

**West Valley Village 7A Final Map
File No. TM10-1494-F**

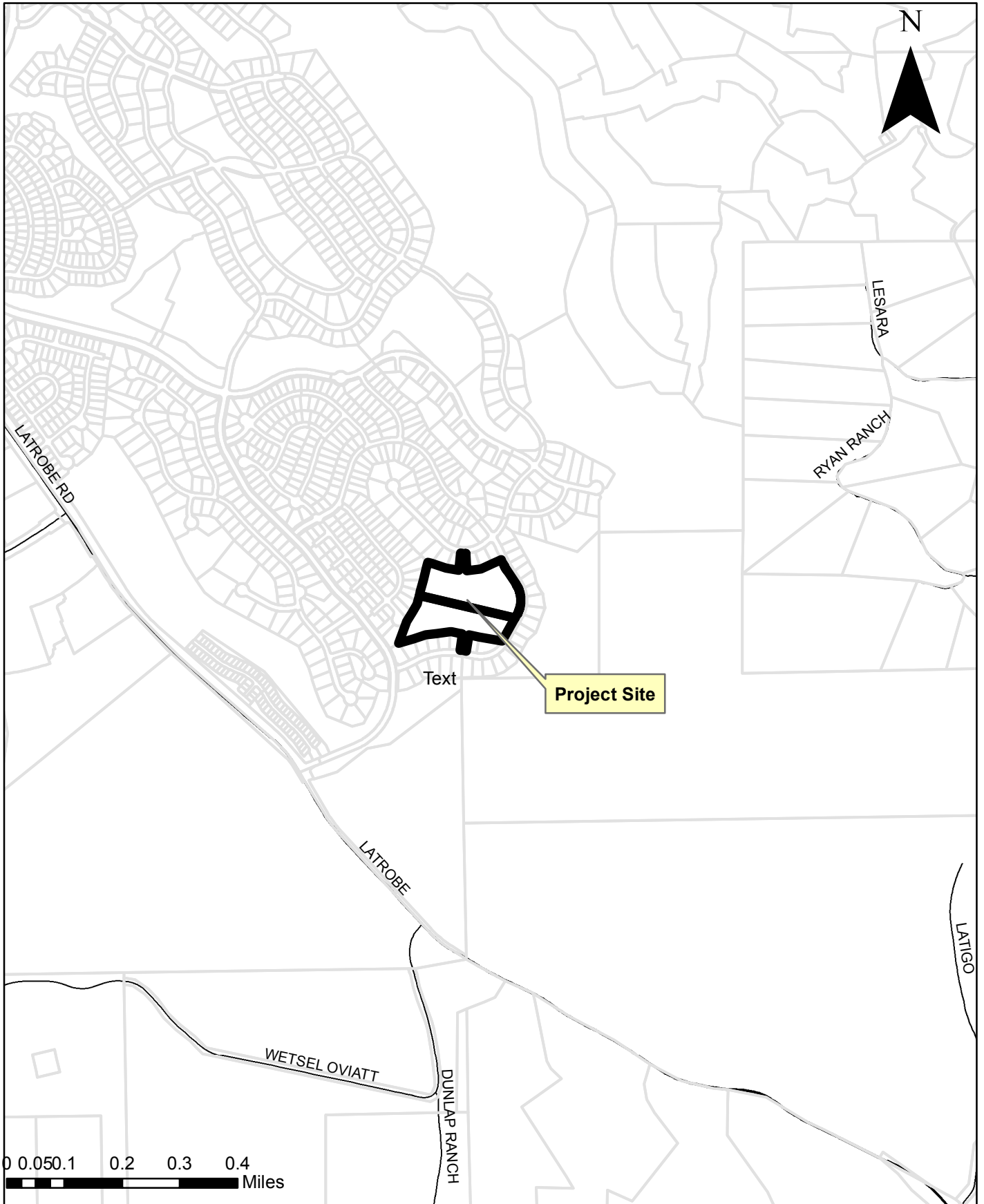


Exhibit A- Location Map

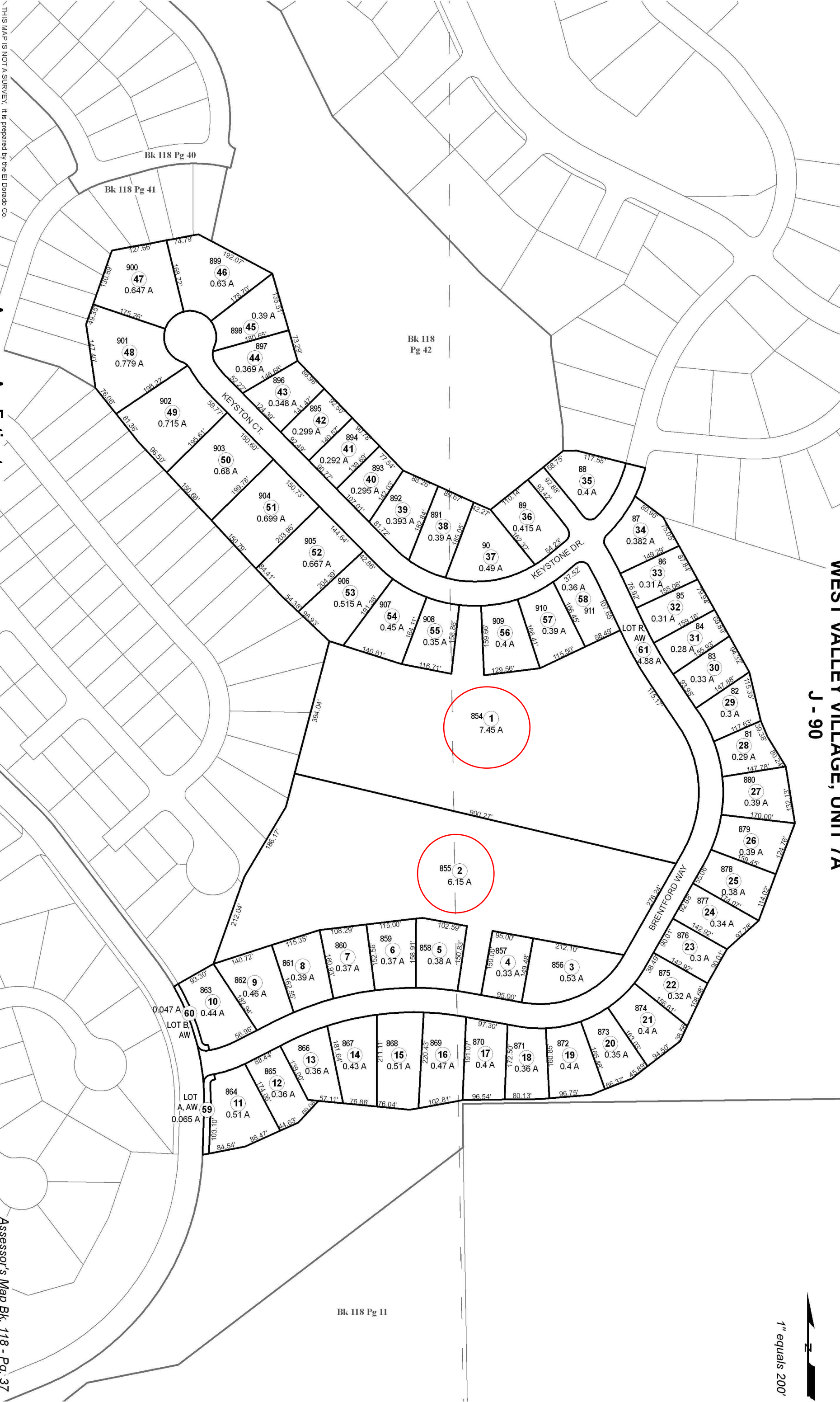
POR. E. 1/2 SEC. 24, T.9N., R.8E., & POR. W 1/2 SEC. 19 T.9N., R.9E., M.D.M.
 WEST VALLEY VILLAGE, UNIT 7A
 J - 90

118:37

1" equals 200'



EXHIBIT B



Acreages Are Estimates

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.

Rev. July 12, 2007

Assessor's Map Bk. 118 - Pg. 37
 County of El Dorado, CA

TENTATIVE MAP
WEST VALLEY VILLAGE UNIT 7A
 WEST VALLEY VILLAGE UNIT 7A LOTS 854 & 855

COUNTY OF EL DORADO SHEET 1 OF 1 STATE OF CALIFORNIA

OWNERS OF RECORD

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

APPLICANT

DON BARNETT
 1075 CREEKSIDE RIDGE DRIVE, SUITE 100
 ROSEVILLE, CA 95678

ENGINEER

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Monitor Circle, Rancho Cordova, CA 95742
 (916) 888-0119 • F (916) 888-2478 • www.cta.com

