δ=08°07'14"	S19°00'49"W	67.26'
C4	R=305.00'	Δ=27°06'50"	S71°37'39"E	142.99'	C14	R=88.00'	Δ=07°31'18"	S70°50'50"E	11.54'	C24	R=475.00'	Δ=04°29'13"	S17°11'49"W	37.19'
C5	R=20.00'	Δ=88°02'59"	S77°54'16"W	27.80'	C15	R=88.00'	Δ=174°50'36"	S12°48'48"W	175.82'	C25	R=15.00'	Δ=79°01'11"	N35°32'42"W	19.09'
C6	R=60.00'	Δ=01°00'29"	N34°23'01"E	1.06'	C16	R=38.00'	Δ=174°50'36"	S12°48'49"W	75.92'	C26	R=20.00'	Δ=90°00'00"	S45°41'33"E	28.28'
C7	R=20.00'	Δ=88°02'59"	N13°49'14"E	27.80'	C17	R=20.00'	Δ=90°00'00"	N34°45'53"W	28.28'	C27	R=525.00'	Δ=12°50'19"	N16°39'17"E	117.39'
C8	R=305.00'	Δ=03°12'26"	S28°36'02"E	17.07'	C18	R=20.00'	Δ=95°09'24"	N19°48'49"W	29.53'	C28	R=60.00'	Δ=19°45'45"	S57°57'00"E	20.59'
C9	R=390.00'	Δ=02°42'34"	S00°57'03"W	18.44'	C19	R=500.00'	Δ=05°09'24"	N12°48'49"W	44.98'	C29	R=25.00'	Δ=92°06'09"	N43°15'22"E	36.00'
C10	R=20.00'	Δ=83°23'30"	N39°23'25"W	26.61'	C20	R=500.00'	Δ=07°40'55"	N19°13'58"E	66.99'	C30	R=365.00'	Δ=08°58'30"	S04°05'01"W	57.12'

FINAL MAP OF:
HAWK VIEW UNIT NO. 1

LYING WITHIN THE SW ¼, SECTION 31, T.10N., R.9E.,
 M.D.M. AND BEING A PORTION OF PARCEL 'A', P.M 18-80
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 APRIL, 2018 SCALE: 1"=50'

cta Engineering & Surveying
 SHEET 3 OF 4

SEE SHEET 2 OF 4 FOR BASIS OF BEARINGS,
 LEGEND AND NOTES



TM-F18-0004

OWNER OF RECORD
 BASS LAKE HILLS
 1500 S. HAWK VIEW
 HAWK VIEW, CALIF. 92534

APPLICANT
 BASS LAKE HILLS VENTURE
 BASS LAKE HILLS DEVELOPMENT, INC.
 2401 BLANCH ROAD, SUITE 100
 BASS LAKE, CA 92508

ENGINEER
 COOPER, THORNE AND ASSOC., INC.
 1201 BOWLING GREEN, CALIFORNIA

MAP SCALE
 1" = 20'

CONTOUR INTERVAL
 CONTOUR INTERVAL = 2'

SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP, AND RANGE
 4 NORTH OF THE EQUATOR, SECTION 10, T. 33 N., R. 1 E.

ASSESSOR'S PARCEL NUMBER
 103-000-01

PRESENT ZONING
 R-10

PROPOSED ZONING
 R-10

TOTAL AREA
 40.13 ACRES

TOTAL NUMBER OF PARCELS
 116 TOTAL FAMILY LOTS
 17 IMPROVED LOTS
 101 TOTAL LOTS

MINIMUM PARCEL AREA
 4,176 SF (RESIDENTIAL)

MAXIMUM PARCEL AREA
 81,700 SF (RESIDENTIAL)

