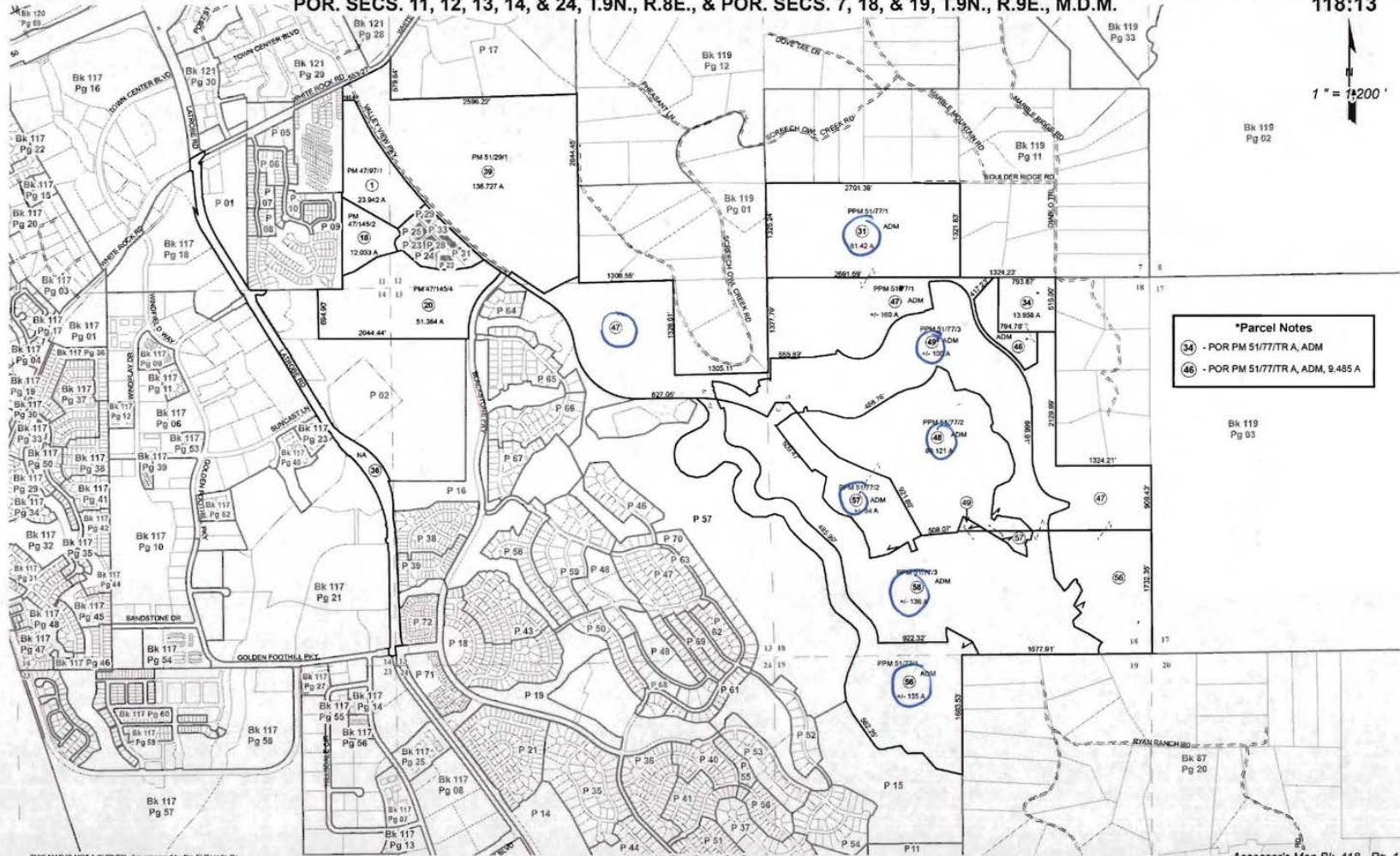


POR. SECS. 11, 12, 13, 14, & 24, T.9N., R.8E., & POR. SECS. 7, 18, & 19, T.9N., R.9E., M.D.M.

118:13



EXHIBIT A



***Parcel Notes**
 (34) - POR PM 51/77/TR A, ADM
 (46) - POR PM 51/77/TR A, ADM, 9.485 A

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

Acreages Are Estimates

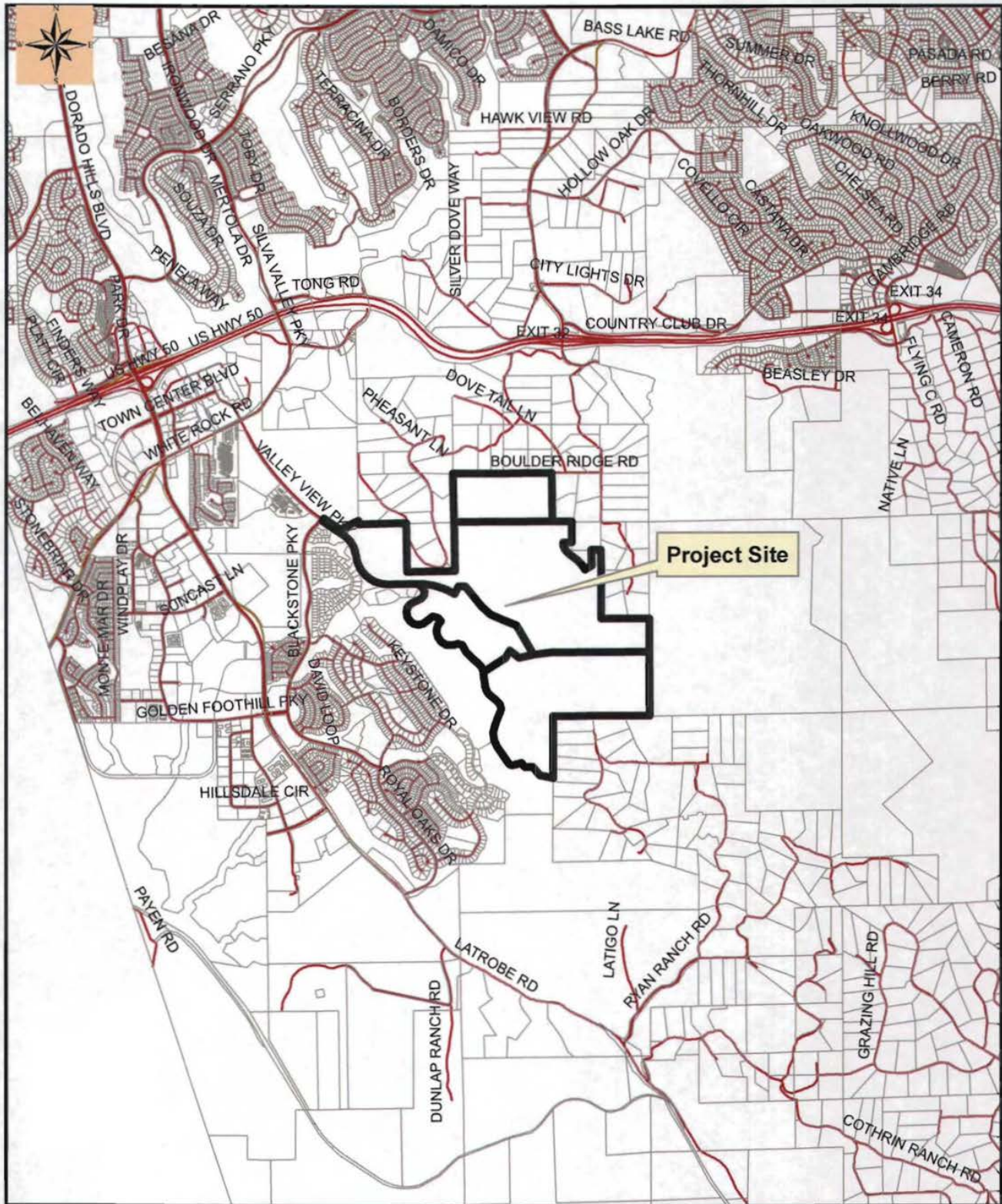
Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. JUN 23, 2015