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FEET

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP and RANGE

POR. E1/2 SEC.24,T.9(N),R.8(E), POR. W1/2 SEC.19,T.9(N),R.9(E),M.D.M.
 WEST VALLEY VILLAGE UNIT 7A (J-90) LOTS 854 & 855

ASSESSOR'S PARCEL NUMBERS

A.P.N. 118-370-01 / 118-370-02

PRESENT / PROPOSED ZONING

VALLEY VIEW SPECIFIC PLAN ER-2

PRESENT ZONING

VALLEY VIEW SPECIFIC PLAN ER-2

TOTAL AREA

13.611 ACRES

TOTAL NUMBER OF PARCELS

6 - RESIDENTIAL LOTS

MINIMUM LOT AREA

50,999 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

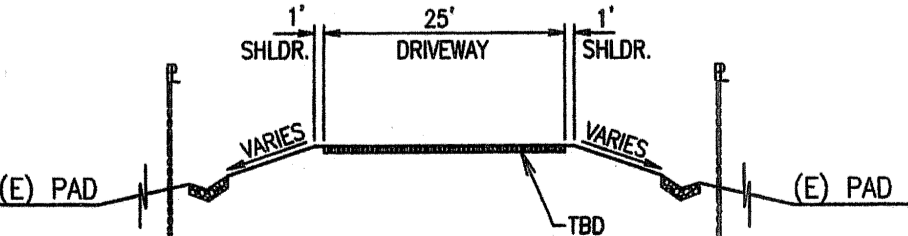
DATE OF PREPARATION

JUNE, 2010

ENGINEER'S CERTIFICATE

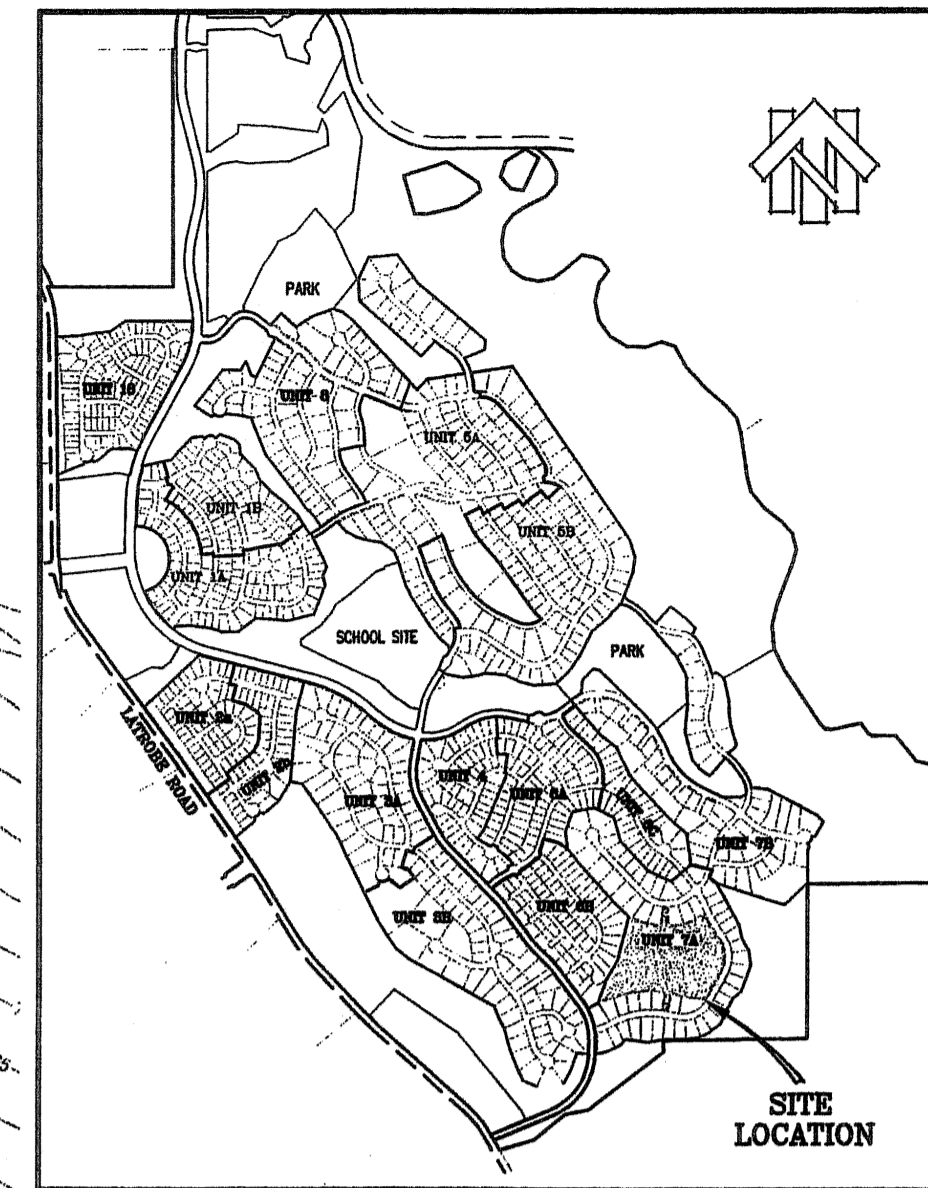
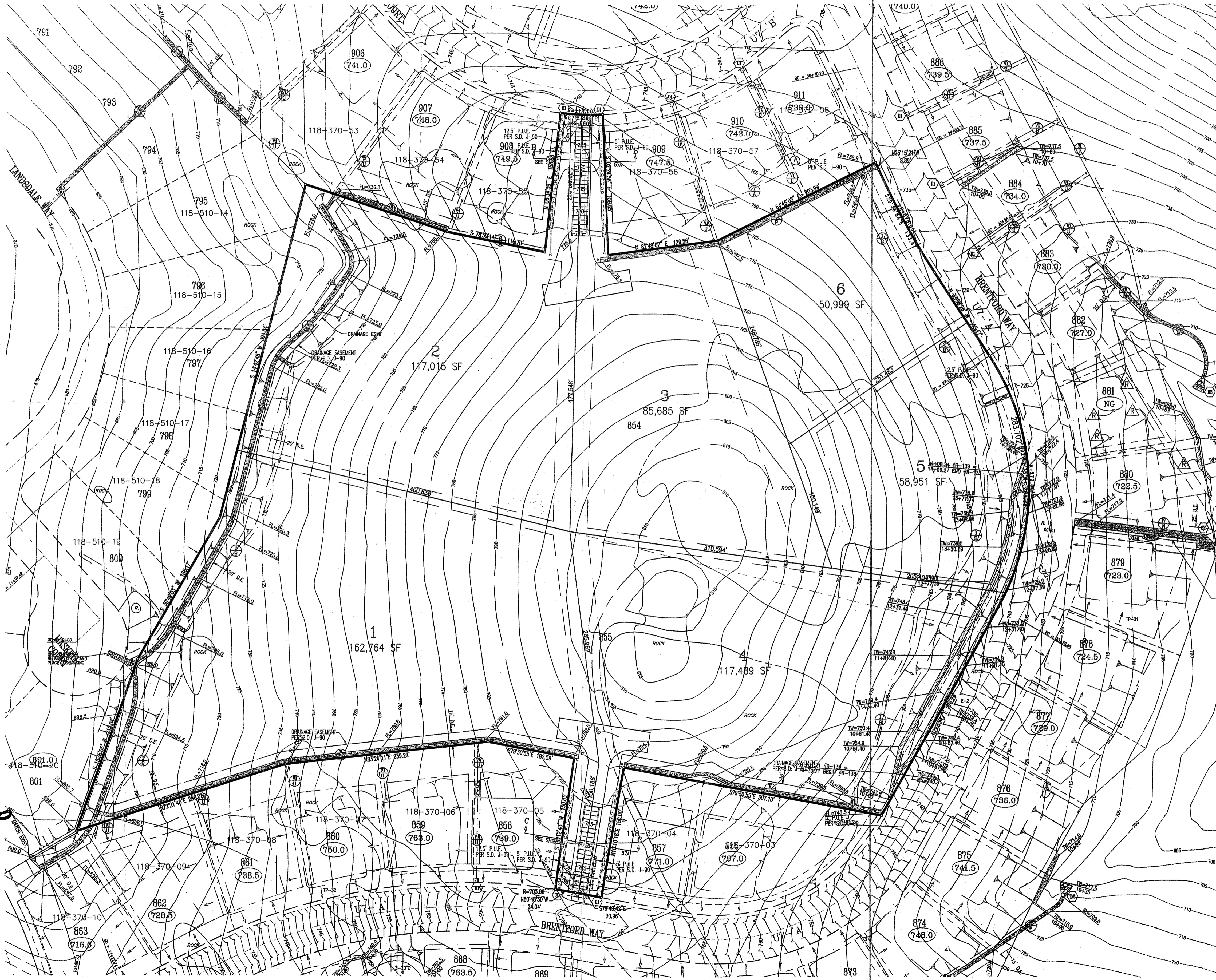
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "WEST VALLEY VILLAGE LOTS 854 & 855" OF THE VALLEY VIEW SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE EL DORADO COUNTY.