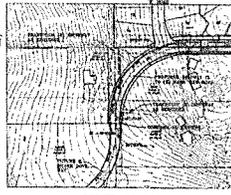
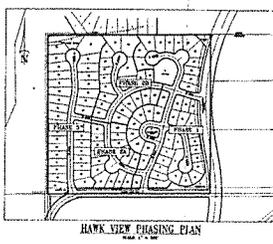
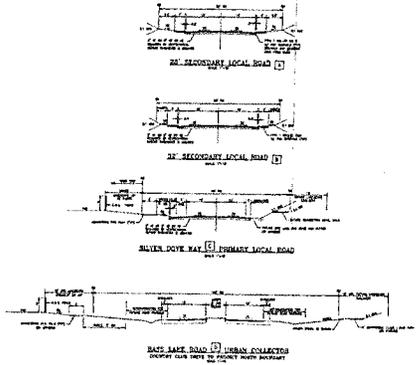
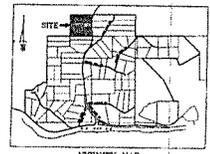
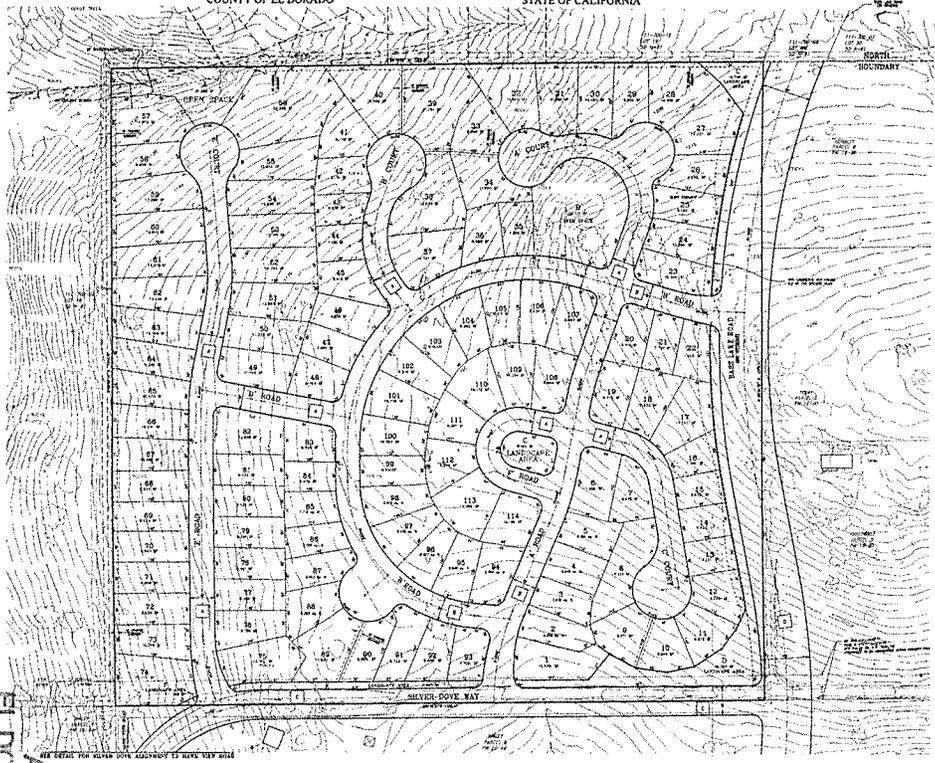
WATER SUPPLY and SEWAGE DISPOSAL
 10.0000 GALLONS PER MINUTE

PROPOSED STRUCTURAL FIRE PROTECTION
 10.0000 GALLONS PER MINUTE

DATE OF PREPARATION
 07/28/2016

PHASING PLAN NOTICE
 THE PHASING PLAN NOTICE SHALL BE CONSIDERED VALID AND EFFECTIVE FROM THE DATE OF APPROVAL UNTIL THE DATE OF THE NEXT PHASING PLAN NOTICE. THE PHASING PLAN NOTICE SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF APPROVAL. THE PHASING PLAN NOTICE SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF APPROVAL.

TENTATIVE MAP
HAWK VIEW
 VILLAGE 'A', A PORTION OF "BASS LAKE HILLS SPECIFIC PLAN"
 COUNTY OF EL DORADO STATE OF CALIFORNIA



LOT ACREAGE BREAKDOWN

SINGLE FAMILY LOTS	= 80.00 AC
PRIMARY LOCAL ROAD	= 0.81 AC
SECONDARY LOCAL ROAD	= 7.28 AC
URBAN COLLECTOR	= 1.04 AC
OPEN SPACE / LANDSCAPE	= 0.10 AC
TOTAL ACREAGE	= 90.23 AC

cta COOPER, THORNE & ASSOCIATES, INC.
 Civil Engineering & Surveying
 6225 Meadow Circle, Suite 1
 Rancho Cordova, CA 95670
 916.438.0722 / FAX 916.438.4479

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION

April 28, 2016

Secretary

Exhibit J

Exhibit D

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM-F18-1534 – Hawk View Unit 1

TM-F18-1534 – As approved by the Planning Commission April 28, 2016

Background

TM-F18-1534 is the Final Map application for Tentative Parcel Map TM00-1371, which was revised to the current project description through TM00-1371R in 2016. Development Agreement DA16-0001 is associated with the project. Conditions and requirements from DA16-0001 are consistent with TM-F18-1534 and satisfied.

Conditions of Approval

PROJECT DESCRIPTION

1. The Tentative Subdivision Map is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:
 - A. Tentative Subdivision Map creating a residential subdivision creating 59 single family residential lots ranging from .162 to 4.359 acres, one large lot, and six lettered lots for landscaping, drainage and utilities.

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.

Staff Verification: Condition Satisfied. County review of the Hawk View Unit 1 plans including improvement plans, grading plans, and final map have been verified for conformance with the above condition of approval.

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

Exhibit E

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: Subdivider has acknowledged condition.

DEVELOPMENT PLAN

3. Development Plan PD00-0007 for Hawk View shall consist of the following: 114 single family lots ranging in size from 6,476 to 29,789 square feet, with 5 landscape lots and 2 open space lots on 40.10 acres.

Staff Verification: The Final Map conforms to the Development Plan for the Hawk View Tentative Subdivision Map.

4. Development Plan PD00-0007 for Hawk View shall be in substantial compliance with the Hawk View Tentative Map and shall conform to the development standards of the R1-PD zoning district with the exception of a 45 percent coverage limitation and the following revised setbacks: Side – 5 feet minimum (not height dependent), Street Side – 15 feet minimum fronting street.

Staff Verification: Subdivider has acknowledged condition. Conformance with this condition shall be verified during review of residential building permits.

IMPROVEMENT PLANS AND GENERAL CONDITIONS FOR THE DEVELOPMENT PLAN AND THE TENTATIVE MAP

5. Pursuant to Item 9.3.1 of the Bass Lake Hills Specific Plan, the applicant shall agree to reimbursement of El Dorado County for the preparation, adoption, administration, and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to the recordation of the Final Map and must be paid in full prior to issuance of the first building permit.