Assessor's Map Bk. 118 - Pg. 13
 County of El Dorado, CA

East Ridge Tentative Subdivision Map

File No. TM14-1521-F



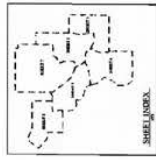
Map prepared by:
S&B Associates
33 Orange County
Development Services Planning

EXHIBIT B - Location Map



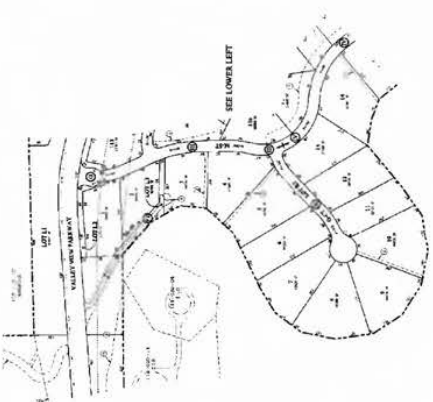
TENTATIVE MAP
EAST RIDGE VILLAGE

COUNTY OF LOS ANGELES STATE OF CALIFORNIA
LOT & PLAN DETAIL - SHEET 3 OF 7
REVISED: MAY 2015



LEGEND

(B)	BOUNDARY
(C)	CONCRETE DRIVE
(D)	DRIVE
(E)	DRIVE
(F)	DRIVE
(G)	DRIVE
(H)	DRIVE
(I)	DRIVE
(J)	DRIVE
(K)	DRIVE
(L)	DRIVE
(M)	DRIVE
(N)	DRIVE
(O)	DRIVE
(P)	DRIVE
(Q)	DRIVE
(R)	DRIVE
(S)	DRIVE
(T)	DRIVE
(U)	DRIVE
(V)	DRIVE
(W)	DRIVE
(X)	DRIVE
(Y)	DRIVE
(Z)	DRIVE



KEY

1	10' WIDE DRIVE
2	15' WIDE DRIVE
3	20' WIDE DRIVE
4	25' WIDE DRIVE
5	30' WIDE DRIVE
6	35' WIDE DRIVE
7	40' WIDE DRIVE
8	45' WIDE DRIVE
9	50' WIDE DRIVE
10	55' WIDE DRIVE
11	60' WIDE DRIVE
12	65' WIDE DRIVE
13	70' WIDE DRIVE
14	75' WIDE DRIVE
15	80' WIDE DRIVE
16	85' WIDE DRIVE
17	90' WIDE DRIVE
18	95' WIDE DRIVE
19	100' WIDE DRIVE
20	105' WIDE DRIVE
21	110' WIDE DRIVE
22	115' WIDE DRIVE
23	120' WIDE DRIVE
24	125' WIDE DRIVE
25	130' WIDE DRIVE
26	135' WIDE DRIVE
27	140' WIDE DRIVE
28	145' WIDE DRIVE
29	150' WIDE DRIVE
30	155' WIDE DRIVE
31	160' WIDE DRIVE
32	165' WIDE DRIVE
33	170' WIDE DRIVE
34	175' WIDE DRIVE
35	180' WIDE DRIVE
36	185' WIDE DRIVE
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40	205' WIDE DRIVE
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42	215' WIDE DRIVE
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44	225' WIDE DRIVE
45	230' WIDE DRIVE
46	235' WIDE DRIVE
47	240' WIDE DRIVE
48	245' WIDE DRIVE
49	250' WIDE DRIVE
50	255' WIDE DRIVE
51	260' WIDE DRIVE
52	265' WIDE DRIVE
53	270' WIDE DRIVE
54	275' WIDE DRIVE
55	280' WIDE DRIVE
56	285' WIDE DRIVE
57	290' WIDE DRIVE
58	295' WIDE DRIVE
59	300' WIDE DRIVE
60	305' WIDE DRIVE
61	310' WIDE DRIVE
62	315' WIDE DRIVE
63	320' WIDE DRIVE
64	325' WIDE DRIVE
65	330' WIDE DRIVE
66	335' WIDE DRIVE
67	340' WIDE DRIVE
68	345' WIDE DRIVE
69	350' WIDE DRIVE
70	355' WIDE DRIVE
71	360' WIDE DRIVE
72	365' WIDE DRIVE
73	370' WIDE DRIVE
74	375' WIDE DRIVE
75	380' WIDE DRIVE
76	385' WIDE DRIVE
77	390' WIDE DRIVE
78	395' WIDE DRIVE
79	400' WIDE DRIVE
80	405' WIDE DRIVE
81	410' WIDE DRIVE
82	415' WIDE DRIVE
83	420' WIDE DRIVE
84	425' WIDE DRIVE
85	430' WIDE DRIVE
86	435' WIDE DRIVE
87	440' WIDE DRIVE
88	445' WIDE DRIVE
89	450' WIDE DRIVE
90	455' WIDE DRIVE
91	460' WIDE DRIVE
92	465' WIDE DRIVE
93	470' WIDE DRIVE
94	475' WIDE DRIVE
95	480' WIDE DRIVE
96	485' WIDE DRIVE
97	490' WIDE DRIVE
98	495' WIDE DRIVE
99	500' WIDE DRIVE
100	505' WIDE DRIVE
101	510' WIDE DRIVE
102	515' WIDE DRIVE
103	520' WIDE DRIVE
104	525' WIDE DRIVE
105	530' WIDE DRIVE
106	535' WIDE DRIVE
107	540' WIDE DRIVE
108	545' WIDE DRIVE
109	550' WIDE DRIVE
110	555' WIDE DRIVE
111	560' WIDE DRIVE
112	565' WIDE DRIVE
113	570' WIDE DRIVE
114	575' WIDE DRIVE
115	580' WIDE DRIVE
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134	675' WIDE DRIVE
135	680' WIDE DRIVE
136	685' WIDE DRIVE
137	690' WIDE DRIVE
138	695' WIDE DRIVE
139	700' WIDE DRIVE
140	705' WIDE DRIVE
141	710' WIDE DRIVE
142	715' WIDE DRIVE
143	720' WIDE DRIVE
144	725' WIDE DRIVE
145	730' WIDE DRIVE
146	735' WIDE DRIVE
147	740' WIDE DRIVE
148	745' WIDE DRIVE
149	750' WIDE DRIVE
150	755' WIDE DRIVE
151	760' WIDE DRIVE
152	765' WIDE DRIVE
153	770' WIDE DRIVE
154	775' WIDE DRIVE
155	780' WIDE DRIVE
156	785' WIDE DRIVE
157	790' WIDE DRIVE
158	795' WIDE DRIVE
159	800' WIDE DRIVE
160	805' WIDE DRIVE
161	810' WIDE DRIVE
162	815' WIDE DRIVE
163	820' WIDE DRIVE
164	825' WIDE DRIVE
165	830' WIDE DRIVE
166	835' WIDE DRIVE
167	840' WIDE DRIVE
168	845' WIDE DRIVE
169	850' WIDE DRIVE
170	855' WIDE DRIVE
171	860' WIDE DRIVE
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174	875' WIDE DRIVE
175	880' WIDE DRIVE
176	885' WIDE DRIVE
177	890' WIDE DRIVE
178	895' WIDE DRIVE
179	900' WIDE DRIVE
180	905' WIDE DRIVE
181	910' WIDE DRIVE
182	915' WIDE DRIVE
183	920' WIDE DRIVE
184	925' WIDE DRIVE
185	930' WIDE DRIVE
186	935' WIDE DRIVE
187	940' WIDE DRIVE
188	945' WIDE DRIVE
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190	955' WIDE DRIVE
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194	975' WIDE DRIVE
195	980' WIDE DRIVE
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198	995' WIDE DRIVE
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206	1035' WIDE DRIVE
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295	1480' WIDE DRIVE
296	1485' WIDE DRIVE
297	1490' WIDE DRIVE
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299	1500' WIDE DRIVE
300	1505' WIDE DRIVE
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401	2010' WIDE DRIVE
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440	2205' WIDE DRIVE
441	2210' WIDE DRIVE
442	2215' WIDE DRIVE
443	2220' WIDE DRIVE
444	2225' WIDE DRIVE
445	2230' WIDE DRIVE
446	2235' WIDE DRIVE
447	2240' WIDE DRIVE
448	2245' WIDE DRIVE
449	2250' WIDE DRIVE
450	2255' WIDE DRIVE
451	2260' WIDE DRIVE
452	2265' WIDE DRIVE
453	2270' WIDE DRIVE
454	2275' WIDE DRIVE
455	2280' WIDE DRIVE
456	2285' WIDE DRIVE
457	2290' WIDE DRIVE
458	2295' WIDE DRIVE
459	2300' WIDE DRIVE
460	2305' WIDE DRIVE
461	2310' WIDE DRIVE
462	2315' WIDE DRIVE
463	2320' WIDE DRIVE
464	2325' WIDE DRIVE
465	2330' WIDE DRIVE
466	2335' WIDE DRIVE
467	2340' WIDE DRIVE
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471	2360' WIDE DRIVE
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476	2385' WIDE DRIVE
477	



TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF DORADO LOT & PLAN DETAIL - SHEET 5 OF 7 STATE OF CALIFORNIA

REVISOR: MAY, 2015

- LEGEND**
- (1) LANDSCAPE AREAS
 - (2) TOTAL LOT AREA EXCLUDING THE SPACE OF THE STREET
 - (3) TOTAL LOT AREA
 - (4) PLANNED ONE- OR TWO-FAMILY RESIDENCE
 - (5) LOT AREA
 - (6) OPEN SPACE
 - (7) CEMENT DRIVE
 - (8) DRIVE

- KEY NOTES**
- 1) IMPROVED LOT & DRIVEWAY
 - 2) IMPROVED DRIVEWAY
 - 3) IMPROVED DRIVEWAY
 - 4) IMPROVED DRIVEWAY
 - 5) IMPROVED DRIVEWAY
 - 6) IMPROVED DRIVEWAY
 - 7) IMPROVED DRIVEWAY
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 - 97) IMPROVED DRIVEWAY
 - 98) IMPROVED DRIVEWAY
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 - 100) IMPROVED DRIVEWAY

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: June 11, 2015
BY: *Royce Land Knight*
EXECUTIVE SECRETARY

M:\11-08-00\PLANNING\TENTATIVE MAP\11-08-02-04-TM05.dwg, 5/5/2015 1:58:14 PM, 1864



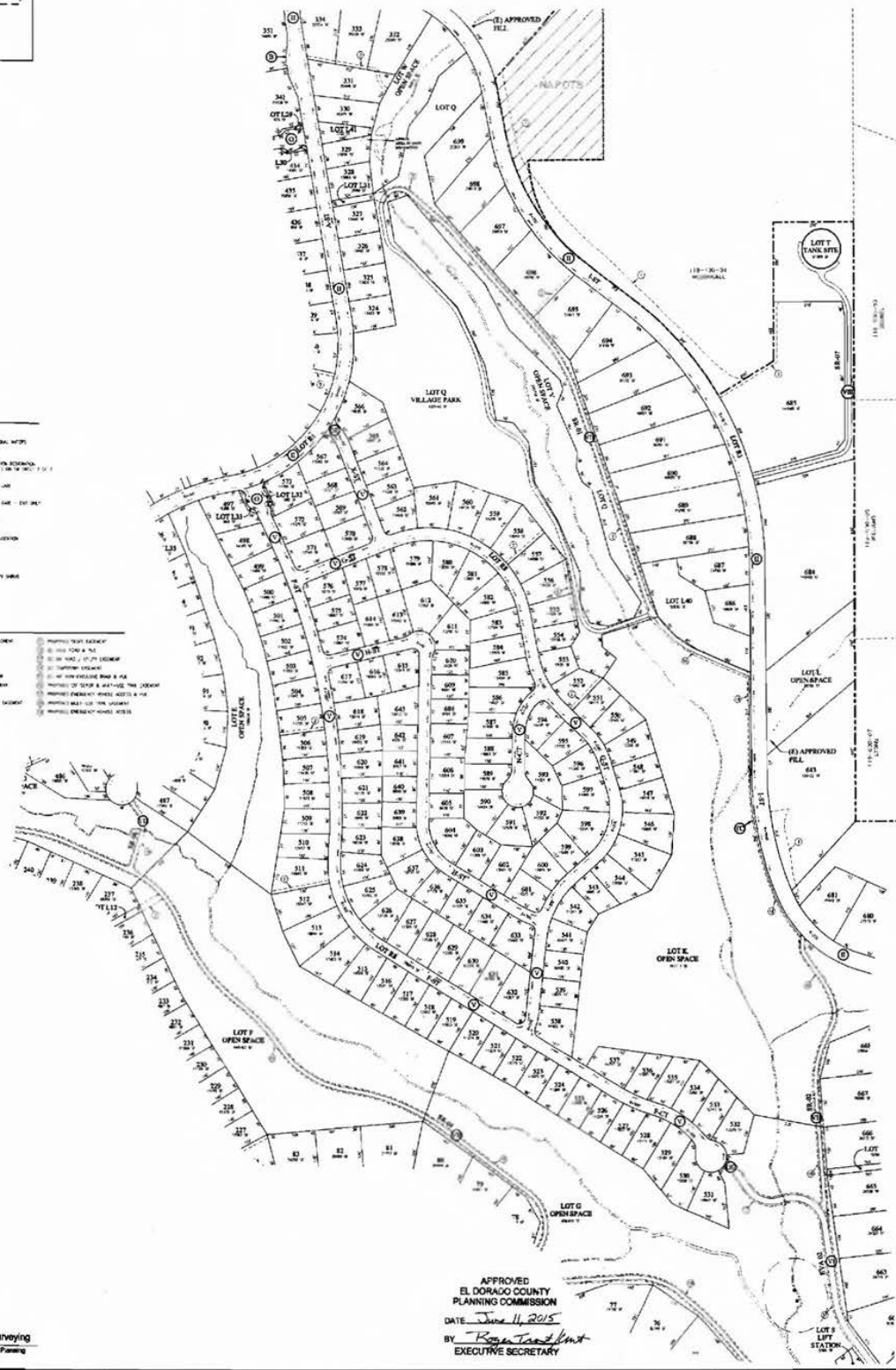
TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 6 OF 7 STATE OF CALIFORNIA
 SEPTEMBER, 2014
 REVISED: MAY, 2015



- LEGEND**
- ADDITIONAL NOTES**
- (U) FOR SECTION BOUNDARY TO BE DRAWN TO THE WEST OF LOT
 - (C) PARCELS L&P
 - (L) PARCELS L&P - EAST SIDE
 - (R) SAN STOP
 - (S) TOLERANCE LOCATION
- BOUNDARY MARKS**
- (S) SURVEY

- KEY NOTES**
- (1) PROVIDE CURB & GROUND SIGNAGE
 - (2) PROVIDE SIGNAGE SYSTEM
 - (3) PROVIDE STREET LIGHTING
 - (4) PROVIDE ACCESS DRIVEWAY
 - (5) PROVIDE TRAFFIC LIGHT CONTROL
 - (6) PROVIDE SIDE & WATER CLOSURE
 - (7) PROVIDE ASPHALT DRIVEWAY
 - (8) PROVIDE TRAFFIC SIGNAL LIGHT SYSTEM
 - (9) PROVIDE LANDSCAPE SYSTEM
 - (10) PROVIDE TRAFFIC SIGNAL SYSTEM
 - (11) PROVIDE TRAFFIC SIGNAL SYSTEM
 - (12) PROVIDE TRAFFIC SIGNAL SYSTEM
 - (13) PROVIDE TRAFFIC SIGNAL SYSTEM
 - (14) PROVIDE TRAFFIC SIGNAL SYSTEM
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 - (18) PROVIDE TRAFFIC SIGNAL SYSTEM
 - (19) PROVIDE TRAFFIC SIGNAL SYSTEM
 - (20) PROVIDE TRAFFIC SIGNAL SYSTEM