Olga Scirelli 6-21-10
 OLGA SCIRELLI P.E. 71204 DATE



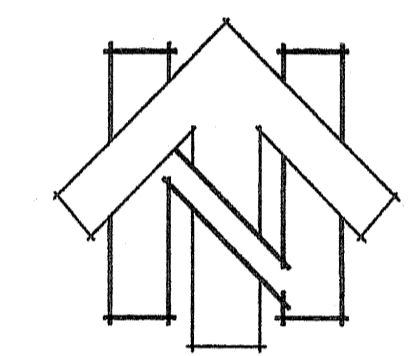
TYPICAL DRIVEWAY SECTION

SCALE: 1"=10'

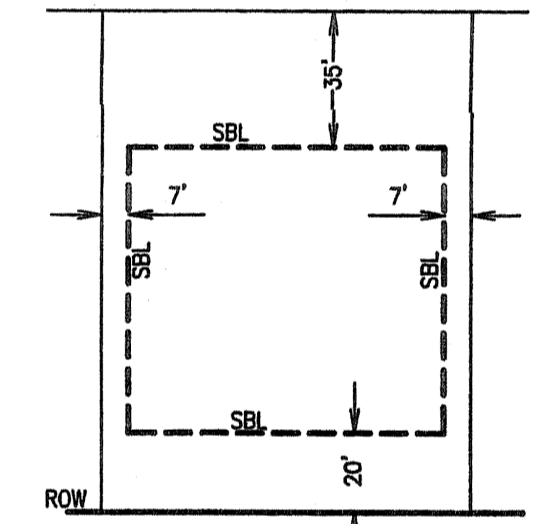


VICINITY MAP

NOT TO SCALE



SCALE: 1"=60'



TYPICAL BUILDING SETBACKS ER-2

NOT TO SCALE

Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	162,764	126,902
2	117,015	85,479
3	85,685	57,945
4	117,489	87,950
5	58,951	44,343
6	50,999	35,740

GROSS AND NET LOT AREAS

LEGEND:

- (E) FIRE HYDRANT
- PAVED DRIVEWAY
- LOT SETBACKS
- LOT LINE
- (E) RIGHT WAY
- (E) LOT LINE
- (E) DRAINAGE DITCHES
- (E) EASEMENT LINE

EARTHWORK: CUT 11,200 CY / FILL 11,630 CY

APPROVED
 PLANNING COMMISSION: EL DORADO COUNTY PLANNING COMMISSION
 APPROVAL/DENIAL DATE: September 9, 2010
 BY: *Roger S. Frankfort* EXECUTIVE SECRETARY
 BOARD OF SUPERVISORS:
 APPROVAL/DENIAL DATE:

WEST VALLEY VILLAGE, UNIT 7C

BEING LOTS 854 & 855 OF S.D. J-90
LYING WITHIN THE EAST ½ OF SECTION 24. T.9N, R.8E AND
THE WEST ½ OF SECTION 19. T.9N., R.9E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2017 SHEET 1 OF 3



OWNER'S STATEMENT

THE UNDERSIGNED OWNER OF RECORD TITLE INTEREST HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO LOTS R1 AND R2 AS SHOWN HEREON, INCLUDING THE UNDERLYING FEE THERETO FOR ANY AND ALL PUBLIC PURPOSES.