Staff Verification: Subdivider has acknowledged condition.

6. The Consistency with County Codes and Standards: The developer shall obtain approval of Project Improvement Plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Transportation Division, and pay all applicable fees prior to filing of the Final Map.

Additionally, the Project Improvement Plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Off-Street Parking and Loading Ordinance, all applicable State of

California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

Curb Returns: All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

Staff Verification: Condition satisfied. Improvement plans, grading plans, and final map conform.

7. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.

Staff Verification: A Subdivision Improvement Agreement (SIA) and associated bonds shall be executed with the approval of this Final Map.

8. The Final Map shall show all utility, road, and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

Staff Verification: Condition satisfied. Improvement plans, grading plans, and final map conform. All applicable easements are shown on the Final Map.

9. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Staff Verification: Condition satisfied. Improvement Plans shows note No. 33 on sheet 2 under section entitled “Standard General Notes – Roadwork, Grading, and Drainage” to demonstrate compliance.

10. 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.

Staff Verification: Condition satisfied. Improvement Plans shows note No. 34 on sheet 2 under section entitled “Standard General Notes – Roadwork, Grading, and Drainage” to demonstrate compliance.

11. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The emergency vehicle circulation and the location of hydrants shall be shown on the Improvement Plans, which shall be subject to the approval of the Fire Protection District.

Staff Verification: Condition satisfied. The El Dorado Hills Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

12. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Development Services Director.

Staff Verification: Condition satisfied. Improvement Plans shows note No.44 on sheet 2 under section entitled “Standard General Notes – Roadwork, Grading, and Drainage” to demonstrate compliance. Additionally, inclusion of MM NO2 on Sheet 23 of the Improvement Plans warrants compliance with this condition.

ROADS

13. This Project is subject to El Dorado County fee programs. Said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said Project a revised fee is established, such revised amount shall be paid.

Staff Verification: Subdivider has acknowledged condition.

14. Encroachment Permit(s): The applicant shall obtain an encroachment permit from the County and shall construct the Project roadway encroachments to the following Standards:

“B-Road” access to Bass Lake Road – Construct to Standard Plan 103D.

“A-Road” access to Silver Dove Way – Construct to Standard Plan 103C.

“E-Road” access to Silver Dove Way – Construct to Standard Plan 103C.

Staff Verification: Condition satisfied with the approval of the Improvement Plan.

15. Offsite Improvements (Acquisition): As specified elsewhere in these Conditions of Approval, the applicant is required to perform offsite improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said offsite improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required offsite improvements. The Form, Terms, and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the offsite improvements are not already

contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved Improvement Plans, specifications and contract documents of the offsite improvements, prepared by a Civil Engineer.

Staff Verification: Condition satisfied. The developer has entered into a right of way acquisition agreement with the County, and posted a deposit to cover acquisition costs as required by Condition #15. Negotiations regarding property acquisitions necessary for the construction of Country Club Drive are ongoing. A determination on if eminent domain proceedings will be necessary is pending.

16. Vehicular Access Restriction: A vehicular access restriction shall be designated along Bass Lake Road and Silver Dove Way for the frontage of the Project except for the proposed roadway access points.

Staff Verification: Condition satisfied. Improvement plans, grading plans, and Final Map conform.

17. Road Design Standards: The applicant shall construct all roads in conformance with the County Design and Improvements Standards Manual (DISM) and the Bass Lake Hills Specific Plan (BLHSP), modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums):

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
Bass Lake Road (Project frontage)	Specific Plan and approved TM	18' in each direction with 8' nominal median	Typical section as shown on Tentative Map, with Landscape Berm, meandering PCC walk and privacy fence. Section may be modified at the discretion of the County Engineer.
Silver Dove Way (Hawk View Road)	Specific Plan and Approved Tentative Map, Modified per this condition.	30 ft (55-ft R/W- 30 ft on Project frontage, 25 ft on opposite side of centerline), plus utility/ slope easements	Construct ½ width improvements (18 ft from centerline to face of curb on Project side (westbound)) - Type 2 vertical curb and gutter, with 6 ft.-sidewalk. Construct eastbound side to 12 ft. lane plus 2 ft. AB shoulder.
Project Secondary Local Roads(A, B, D, and E Roads)	Specific Plan and Approved Tentative Map, Modified per this condition.	32 ft (50 ft R/W), plus utility/ slope easements	Type 1 rolled curb and gutter with 4 ft. sidewalks

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
Project Cul-de-sacs (A, B, C, and E Courts)	Specific Plan and Std. Plans 101B	28 ft (50 ft R/W), plus utility/ slope easements	Type 1 rolled curb and gutter with 4 ft. sidewalks (see Note R-1 below)

*Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb. Curb face for rolled curb and gutter is 6” from the back of curb. Curbs adjacent to open space lots shall be Type 2 Vertical curb and gutter.