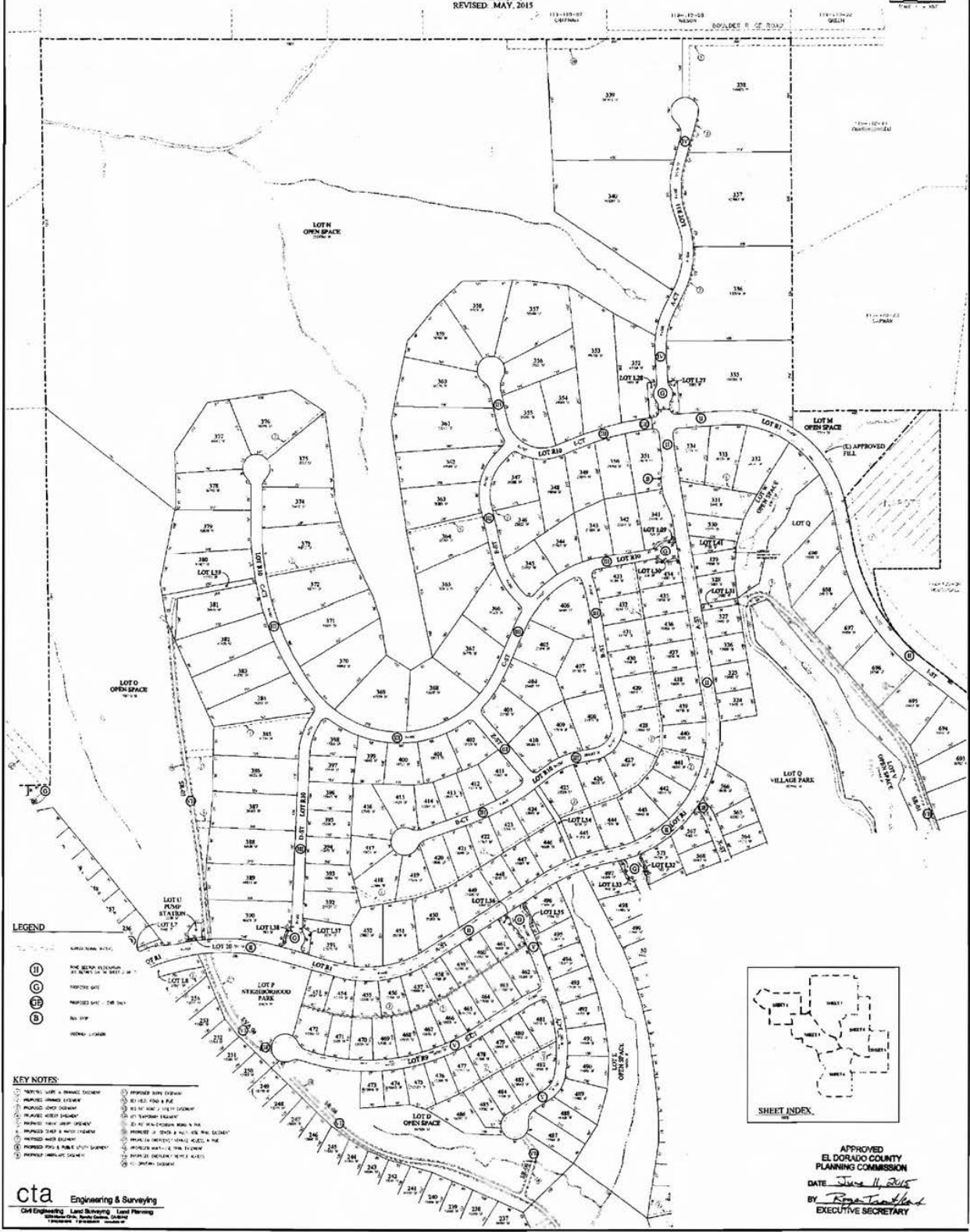
cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 10000 E. Highway 99, Suite 100, El Dorado, CA 95623
 Telephone: (916) 428-1111

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE: June 11, 2015
 BY: Brian J. [Signature]
 EXECUTIVE SECRETARY

TENTATIVE MAP EAST RIDGE VILLAGE

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 7 OF 7 STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED - MAY, 2015



- LEGEND**
- ① 10' SIDEWALK EASEMENT
 - ② 5' SIDEWALK EASEMENT
 - ③ 5' SIDEWALK EASEMENT
 - ④ 5' SIDEWALK EASEMENT
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- KEY NOTES**
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cta Engineering & Surveying
 CIVIL ENGINEERING Land Surveying Land Planning
 10000 W. 10th Street, Suite 100
 Westminster, CA 93701
 Telephone: 916.833.1111



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE June 11, 2015
 BY Roger Tardiff
 EXECUTIVE SECRETARY

LARGE LOT FINAL MAP OF
EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 1 OF 9 SCALE: NA

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

EL DORADO LAND VENTURES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

EAST RIDGE HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT EAST RIDGE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: HBT EAST RIDGE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
MANAGING MEMBER

VALLEY VIEW REALTY INVESTMENTS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT EAST RIDGE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
MANAGING MEMBER

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)
) SS
COUNTY OF _____)
ON _____, BEFORE ME, _____, A NOTARY
PUBLIC,

PERSONALLY APPEARED WILLIAM B. BUNCE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC _____
COMMISSION NO. _____
COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY

BENEFICIARY'S STATEMENT

THE UNDERSIGNED AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 5, 2014, SERIES NO. 2014-4864, OFFICIAL RECORDS OF EL DORADO COUNTY, AND FIRST AMENDMENT RECORDED JUNE 23, 2015, SERIES NO. 2015-28468 HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

EAST RIDGE INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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)
) SS
COUNTY OF _____)
ON _____, BEFORE ME, _____, A NOTARY
PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC _____
COMMISSION NO. _____
COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS: _____ COUNTY

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 EAST RIDGE HOLDINGS, LLC, ET AL., IN MAY, 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

DATE: _____

KEVIN A. HEENEY LS 5514



NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOTS 1-65, LIMITING DEVELOPMENT TO PHASING & FINANCING PURPOSES ONLY.

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

PHILIP R. MOSBACHER, P.L.S. 7189
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY
COUNTY ENGINEER'S STATEMENT**

I, ANDREW S. GABER THE UNDERSIGNED, HEREBY STATE THAT THERE ARE NO IMPROVEMENTS REQUIRED AT THIS TIME, AND THAT THE ROADS SHOWN HEREON SHALL BE CONSTRUCTED WITH THE FILING OF EACH SUBSEQUENT FINAL MAP FOR THIS PROJECT.

DATE: _____
BY: _____
ANDREW S. GABER, BCE 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
COUNTY OF EL DORADO, CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR'S STATEMENT**

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON 06-11-2015 BY THE PLANNING COMMISSION AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____
BY: _____
ROGER TROUT
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA
PRINCIPAL PLANNER
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 OF 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: _____
BY: _____
C.L. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
DEPUTY

BOARD CLERK'S STATEMENT

I, JAMES S. METRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION.

DATE: _____
BY: _____
JAMES S. METRISIN
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____ OF MAPS,
AT PAGE _____, DOCUMENT NO. _____, AT THE REQUEST OF EASTRIDGE HOLDINGS, LLC, ET AL.
TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS
GUARANTEED BY TITLE CERTIFICATE NO. _____ PREPARED BY
PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

DATE: _____
BY: _____
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA
DEPUTY