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

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

A. PUBLIC UTILITY EASEMENTS FOR OVERHEAD AND UNDERGROUND WIRES, CONDUITS, PIPELINES, POLES, GUY WIRES, ANCHORS AND 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. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF LOT "R" AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, 12.5 FEET WIDE OR AS SHOWN HEREON, CONTIGUOUS TO ALL STREETS OR FIVE FEET (5') BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER FOR ROAD SLOPE MAINTENANCE PURPOSES.

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

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

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

AKT WEST VALLEY INVESTORS, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT DEVELOPMENT CORPORATION,
A CALIFORNIA CORPORATION,
ITS MANAGING MEMBER

BY: _____
NAME: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, BEFORE ME, _____, A
NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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: _____

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 AKT WEST VALLEY INVESTORS, LLC IN DECEMBER, 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 DECEMBER, 2018 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

KEVIN A. HEENEY LS 5914



PLANNING AND BUILDING DIRECTOR'S STATEMENT

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON SEPTEMBER 9, 2010 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

ROGER TROUT
DIRECTOR, PLANNING AND BUILDING DEPARTMENT
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT

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

DATED: _____

ANDREW S. GABER RCE 45187
COUNTY ENGINEER, DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

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

DATE: _____

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

BY: _____
PHILIP R. MOSBACHER, L.S. 7189
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

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

DATE: _____

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

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION, AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS AND THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND FACILITIES, AND LOT 'R1' AND 'R2', WHICH ARE HEREBY REJECTED.

DATE: _____

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

BY: _____
DEPUTY

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____:____:____, IN BOOK _____, OF MAPS, AT

PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF AKT INVESTORS INC

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

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

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

BY: _____
DEPUTY

WEST VALLEY VILLAGE, UNIT 7C

BEING LOTS 854 & 855 OF S.D. J-90

LYING WITHIN THE EAST 1/2 OF SECTION 24. T.9N, R.8E AND
THE WEST 1/2 OF SECTION 19. T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2017 SCALE: 1"=60'

REFERENCES

- S.D. J-90
- S.D. J-43
- S.D. J-98

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ✕ FOUND 3/4" C.I.P. STAMPED LS 5914
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 6866
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/ALUM. CAP STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- /// VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

cta Engineering & Surveying
SHEET 2 OF 3

NOTES:

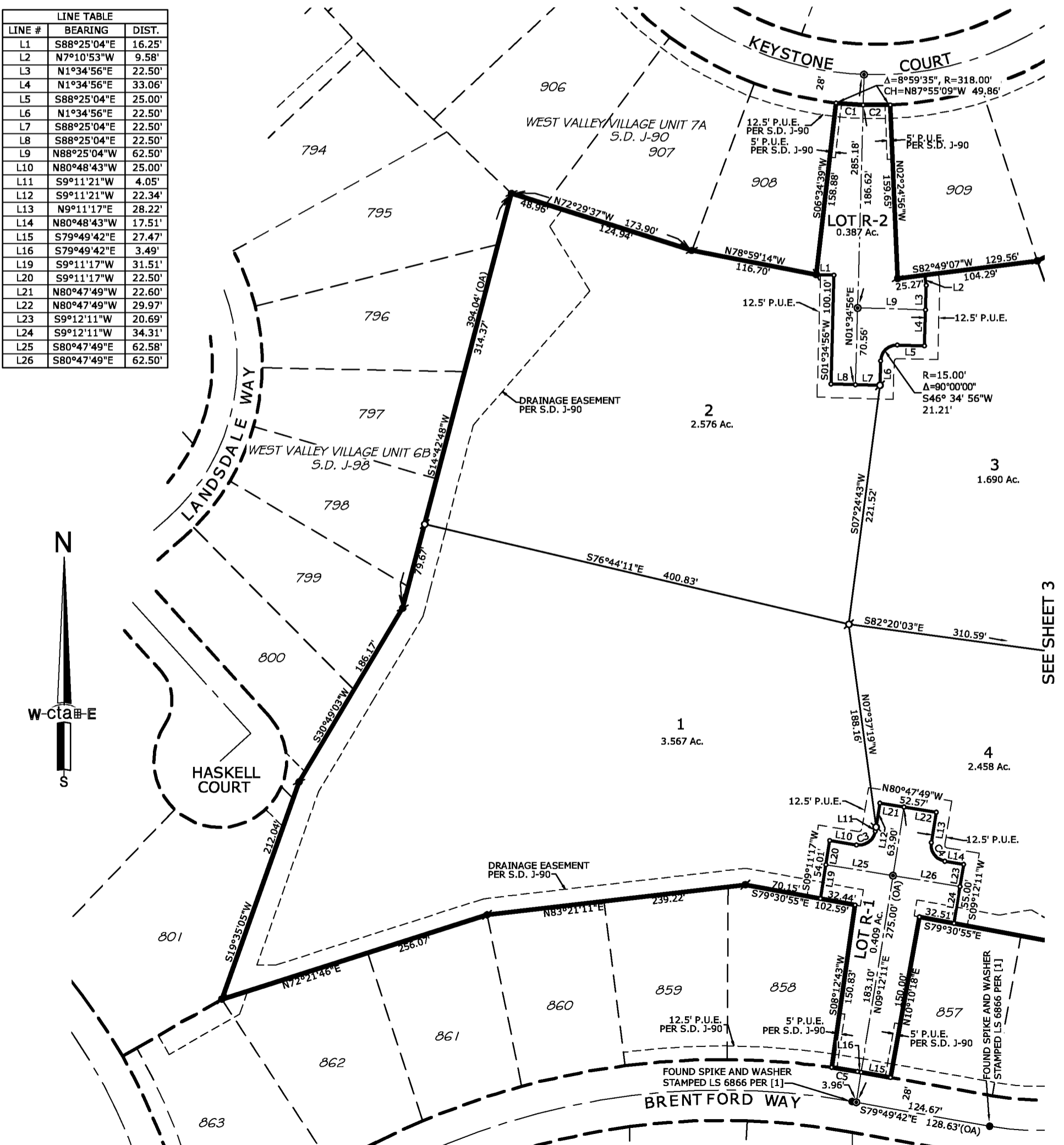
- THIS SUBDIVISION CONTAINS 13.611 ACRES GROSS, CONSISTING OF 6 RESIDENTIAL LOTS AND 2 LETTER LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 10-1494 APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 9, 2010.
- LOT 'R-1 & R-2' SHOWN HEREON ARE DESIGNATED AS A "PRIVATE STREET" AND P.U.E. FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
- 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 DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
- THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. DRAPER, DATED DECEMBER 21, 2015, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CH BEARING	CH DIST.
C1	318.00'	4°29'47"	S85°40'15"E	24.95'
C2	318.00'	4°29'47"	N89°49'58"E	24.95'
C3	15.00'	90°00'00"	N54°11'15"E	21.21'
C4	15.00'	90°00'00"	S35°48'43"E	21.21'
C5	703.00'	1°57'35"	N80°48'30"W	24.04'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE FINAL MAP OF WEST VALLEY VILLAGE - UNIT 7A FILED IN BOOK J OF MAPS, PAGE 90. AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON.