Note R-1: The following Design Waivers were included in the prior approved Tentative Map:

1. All sidewalks on the local roads reduced from 6 feet to 4 feet and meander as shown
2. The proposed centerline radii for A and B Court and F Drive are to be modified to 120-feet, 185-feet, and 63 feet respectively.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

18. Offer of Dedication: The Project shall offer to dedicate, in fee, for the required rights of way shown in Table 1 with the Final Map. Said offer shall include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be accepted by the County, provided that a County Service Area Zone of Benefit has been created and funded to provide for maintenance of the roadways. At the option of the Subdivider, the Internal Roadways may be maintained privately by a Homeowner’s Association or other entity acceptable to County and may be gated. In which case, the above listed offers of dedication will be rejected by the County. Bass Lake Road is an existing County maintained road, shown on General Plan Exhibit TC-1, and will be accepted by County without a maintenance entity.

Rights of way for offsite improvements on Silver Dove Way may be obtained as an easement for road, drainage, pedestrian, and public utility services in lieu of fee, if approved by the County Engineer (land south of centerline on adjacent parcel).

Staff Verification: Condition satisfied. Subdivider elects to have private HOA maintained and gated internal streets. (see also COA #23 response)

19. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

Staff Verification: Condition satisfied. EDCTA letter demonstrates compliance with this condition.

20. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the

approval of, or may be modified by, the El Dorado Hills Fire District.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

21. Bass Lake Specific Plan Primary Local Roads: Silver Dove Way shall be constructed from "E-Road" to Bass Lake Road adjacent to the Project. Silver Dove Way is identified in the BLHSP as a Primary Local Road, and is subject to the provisions of the PFFP.

Staff Verification: Condition satisfied. DOT approval of the North Silver Dove Way Sta: 60+93 to End Improvement Plans, along with related bonds and Road Improvement Agreement (RIA) demonstrates compliance with this condition.

22. The Project shall construct a left turn pocket on Bass Lake Road at the "B-Road" access, subject to review and approval of the Transportation Division. At the option of the developer, this access may be constructed as a right-in, right-out only access, in which case no left turn pocket shall be required.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement plans, grading plans, and final map conform.

23. Maintenance Entity: The proposed Project must form an entity for the maintenance of public and private roads 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 of the current Project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the Final Map.

Bass Lake Road and Country Club Drive are existing County maintained roads shown on General Plan Exhibit TC-1 and will be accepted by County without a Maintenance Entity.

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

Staff Verification: Condition satisfied. A Zone of Benefit (ZOB) has been formed and is in the process of being updated. HOA formation with shell LLAD is forthcoming. Draft CC&Rs provided; thus demonstrating compliance with this condition.

24. Offsite Improvements - Specific Plan Urban Collectors and Major Transportation Facilities:

- A. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive). This segment is identified as "B" to "H" on the BLHSP Area Public Facilities Financing Plan (PFFP) Exhibits, and includes the following assumptions:

- i. Is a portion of the 2015 County Capital Improvement Program (CIP) Project #66109;
- ii. Is a BLHSP Urban Collector;
- iii. Grading will be consistent with the ultimate 4-lane facility;
- iv. Construct a divided two lane highway with median, 18 Feet of pavement in each direction. Typical section as shown on approved Tentative Map.
- v. It is recognized that Bass Lake Road will require improvements for some distance north of the realigned Country Club Drive Intersection to achieve conformance of the revised profile with the existing roadway. The exact distance is to be determined with the final Improvement Plans.
- vi. The reconstruction shall generally be consistent with the alignment and profile shown on the Improvement Plans entitled, Bass Lake Road Reconstruction from Highway 50 to Hollow Oak Road, Project #66109, approved by the County Engineer on June 20, 2007, and modified to accomplish the anticipated work required at this time.
- vii. The Project plans shall include conduits for future landscape irrigation and electrical lines.

B. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the new Country Club Drive (aka Tierra De Dios) on an alignment substantially consistent with the BLHSP, and includes the following assumptions:

- i. Is identified in the 2015 County CIP as Project #GP126;
- ii. Is a BLHSP Urban Collector;
- iii. Is a two-lane road, 36 feet in width (plus left turn pockets);
- iv. Has a 35-40 mph design speed, and;
- v. Includes conversion of the existing segment of Country Club Drive into a Class I bike path / Multi-use trail: Approximately 100 feet of pavement will be removed at either end; A new paved trail eight (8) feet in width shall be placed at each end to provide connectivity to adjacent facilities; Bollards shall be installed to prevent motor vehicle access; striping and signing shall be provided subject to review and approval by TD.

C. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of the realignment of Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP, and includes the following assumptions:

- i. Is a BLHSP Urban Collector;
- ii. Is a two-lane road, 36 feet in width, and;
- iii. Has a 35-40 mph design speed.

D. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of intersection improvements at the intersection of Bass Lake Road and the realigned Country Club Drive Intersection, and includes the following assumptions:

- i. Northbound approach to include one through lane and a 200 foot right turn lane;
- ii. Southbound approach to include one through lane and a 300 foot left turn lane;
- iii. Westbound approach to include one through lane and a 300 foot left turn lane, and;
- iv. Signalization of the intersection of Bass Lake Road and the realigned Country Club Drive.