TENTATIVE MAP TM14-1521 APPROVED 06-11-2015

EXISTING ASSESSOR'S PARCEL NO.'S 118-130-31, 47, 48, 49, 56, 57 & 58

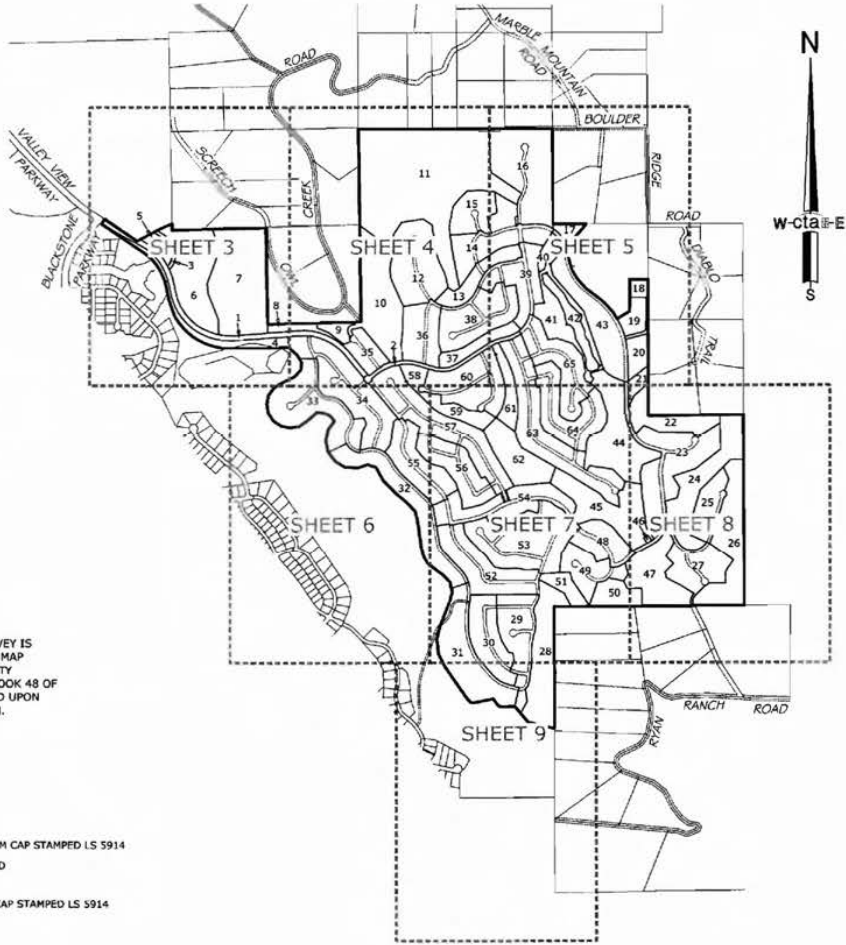
EXHIBIT D

LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 2 OF 9 SCALE: 1" = 1000'



REFERENCES

- | | |
|---------------|---------------|
| 1. PM 51-77 | 13. PM 19-39 |
| 2. PM 48-70 | 14. PM 29-142 |
| 3. PM 47-97 | 15. PM 10-117 |
| 4. PM 47-145 | 16. PM 10-100 |
| 5. SD J-43 | 17. PM 17-92 |
| 6. SRS 17-45 | 18. PM 10-58 |
| 7. PM 22-80 | 19. PM 19-139 |
| 8. PM 22-81 | 20. PM 48-139 |
| 9. RS 9-118 | 21. SD J-111 |
| 10. PM 31-28 | 22. RS 29-87 |
| 11. PM 10-66 | 23. RS 31-111 |
| 12. PM 19-116 | |

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 48 OF PARCEL MAPS, AT PAGE 70 AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREON.

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- FOUND SECTION CORNER AS NOTED
- ◆ FOUND 1/4 CORNER AS NOTED
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914
- [] RECORD DATA REFERENCE
- OA OVERALL
- C.I.P. CAPPED IRON PIPE
- S.D. SUBDIVISION (BOOK-PAGE)
- P.M. PARCEL MAP (BOOK-PAGE)
- R.S. RECORD OF SURVEY (BOOK-PAGE)
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES

1. ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 733.979 ACRES, CONSISTING OF 65 LARGE LOTS.
3. THE STREETS SHOWN HEREON, INCLUDING LOTS 1 AND 2, ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AND ARE APPROXIMATE DELINEATIONS. THE EXACT ALIGNMENTS, LOCATIONS, CONSTRUCTION AND OFFERS WILL BE FORMALLY MADE WITH EACH SUBSEQUENT PHASE AND FINAL MAP.
4. ALL LOTS SHOWN HEREON ARE CREATED FOR FINANCING PURPOSES ONLY.
5. LOTS 4, 5, 6, 10, 11, 17, 21, 24, 40, 42, 44, 45, 47, 51, 59, 61 AND 62 ARE OPEN SPACE LOTS AND WILL BE INCLUDED WITH SUBSEQUENT PHASES AND FINAL MAPS.
6. REFER TO DOC. NO. 2004-27111 FOR DECLARATION OF RESTRICTION REGARDING WETLAND PRESERVES
7. REFER TO DOC. NO. 2004-27112 FOR DECLARATION OF RESTRICTION REGARDING ELDERBERRY AVOIDENCE.

ABANDONMENT OF EASEMENTS

THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE:

1. THE 96' ROAD AND UTILITY EASEMENT AS SHOWN ON THE PARCEL MAPS FILED IN BOOK 48 OF PARCEL MAPS, PAGE 70; BOOK 51 OF PARCEL MAPS, PAGE 29 AND BOOK 51 OF PARCEL MAPS, PAGE 77, LYING WITHIN THE BOUNDARIES OF THIS MAP.

LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

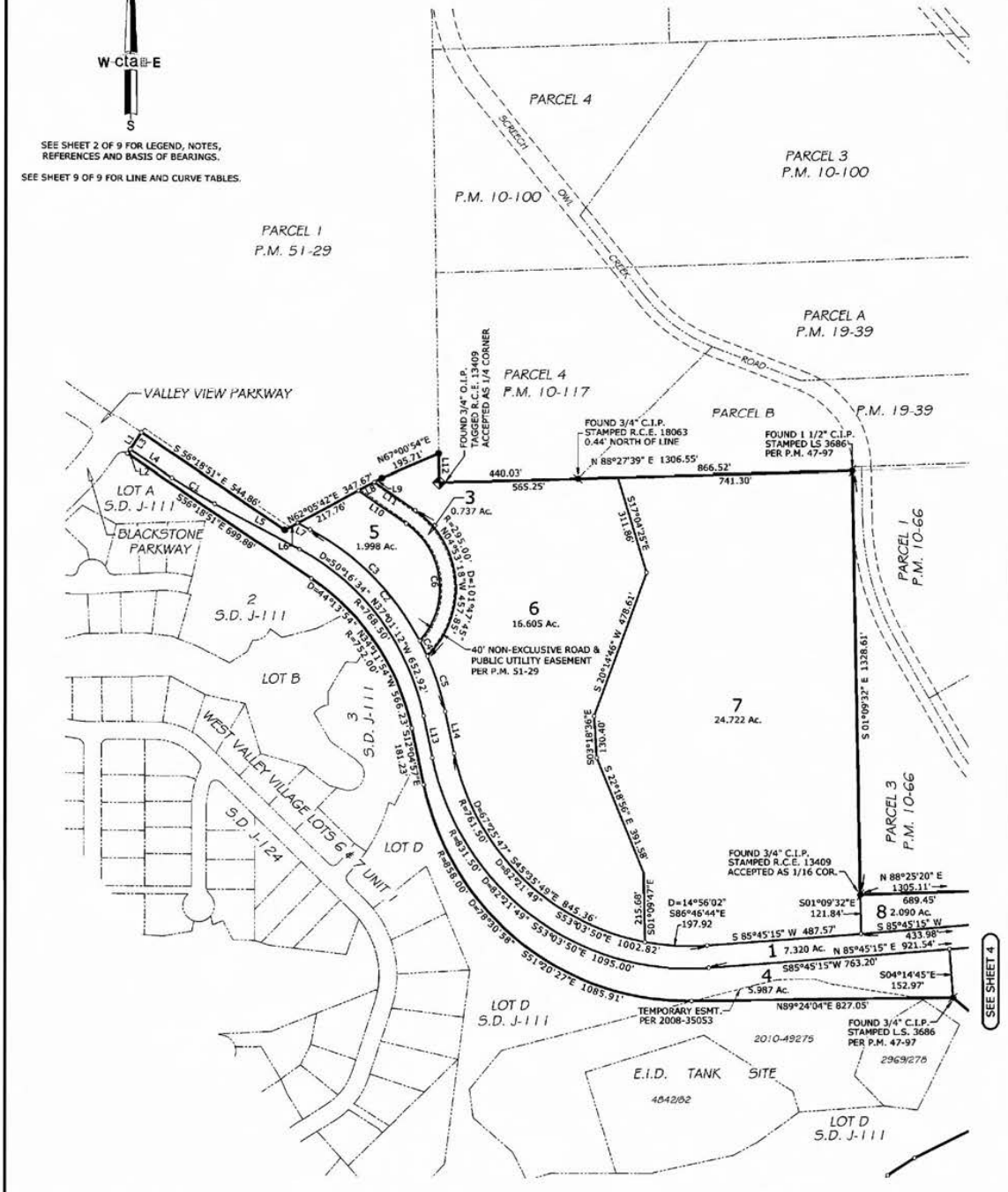
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 3 OF 9 SCALE: 1" = 200'



SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
REFERENCES AND BASIS OF BEARINGS.
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



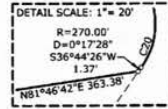
SEE SHEET 4

LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

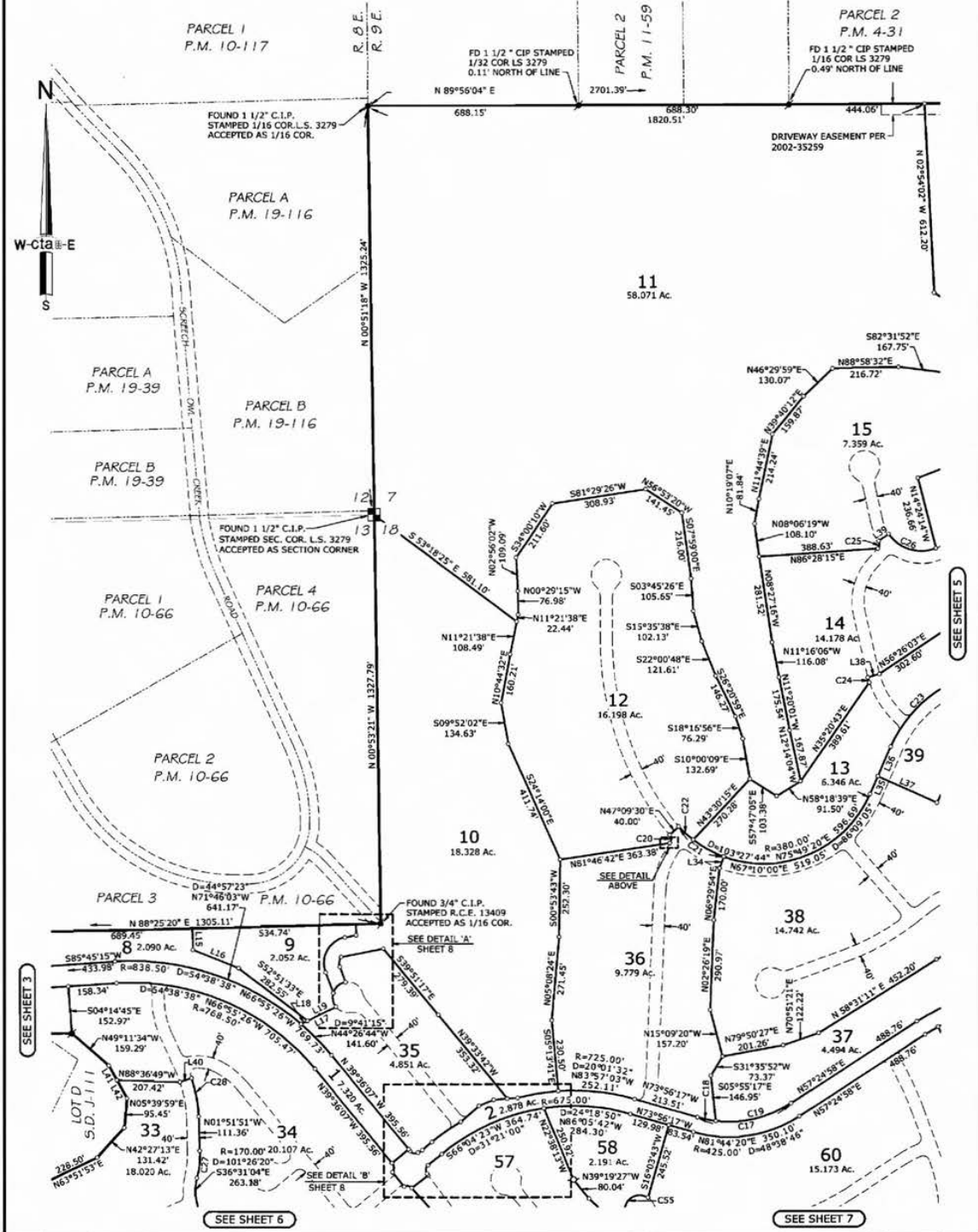
PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
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NOVEMBER, 2015 PAGE 4 OF 9 SCALE: 1" = 200'



SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
REFERENCES AND BASIS OF BEARINGS.
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

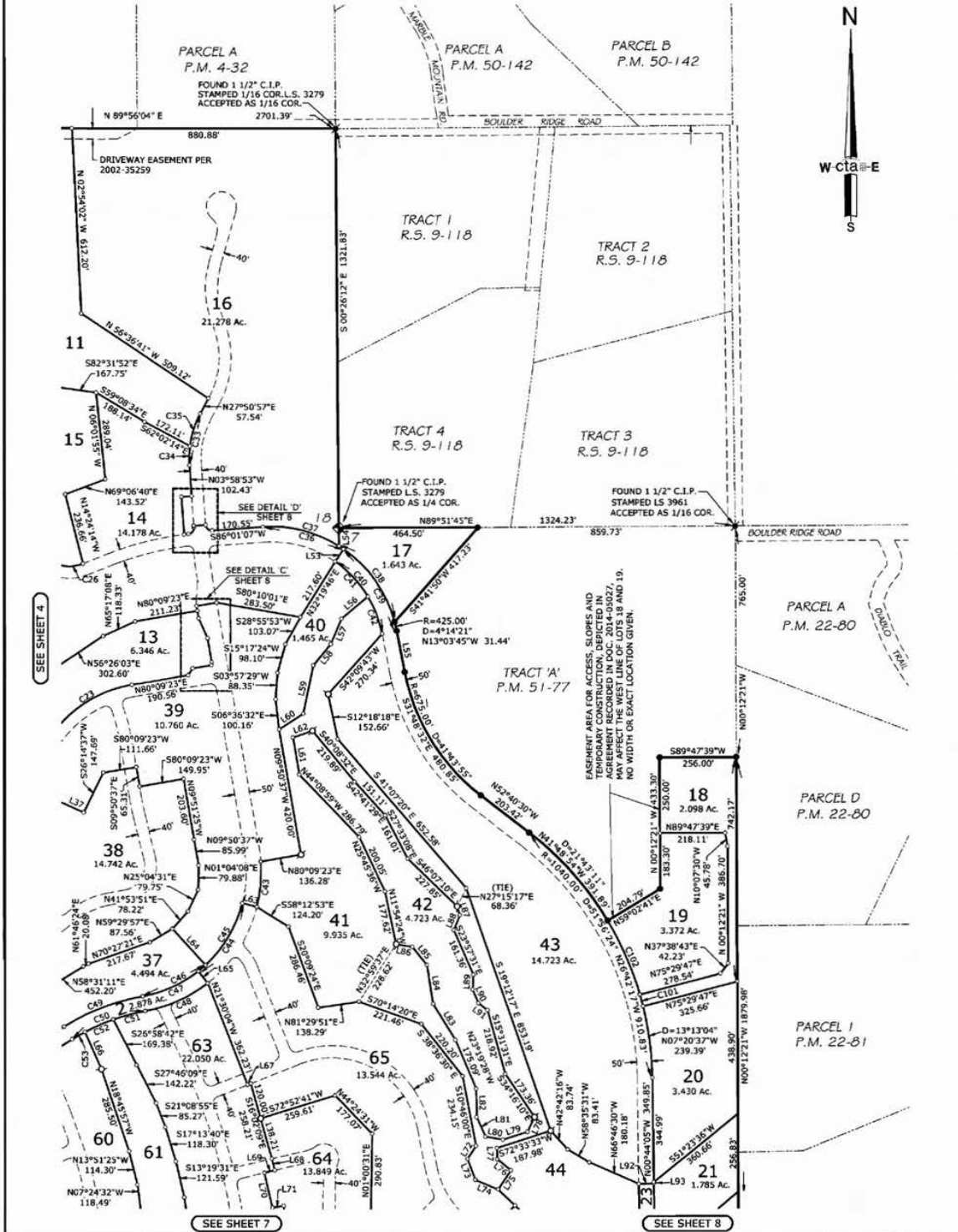


LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying
NOVEMBER, 2015 PAGE 5 OF 9 SCALE: 1" = 200'