LINE TABLE		
LINE #	BEARING	DIST.
L1	S88°25'04"E	16.25'
L2	N7°10'53"W	9.58'
L3	N1°34'56"E	22.50'
L4	N1°34'56"E	33.06'
L5	S88°25'04"E	25.00'
L6	N1°34'56"E	22.50'
L7	S88°25'04"E	22.50'
L8	S88°25'04"E	22.50'
L9	N88°25'04"W	62.50'
L10	N80°48'43"W	25.00'
L11	S9°11'21"W	4.05'
L12	S9°11'21"W	22.34'
L13	N9°11'17"E	28.22'
L14	N80°48'43"W	17.51'
L15	S79°49'42"E	27.47'
L16	S79°49'42"E	3.49'
L19	S9°11'17"W	31.51'
L20	S9°11'17"W	22.50'
L21	N80°47'49"W	22.60'
L22	N80°47'49"W	29.97'
L23	S9°12'11"W	20.69'
L24	S9°12'11"W	34.31'
L25	S80°47'49"E	62.58'
L26	S80°47'49"E	62.50'



SEE SHEET 3

WEST VALLEY VILLAGE, UNIT 7C

BEING LOTS 854 & 855 OF S.D. J-90
 LYING WITHIN THE EAST 1/2 OF SECTION 24. T.9N, R.8E AND
 THE WEST 1/2 OF SECTION 19. T.9N., R.9E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 OCTOBER, 2017 SCALE: 1"=60'