E. Project shall be responsible for the design, PS&E, utility relocation, right of way acquisition, and construction of improvements at the intersection of Bass Lake Road and the US50 at Bass Lake Road interchange ramps, and includes the following assumptions:

i. Eastbound ramp / Bass Lake Road intersection

- a. Widen / restripe eastbound off-ramp to provide two approach lanes for a distance of 240 feet;
- b. Widen / restripe Bass Lake Road to provide two lanes northbound, and one lane southbound from eastbound ramp to westbound ramp, and;
- c. Signalize eastbound off-ramp terminus intersection with Bass Lake Road.

ii. Westbound ramp / Bass Lake Road intersection

- a. Provide two northbound approach lanes (see item 3.E.i.b above);
- b. Provide free-right lane from westbound off-ramp to northbound Bass Lake Road (existing configuration);
- c. Provide departure merge lane northbound Bass Lake Road (merging two lanes into one);
- d. Provide one southbound approach lane, and one 300-foot right-turn lane to westbound on-ramp, and;
- e. Side Street Stop Control (existing).

iii. Timing of US50 at Bass Lake Road interchange ramp Improvements

- a. In order to ensure proper timing of the construction of the improvements identified for the US50 at Bass Lake Road interchange ramps, the subdivider shall perform a supplemental traffic analysis in conjunction with each Final Map application to determine Level of Service (LOS) of the interchange and ramps, to include existing traffic plus traffic generated by each Final Map.
- b. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that Final Map, the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that Final Map.
- c. If the County's LOS policies are not exceeded upon application for the last Final Map within the Project, the Project applicant shall pay its TIM fees toward the installation of proposed roadway improvements. In which case, payment of TIM fees is considered to be the Project's proportionate fair share towards mitigation of this impact.
- d. If the necessary improvements are constructed by the County or others prior to triggering of mitigation by the Project, payment of TIM fees is considered to be the Projects proportionate fair share towards mitigation of this impact.

F. Financing and Reimbursement

- i. Project may be reimbursed for the costs of any improvements listed above in items A through E, to the extent such improvements are included in the County's Traffic Impact Mitigation (TIM) Fee Program, in accordance with the County's TIM Fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.
- ii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by the County in a Road Improvement and Reimbursement / Credit Agreement, the Project may receive full or partial credit for the cost of the work against TIM Fees that would

otherwise be paid at issuance of building permits.

iii. If any improvements are included in the County's 10-year CIP and TIM Fee Program, and agreed to by County in a Road Improvement and Reimbursement / Credit Agreement, the Project may provide funding and Bid-Ready PS&E to County, for bidding and construction management by County.

iv. If any improvements are included in the BLHSP PFFP, such improvements may be credited to the Project or eligible for reimbursement from the PFFP funds.

G. With respect to the improvements to the public roadways required in this condition, either one of the following shall be done prior to issuance of a building permit: (a) the subdivider shall be under contract for construction of the required improvements with proper sureties in place, or (b) the subdivider shall have submitted to the County a bid-ready package (PS&E) and adequate funding for construction.

H. The following requirements apply to all traffic signals identified in this condition.

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each Final Map at intersections identified for potential signalization in D and E above, in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met at the time of application for Final Map (including the lots proposed by that Final Map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that Final Map.

If traffic signal warrants are not met upon application for the last Final Map within the Project, the Project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the Project's proportionate fair share towards mitigation of this impact.

If the traffic signal control at an intersection is constructed by the County or others prior to triggering of mitigation by the Project, payment of TIM fees and PFFP Fees is considered to be the Projects proportionate fair share towards mitigation of this impact.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Subdivider has acknowledged items A-H. "Bass Lake Hills Specific Plan Phase 1A Final Map Supplemental Traffic Analysis" dated December 2017 has been provided to County DOT staff as required. A signal at Bass Lake Road/New Country Club Drive is proposed as a part of the Improvement Plans for Bass Lake Road.

25. Onsite landscape and irrigation plans shall be included in the Project Improvement Plans and cost estimates, and shall be reviewed by the El Dorado Hills Community Services District and be subject to review and approval by the El Dorado County Development Services Division; the Transportation Division will review the plans for matters concerning roadway safety and sight distance.

Staff Verification: Condition satisfied with DOT approval of the Landscape Plans.

DRAINAGE

26. Drainage Study / NPDES Compliance: The Project drainage facilities and system shall conform to the BLHSP, County Drainage Manual and County Storm Water Management Plan (SWMP)(2003). At the option of the subdivider, construction and/ or implementation of Site Design Measures, Source Control Measures, and/or Low Impact Development (LID) Design Standards consistent with the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order) may be implemented in lieu of measures identified in the SWMP.

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: Condition satisfied. Improvement Plans show note No.42 on sheet 2 under section entitled “Standard General Notes – Roadwork, Grading, and Drainage” to demonstrate compliance.

27. Drainage (Cross-Lot): Cross lot drainage shall be avoided wherever possible. 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. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement Plans shall show drainage easement for all onsite facilities where required.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement plans, grading plans, and final map conform.

28. The edge condition and grading along the Bass Lake Road frontage shall be completed in substantial conformance with the proposed Tentative Map revisions as shown on the Hawk View Bass Lake Road Frontage Modification exhibit dated January 2015.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement plans, grading plans, tentative map, and final map conform.

29. The Final Map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the Project final drainage plan, and the Project Improvement Plans.

Staff Verification: Condition satisfied. Improvement plans, grading plans, and final map conform.

30. The subdivider shall obtain irrevocable Offers of Dedication and/or drainage easements

to the County for public drainage purposes, and shall process same through the County, for offsite easement rights across properties subject to the Specific Plan Development Agreement, to the Satisfaction of the Transportation Division, to accommodate any offsite storm water facilities needed to convey concentrated storm water from the Project boundary down gradient to an existing established waterway. Subdivider shall design and install said offsite storm water facilities as necessary to the satisfaction of the Transportation Division.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

GRADING

31. [Deleted.]