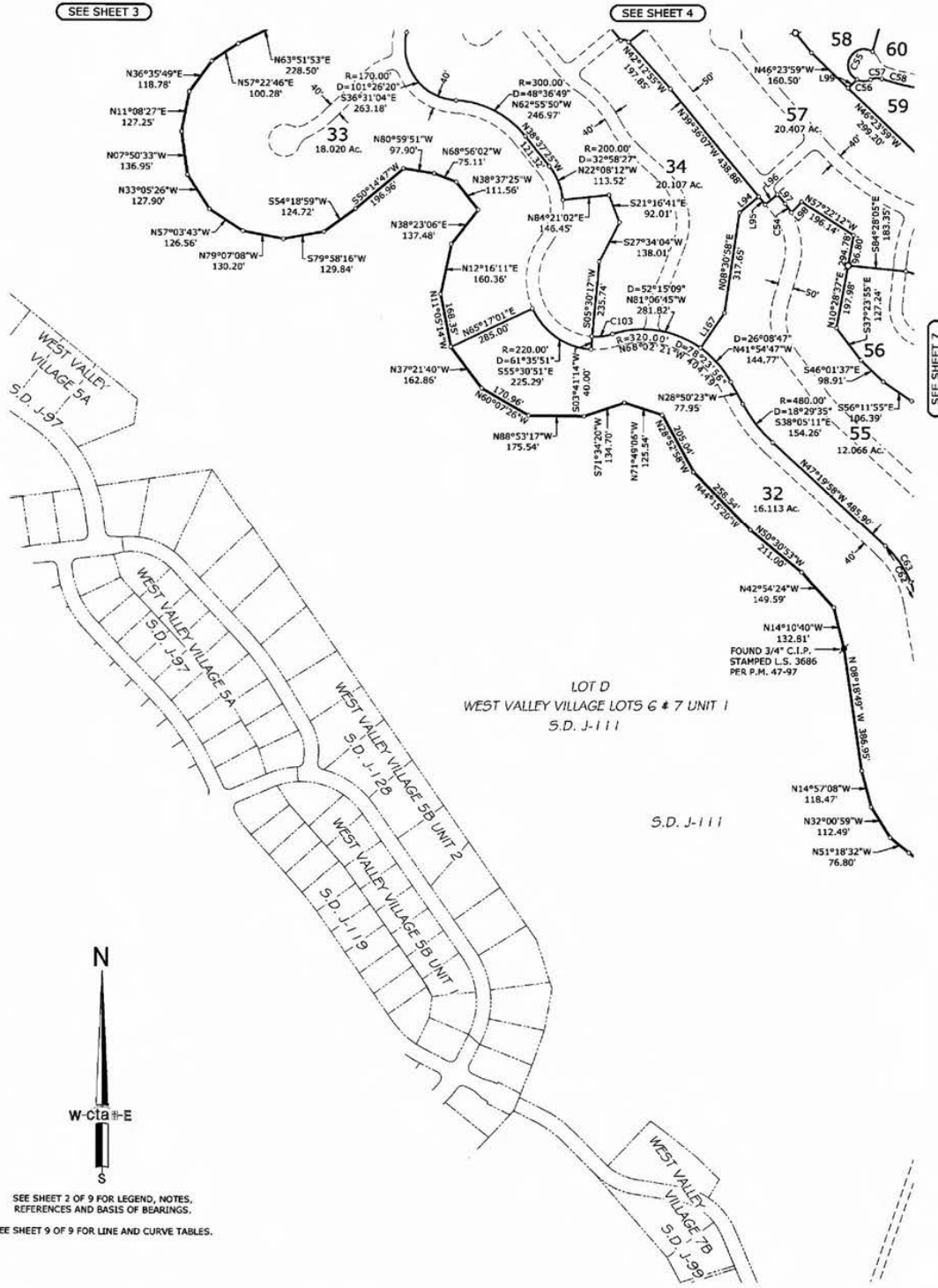
SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
REFERENCES AND BASIS OF BEARINGS.
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying
NOVEMBER, 2015 PAGE 6 OF 9 SCALE: 1" = 200'



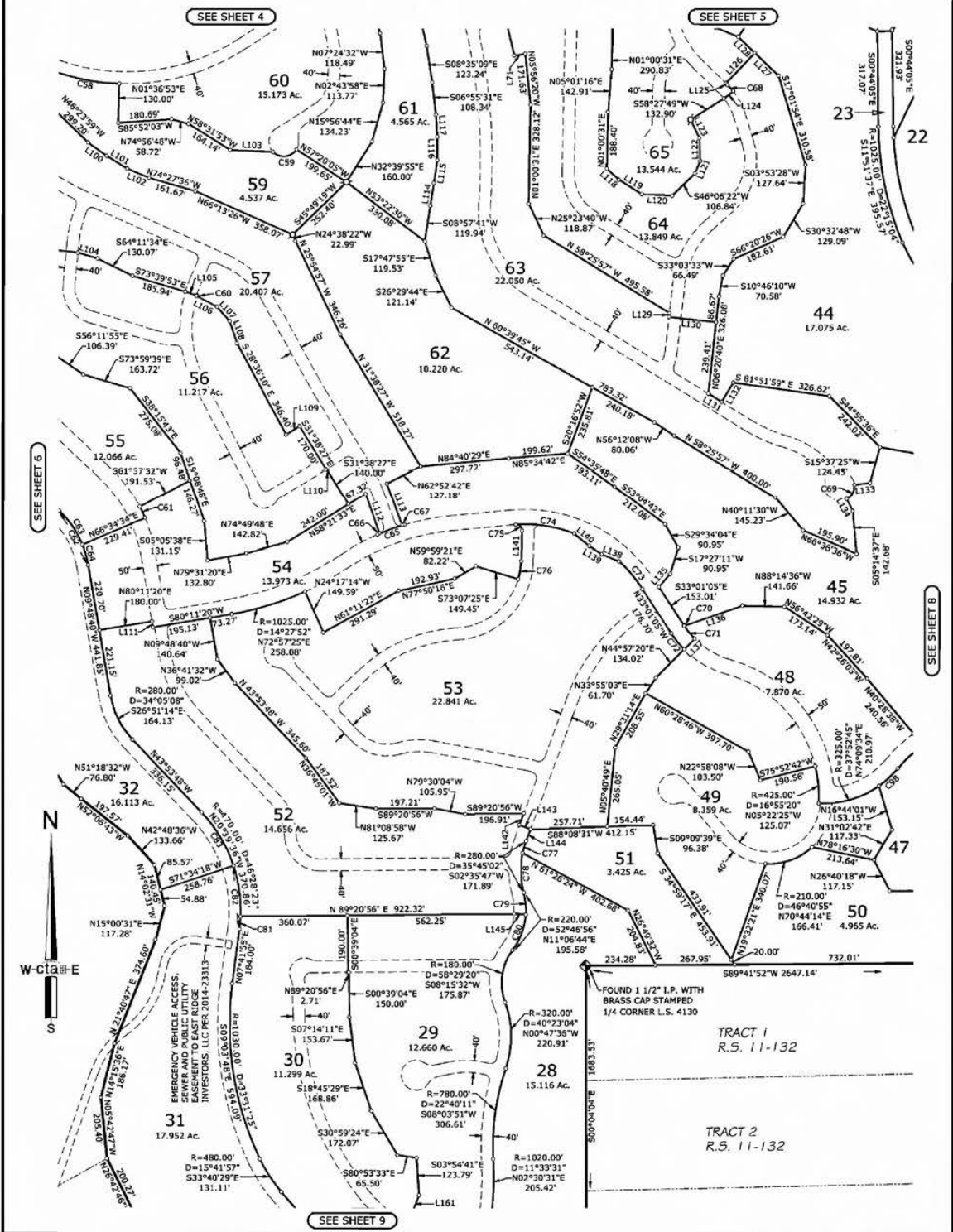
SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
REFERENCES AND BASIS OF BEARINGS.
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
REFERENCES AND BASIS OF BEARINGS.
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.