REFERENCES

1. S.D. J-90
2. S.D. J-43
3. S.D. J-98

cta Engineering & Surveying

SHEET 3 OF 3

LEGEND

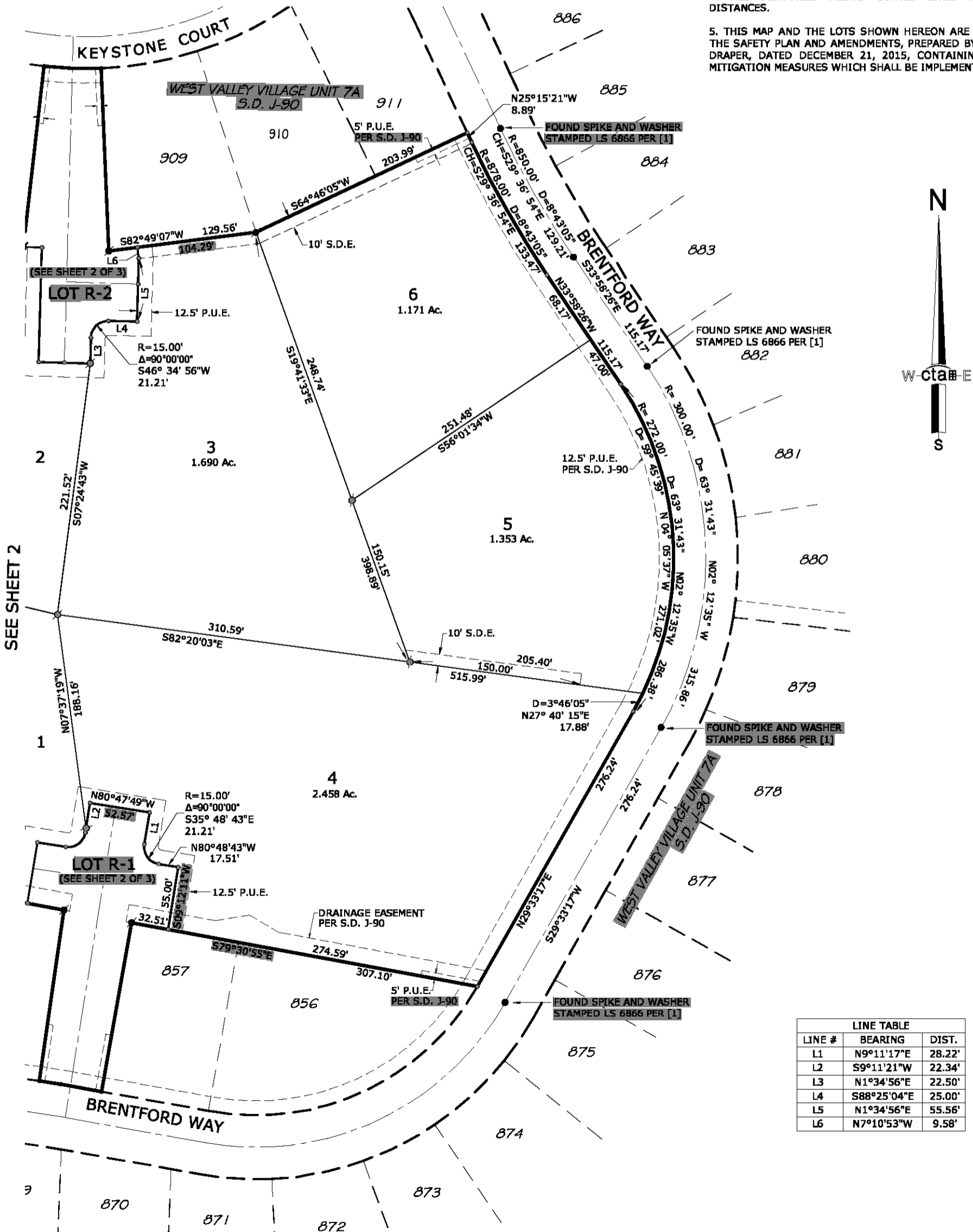
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- VEHICULAR ACCESS RESTRICTION
- - - P.U.E. PUBLIC UTILITY EASEMENT
- - - S.D.E. STORM DRAIN EASEMENT
- - - S.S.E. SANITARY SEWER EASEMENT
- - - W.L.E. WATER LINE EASEMENT
- (OA) OVERALL

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NOTES:

1. THIS SUBDIVISION CONTAINS 13.611 ACRES GROSS, CONSISTING OF 6 RESIDENTIAL LOTS AND 2 LETTER LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP 10-1494 APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 9, 2010.
2. LOT 'R-1 & R-2' SHOWN HEREON ARE DESIGNATED AS A "PRIVATE STREET" AND P.U.E. FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
5. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. DRAPER, DATED DECEMBER 21, 2015, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.



Verification of Conformance to Conditions of Approval

The following details the conditions of approval for the West Valley Village 7A Tentative Map as approved on September 9, 2010. As applicable, each condition is substantiated with a response verifying conformance of the Final Map with the approved Tentative Map.

PROJECT DESCRIPTION

1. The Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H through K 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 to subdivide two parcels comprising of 13.6 acres creating six residential lots ranging from 1.17 acre to 3.73 acres in size; and
 - B. Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) maximum driveway grade standard of 16 percent modified to 20 percent.

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

Response: Acknowledged. No response necessary.

PLANNING SERVICES

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 California Government Code.

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

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

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

executed for this project.

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

4. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations. A permit shall be required from the El Dorado County Sheriff's Department prior to blasting.

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

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

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

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

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

7. 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. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

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

8. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services 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 Planning Director.

Response: Acknowledged. No response necessary.

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

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

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

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

DEPARTMENT OF TRANSPORTATION

Project Specific Conditions

11. Secondary Access: In Accordance to the DISM Section 3.A.9 and 3.A.12, a secondary access shall be provided. The applicant shall construct the remainder of Brentford Way to Royal Oaks or an acceptable alternative to create a secondary access. The improvements along the off-site Brentford Way shall be consistent to the existing improvements. These off-site 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. If the applicant obtains an improvement agreement, no building permits shall be issued until the construction of Brentford Way is completed.

Response: Condition satisfied. The required secondary road access was completed with the construction of the adjacent unit 7B subdivision.

12. Encroachment: The applicant shall construct the encroachment from Brentford Way onto Royal Oaks to the provisions of DISM Std 103C. 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.

Response: Condition satisfied. The required encroachment was completed with the construction of the adjacent unit 7B subdivision.

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

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

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

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

15. Turnaround: The applicant shall provide a turn around on the access roadways to the provisions of County Standard Plan 114 or approved equivalent by El Dorado Hills Fire Department. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

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

Standard Conditions

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

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

17. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or “not a county maintained road” sign as required by the Department of Transportation prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).

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

18. 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.

Response: Condition satisfied. Sidewalks have been constructed along Brentford Way.

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

Response: Condition satisfied. Curb returns have been constructed along Brentford Way.

20. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: driveways, private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Response: Condition satisfied. This subdivision would be a part of the Blackstone Homeowner's Association responsible for the maintenance of the amenities provided within the development. .

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

Response: Condition satisfied. Drainage inlets have been constructed as part of the adjacent subdivision.