32. Grading plans shall be prepared in substantial conformance with the preliminary grading plans submitted for Hawk View 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. The County shall issue no building permits until the Transportation Division approves the final grading and erosion control plans and the grading is completed.

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

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement plans, grading plans, and final map conform.

33. 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.

Staff Verification: Condition satisfied. DOT Approval of the Improvements Plans demonstrates compliance with this condition.

34. Improvement Plans shall incorporate protective measures toward existing oak trees pursuant to Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement plans, grading plans, and final map conform.

35. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement plans, grading plans, and final map conform.

36. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, Section 8.44 of the County of El Dorado County Asbestos and Dust Protection Ordinance (Ord. 4548 adopted 1/4/2000, Amended by Ord. 4360 adopted 5/ 13/2003) shall apply.

Staff Verification: Condition satisfied. Improvement Plans show note No. 16 and No. 18 on sheet 2 under section entitled “Standard General Notes – Roadwork, Grading, and Drainage” to demonstrate compliance.

FIRE DEPARTMENT

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

Staff Verification: Condition satisfied. Fire Department approval of the Improvement Plans as well as Note No. 6 and No. 12 on Sheet 2 under the section entitled “Fire Department Notes” on the Improvement Plans demonstrates compliance with this condition.

38. This development shall install Mueller Dry Barrel fire hydrants or any hydrant approved by the El Dorado Irrigation District 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 fire hydrant shall be determined by the Fire Department prior to the approval of the Improvement Plans.

Staff Verification: Condition satisfied. Fire Department approval of the Improvement Plans as well as Note No. 8 on Sheet 2 under the section entitled “Fire Department Notes” on the Improvement Plans demonstrates compliance with this condition.

39. 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 the Fire Safe Regulations which shall be included on the Improvement Plans.

Staff Verification: Condition satisfied. Fire Department approval of the Improvement Plans as well as Note No. 7 on Sheet 2 under the section entitled “Fire Department Notes” on the Improvement Plans demonstrates compliance with this condition.

40. 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 B-003.

Staff Verification: Condition satisfied. The El Dorado Hills Fire Department approval of the Improvement Plans demonstrates compliance with this condition.

41. All streets within this Project shall be constructed in accordance with El Dorado County and Fire Department requirements.

Staff Verification: Condition satisfied. Fire Department and DOT approval of the Improvement Plans would demonstrate compliance.

42. During each phase of this Project, a minimum of two independent access roadways shall be provided for each phase of the Project, where required by the Fire Department.

Staff Verification: Condition satisfied. Fire Department approval of the Improvement Plans demonstrates compliance.

43. The applicant shall have a wildland fire safety plan developed for this Project.

Staff Verification: Condition satisfied. Wildland Fire Safety Plan has been approved by Fire Department.

44. If phasing of development creates any dead-end access roadways in excess of 150 feet, the roadway shall be provided with a turnaround in accordance with Fire Department specifications.

Staff Verification: Condition satisfied. Fire Department and DOT approval of the Improvement Plans would demonstrate compliance.

45. This development shall be prohibited from installing any type of traffic calming device

that utilizes a raised bump/dip section of roadway.

Staff Verification: Condition satisfied. Fire Department's approval of the Improvement Plans and Landscape Plans demonstrate compliance with this condition.

46. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

Staff Verification: Condition satisfied. Fire Department's approval of the Improvement Plans and Landscape Plans demonstrate compliance with this condition.

RESOURCE CONSERVATION

47. The Project will need to implement erosion control measures (including runoff control measures and soil stabilization measures) and sediment control measures (e.g., straw rolls, sediment fence, and sediment basins). The types of practices chosen are site-specific and dependent on the time of year construction activities occur.

Staff Verification: Approval of the SWPPP (WDID No. 5S09C381278) demonstrates compliance with this condition.

48. The applicant shall prepare a Stormwater Pollution Plan (SWPPP) that incorporates Best Management Practices (BMPs) to contain pollutants on the Project site and prevent pollutants from entering stormwater runoff. BMPs shall be incorporated into the construction contract documents. The SWPPP shall be prepared prior to approval of the Improvement Plans.

Staff Verification: Approval of the SWPPP (WDID No. 5S09C381278) demonstrates compliance with this condition.

ENVIRONMENTAL MANAGEMENT-AIR POLLUTION CONTROL DISTRICT

49. Project emissions of ROG, NOX, and PM-10 need to be quantified using either the URBEMIS 7G for windows 5.1.0 or similar model that is acceptable to the District. In addition, District Rule 223 addresses the regulation and mitigation measures for fugitive dust emissions - Rule 223 shall be adhered to during the construction process. In addition, prior to issuance of any grading or construction permits for the Project, the applicant shall submit, as determined by the El Dorado County Air Quality Management District (AQMD), a Fugitive Dust Plan (FDP) application and/or an Asbestos Dust Mitigation Plan (ADMP) application may be required for submittal to and approval by the District prior to beginning Project construction.

Staff Verification: Condition satisfied. Note Nos. 16 & 18 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading and Drainage" on the Improvement Plans and DOT approval of the Improvement Plans demonstrate compliance with this condition.

50. It is the understanding of the District that this area is known to have soil bearing asbestos. Therefore compliance with Title 17 Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations of the California Code of Regulations will be mandatory prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. Note Nos. 16 & 18 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading and Drainage" on the Improvement Plans and DOT approval of the Improvement Plans demonstrate compliance with this condition.

51. Project construction involves road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the County ordinance concerning asbestos dust prior to the approval of the Improvement Plans.

Staff Verification: Condition satisfied. Improvement Plan Note No. 16 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading and Drainage" and DOT approval of the Improvement Plans demonstrate compliance with this condition.

52. A health risk assessment shall be prepared when the Project will emit toxic air contaminants. Airborne toxic pollutants expected to be generated by the Project must be identified. In addition, it must be determined if a Project is to be located in an area which may impact existing or planned schools or facilities with the potential to emit toxic or hazardous pollutants. A potential airborne toxic pollutant to consider is asbestos in asbestos-containing serpentine. Applicant will assist the District in preparing a public notice in which the proposed Project for which an application for a permit is made is fully described and complies to Health and Safety Code 42301.6. The risk assessment must address the pollutants and potential impacts on public health prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. Note Nos. 16 & 18 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading and Drainage" on the Improvement Plans and DOT approval of the Improvement Plans demonstrate compliance with this condition.

53. Burning of wastes that result from "Land Development Clearing" must be permitted through the Air Pollution Control District. Only vegetative waste materials may be disposed of using an open outdoor fire prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. Note No. 34 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading and Drainage" on the Improvement Plans demonstrates compliance with this condition.

54. The Project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings prior to approval of the Improvement Plans.

Staff Verification: Building Permit approval by AQMD will demonstrate compliance.

55. 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 construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications, and emission factors prior to approval of the Improvement Plans.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

COUNTY SURVEYOR

56. The interior roads of the Project will be named through the Road Naming Process established by the County Surveyor.

Staff Verification: Condition satisfied. Approved Road Name Petitions dated 08/04/05 and 10/04/07 demonstrate compliance with this condition.

COMMUNITY SERVICES DISTRICT

57. The Project is subject to the Quimby Act and dedication requirements for parkland based on El Dorado Hills standards of 5 acres per 1,000 residents population. Population density is based on 3.3 persons per home, which works out to 1.9-acres of parkland to be dedicated to the District before the filing of the Final Map. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. The required in-lieu fees, payable to El Dorado County, shall be remitted prior to Final Map recordation. A proof of payment shall be submitted to Planning Services.

Staff Verification: Condition satisfied. Approval of the Final Map will include compliance with this condition.

58. The Project is subject to the El Dorado Hills CSD Park Impact Fee in place at the time the building permits are issued. Additionally, the Project will be subject to the Bass Lake Hills Specific Plan (BLHSP) Public Facilities Financing Plan (PFFP).

Staff Verification: Approval of Building Permits will demonstrate compliance with this condition.

59. The El Dorado Hills CSD requires that all utilities be underground. Underground drainage is also recommended to avoid the safety hazards and maintenance problems of open ditches.

Staff Verification: Subdivider has acknowledged the condition.

60. A Homeowner's Association (HOA) needs to be formed to finance ongoing operation and maintenance of street lights (if any), streetscape, and for open space management, or if no HOA is formed, then a Landscape and Lighting Assessment District (LLAD) needs to be created to fund the maintenance and operation of the same. The District also recommends the creation of a shell LLAD for the Project as a back-up funding mechanism to a Homeowner's Association, in the event the Homeowner's Association should fail to maintain the improvements to the District's standards.

Staff Verification: Condition satisfied. A Zone of Benefit (ZOB) has been formed and is in the process of being updated. HOA formation with shell LLAD is forthcoming. Draft CC&Rs provided; thus demonstrating compliance with this condition.

61. Sidewalks and pedestrian/bicycle paths shall comply with the BLHSP which calls for a Class II Bikeway along the proposed Silver Dove Way and a Class I bikeway along Bass Lake Road (realigned). The proper shoulder widths, bikeway widths, striping, and signage will be required and should be noted on the plans.

Staff Verification: Condition satisfied. DOT approval of the Hawk View Unit 1 and North Silver Dove Way Improvement Plans demonstrates compliance with this condition.

62. Cable television access should be made available to all homes and the development should allow for joint trenching.

Staff Verification: Joint Trench Plans must be received prior to Final Map approval.

63. The El Dorado Hills CSD will provide mandatory waste management services for the residences, including recycling services.

Staff Verification: Subdivider has acknowledged condition.

64. Prior to Final Map approval, a streetscape plan for Projects which front Bass Lake Road and all primary local roads shall be submitted for review and approval by the El Dorado Hills CSD.

Staff Verification: Approved Landscape Plans demonstrate compliance with this condition.

65. The streetscape is a component of the future Landscape and Lighting Assessment District and would need to be detailed, approved, and have a related maintenance budget prior to the Final Map.

Staff Verification: A Zone of Benefit (ZOB) has been formed and is in the process of being updated. HOA formation with shell LLAD is forthcoming. Draft CC&Rs provided; thus demonstrating compliance with this condition.

66. The home builders will install the front yard landscaping.

Staff Verification: Subdivider has acknowledged condition.

67. The El Dorado Hills CSD will review and approve the following items prior to Final Maps being recorded:
- a. Open Space and Tree Preservation Management Plan;
 - b. CC&Rs need to be reviewed and approved by the El Dorado Hills CSD Board of Directors prior to recording the Final Map and include any conditions that are specific to any lots or areas, such as oak tree preservation and vegetation management.