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

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

23. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

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

24. 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.

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

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

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

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

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

27. 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.

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

28. 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.

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

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

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

30. Drainage Study/SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

36. Off-site Improvements (Acquisition): As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
- A. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - B. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.

- C. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

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

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

Response: Condition satisfied. Electronic has been provided with this application.

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

Response: Payment of TIM fees shall be remitted at Building Permit.

EL DORADO HILLS FIRE DEPARTMENT

39. A secondary means of egress shall be provided prior to issuance of any building permit.

Response: Condition satisfied. A secondary access was constructed as part of the adjacent subdivision.

40. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The hydrant shall be painted white enamel for nighttime visibility. A blue reflective roadway dot shall be located just off-center of the road, to the side closest to each fire hydrant. The spacing between locations of each hydrant shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. This condition shall be verified during review and prior to approval of Improvement Plans.

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

41. 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. This condition shall be verified during review and prior to approval of Improvement Plans.

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

42. The driveways serving this project shall be designed to a maximum of 20% grade. Any driveway exceeding this requirement shall require installation of fire sprinklers per NFPA 13D within the dwelling unit. This condition shall be verified during review and prior to approval of Improvement Plans.

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

43. Any driveways greater than 150 feet shall provide a turnaround for emergency equipment per the 2007 California Fire Code. This condition shall be verified during review and prior to approval of Improvement Plans.

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

44. The minimum width of a driveway is 12 feet. This condition shall be verified during review and prior to approval of Improvement Plans.

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

45. The applicant shall develop and implement a Wildland Fire Safe Plan, subject to the review and approval by the Fire Department. This condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. A Wild Fire Safe Plan has been approved for the West Valley Village (Blackstone) portion of the Valley View Specific Plan, which includes this subdivision.

46. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified during review and prior to approval of Improvement Plans.

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

47. Since all the proposed lots in this subdivision are greater than one acre, they shall conform to the 30-foot setback as required by the Fire Safe Regulation. This condition shall be verified during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The Improvement Plan for the subdivision, which includes the above standards, has been approved by the El Dorado Hills Fire Department. Also, proposed structures on each lot shall be verified for conformance with this standard during review of residential building permits.

48. The road system within this development shall conform to the El Dorado County Design Standards and Fire Department regulations. This condition shall be verified during review and prior to approval of Improvement Plans.

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

49. The minimum water flow to provide fire protection to any home in this subdivision is 1,000 gallons per minute for a home less than 3,600 square feet. Any home greater than 3,600 square feet shall meet fire flow according to Appendix B in the 2007 California Fire Code. A 50 % flow credit shall be given when fire sprinklers are installed. This condition shall be verified and enforced prior to issuance of building permit.

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

50. Any fencing adjacent to the open wildland shall be constructed of non-combustible material. This condition shall be verified during review and prior to approval of Improvement Plans.

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

OFFICE OF COUNTY SURVEYOR

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

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

52. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided to the office prior to filing the Final Map.

Response: Condition satisfied. Roads serving this development have already been named.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

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

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

54. All construction debris resulting from development of the village shall be disposed of in a manner consistent with the solid waste diversion plan practiced by 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 Ordinance. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

Response: Condition satisfied. The approved Improvement Plan includes this condition of approval.

AIR QUALITY MANAGEMENT DISTRICT

55. All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR (see Air Quality Mitigation Measures identified in the table under Condition No.57).

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

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

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

Identified Impact	Mitigation Measure Reference	Timing Requirement	Enforcement Agency
Visual/Aesthetic	V-6	Prior to Project Occupancy	El Dorado County Planning Services
Public Facilities and Services	PF-2	Prior to Final Map Approval	El Dorado County Planning Services
	PF-4	Prior to Final Map Approval	El Dorado County Planning Services
Biological Resources	BR-15	Prior to Final Map Approval	El Dorado County Planning Services

Geology and Soils	SG-2	Prior to Issuance of Grading Permit	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-3	Prior to Final Map Approval	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-4	Prior to Issuance of Grading Permit	El Dorado County Building Department
	SG-7	Prior to Final Map Approval	El Dorado County Building Department
	SG-10	Prior to Issuance of Grading Permit	El Dorado County Building Department
Air Quality	AQ-1a	During Project Construction	El Dorado County Planning Services
	AQ-1b	During Project Construction	El Dorado County Planning Services
	AQ-3	Prior to Issuance of Building Permit	El Dorado County Building Department
Noise	N-5	During Project Construction	El Dorado County Planning Services; El Dorado County Building Department
Public Health and Safety	PHS-2	Prior to Final Map Approval	El Dorado County Planning Services; El Dorado County Environmental Health
	PH-4	Prior to Final Map Approval	El Dorado County Planning Services
Cultural Resource	CR-6	During Project Construction	El Dorado County Planning Services
	CR-7	During Project Construction	El Dorado County Planning Services
Energy	E-1	Prior to Issuance of Building Permit	El Dorado County Building Department

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



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: October 11, 2017

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

AKT West Valley Investors CA LLC

West Valley Village Unit 7C

7700 College Town Dr. Ste. 101

Keystone Ct. & Brentford Way, El Dorado Hills

Sacramento, CA 95826

APN: 118-370-01, 118-370-02

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: 3 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 3 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 6 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 2399DEV 740592

Service Purchase Project No.: 2748SP

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