Staff Verification: Condition satisfied.

68. The applicant shall acquire approximately two acres for the park-and-ride lot. The land shall be acquired prior to approval of the first Final Map. In the event that the eminent domain process must be implemented to acquire said land, this condition shall be deemed satisfied by applicant entering into an agreement for condemnation proceedings with the County Counsel together with a deposit of funds as required by County Counsel, or make other arrangements to the satisfaction of the Transportation Division.

Staff Verification: Submitted EDCTA letter demonstrates compliance with this condition.

OTHER

69. Regulatory Permits and Documents: All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These Project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.

Staff Verification: DOT approval of the Improvement Plans demonstrates compliance with this condition.

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

Staff Verification: Subdivider has acknowledged condition.

71. Prior to issuance of the first building permit, the developer shall submit to the County a proposed update to the Bass Lake Hills Public Facilities Financing Plan, including an update to the plan area fee program.

Staff Verification: Condition must be met prior to issuance of first building permit.

72. Prior to recordation of a Final Map, a valid facility improvement letter (FIL) shall be issued by the El Dorado Irrigation District (EID) for the subdivision, a new Facility Plan Report (FPR) shall be reviewed and approved by the EID, and Improvement Plans shall be reviewed and approved by EID. Previously approved and expired plans and reports may be used as templates for new submittals to EID.

Staff Verification: EID approval of the Improvement Plans demonstrates compliance with this condition.

MITIGATION MONITORING AND REPORTING PROGRAM

73. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) as a condition of Project approval. Implementation of the MMRP shall be enacted as set forth by Table 3.0-1 of the MMRP prepared for the Project and attached hereto.

Staff Verification: Inclusion of the MMRP in the Improvement Plans as Sheets 22 – 24 demonstrates compliance with this condition.

SUBDIVISION REQUIREMENTS OF LAW

NOTE: The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws - which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the Project proceeds toward Final Map submittal.

1. Improvement Plans for onsite and offsite road improvements shall be prepared by a registered civil engineer and shall be subject to County Transportation Division approval.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement Plans conform.

2. The Final Map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

Staff Verification: Condition satisfied. Final Map conforms to this condition by showing all applicable IODs/easements.

3. The developer shall obtain approval of construction drawings and Project Improvement Plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Transportation Division and pay all applicable fees prior to commencement of any improvements on the public streets and service facilities. All improvements shall be consistent with the approved Tentative Map.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement Plans conform.

4. The construction of all required improvements shall be completed with the presentation of the Final Map to the Development Services Director before presentation of the Final Map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and

materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Transportation Division.

Staff Verification: Condition satisfied. Completed SIA/RIA and related bonds demonstrate compliance with this condition.

5. Subdivision improvements shall include 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 Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Transportation Division and shall meet standard County driveway requirements.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition. Improvement Plans conform.

6. All grading 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. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Transportation Division and the grading is completed.

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and the approved SWPPP (WDID 5S09C381278) demonstrates compliance with this condition.

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

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans and the approved SWPPP (WDID 5S09C381278) demonstrates compliance with this condition.

8. Improvement Plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

Staff Verification: Condition satisfied. DOT approval of the Improvement Plans demonstrates compliance with this condition.

9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

Staff Verification: Condition satisfied. The Monumentation Bond that has been posted with the County Surveyor's office demonstrates compliance with this condition.

10. All roads shall be named by, filing a completed road naming petition for each proposed road with the County Surveyor's office prior to filing the Final Map.

Staff Verification: Condition satisfied. Approved Road Name Petitions dated 08/04/05 and 10/04/07 are compliant with this condition.

11. 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.

Staff Verification: Condition satisfied. Fire Department's approval of the Improvement Plans demonstrates compliance with this condition.

12. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Staff Verification: Condition satisfied. Inclusion of Note No. 33 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading, and Drainage" on the Improvement Plans demonstrates compliance with this condition.

13. 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.

Staff Verification: Condition satisfied. Inclusion of Note No. 34 on Sheet 2 under section entitled "Standard General Notes – Roadwork, Grading and Drainage" on the Improvement Plans demonstrates compliance with this condition.

14. 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).

Staff Verification: Condition satisfied. Subdivider has acknowledged the condition.

15. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed.

Staff Verification: Condition satisfied. Inclusion of Note No. 44 on Sheet 2 under section entitled “Standard General Notes – Roadwork, Grading, and Drainage” of the Improvement Plans demonstrates compliance with this condition.

16. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Section 15064.5 of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Development Services Division shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Development Services Director.

Staff Verification: Condition satisfied. Inclusion of Mitigation Measure No. 2 on Sheet 23 of the Improvement Plans demonstrates compliance with this condition.



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: August 28, 2018

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Lennar Homes of California, Inc.

Hawk View Unit 1

1420 Rocky Ridge Dr., Ste. 320

NW intersection of Bass Lake Rd. & North Silver Dove Way

Roseville, CA 95661

APN: 115-040-16

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: 59 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 59 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2718DEV 798198

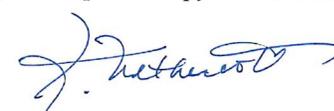
Service Purchase Project No.: 2959SP

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

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



Owner/Applicant Signature



Development Services

Exhibit F