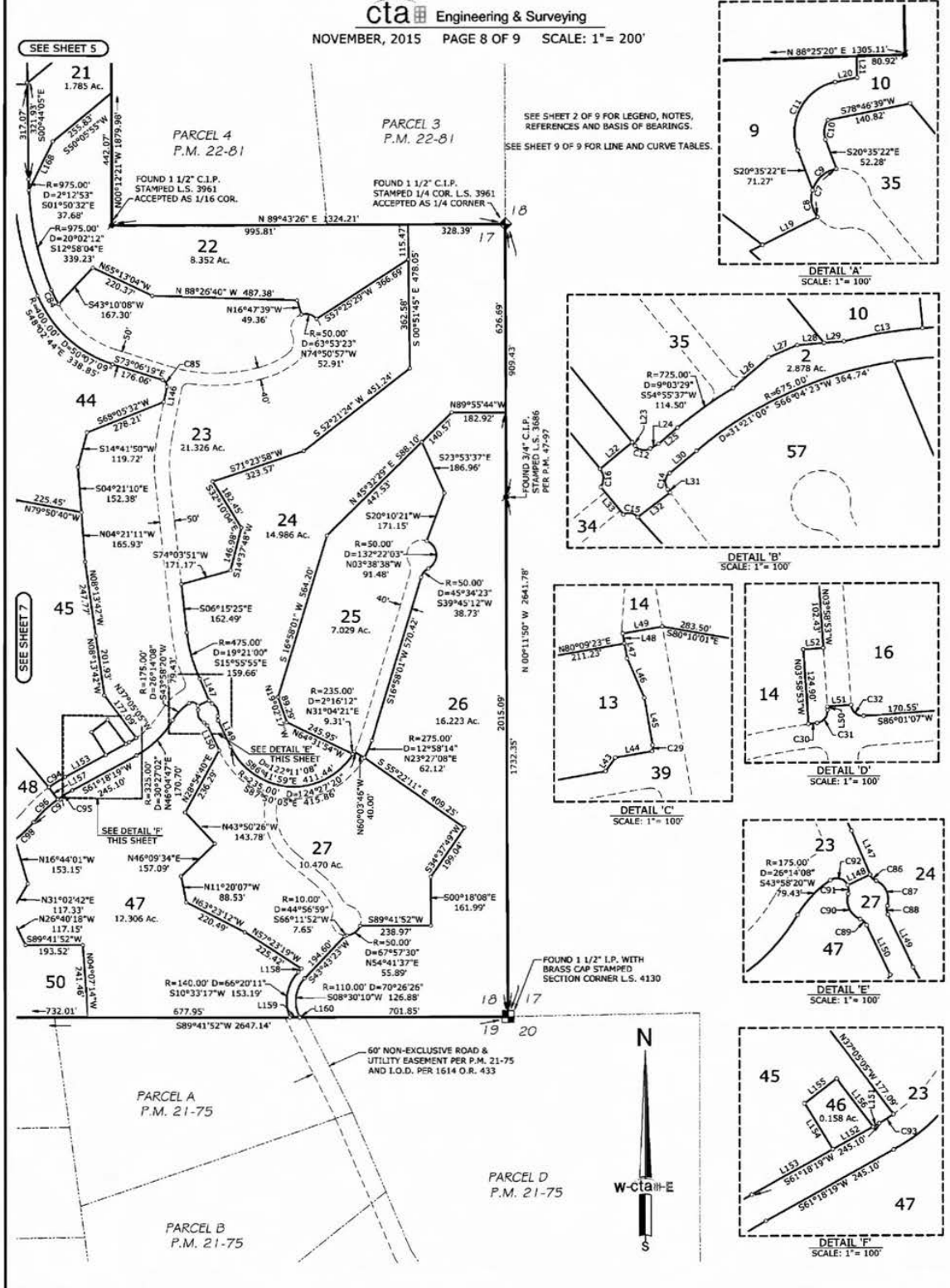
cta Engineering & Surveying
NOVEMBER, 2015 PAGE 7 OF 9 SCALE: 1" = 200'



LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

PARCELS 1, 2 AND 3 AS SHOWN ON BOOK 51 OF PARCEL MAPS, PAGE 77
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

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NOVEMBER, 2015 PAGE 8 OF 9 SCALE: 1" = 200'



LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE

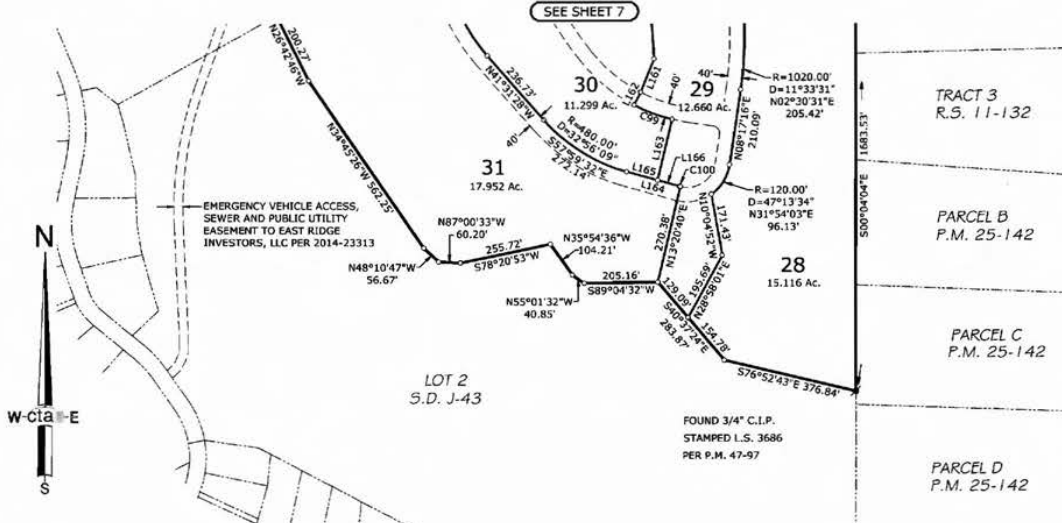
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COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

NOVEMBER, 2015 PAGE 9 OF 9 SCALE: 1"= 200'

SEE SHEET 2 OF 9 FOR LEGEND, NOTES,
REFERENCES AND BASIS OF BEARINGS.

SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES.



LINE DATA TABLE					
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N33°41'09"W	80.00'	L17	N22°59'09"E	92.05'
L2	S33°41'09"W	16.50'	L18	N39°40'38"E	91.47'
L3	N33°41'09"E	63.50'	L19	N12°07'01"E	163.93'
L4	S56°18'51"E	158.67'	L20	N50°31'58"E	72.95'
L5	N62°09'29"W	305.03'	L21	S07°16'28"E	73.87'
L6	N62°05'42"E	46.21'	L22	N71°05'28"E	68.45'
L7	N62°09'29"W	44.30'	L23	N75°45'27"W	50.00'
L8	N62°05'42"E	56.57'	L24	N42°41'52"E	163.34'
L9	N62°05'42"E	27.14'	L25	N38°20'21"W	50.00'
L10	S55°47'10"E	183.56'	L26	N24°12'41"E	134.70'
L11	S55°47'10"E	157.10'	L27	N68°29'56"E	11.02'
L12	S00°59'29"E	89.93'	L28	S13°23'22"E	40.00'
L13	N11°52'56"W	134.35'	L29	S76°36'38"W	35.89'
L14	S11°52'56"E	134.35'	L30	N13°23'22"W	117.49'
L15	S01°34'40"E	69.23'	L31	S80°24'52"W	37.80'
L16	S68°24'21"E	160.33'	L32	S32°25'01"W	51.83'
L17	N63°41'38"E	126.88'	L33	S20°38'44"E	73.42'
L18	N63°41'38"E	23.62'	L34	S67°31'52"E	82.93'
L19	N63°41'38"E	103.26'	L35	S54°15'00"W	74.94'
L20	S78°46'39"W	38.01'	L36	S50°48'13"E	58.31'
L21	N01°34'40"W	35.71'	L37	S01°44'46"E	37.68'
L22	N50°23'53"E	70.00'	L38	S25°22'34"W	54.04'
L23	S39°36'07"E	7.72'	L39	S72°33'33"W	86.06'
L24	S39°31'37"W	16.01'	L40	N80°02'08"W	59.42'
L25	S50°23'53"W	41.21'	L41	N24°50'46"W	70.79'
L26	S49°19'49"W	78.91'	L42	N00°43'20"W	94.56'
L27	S67°26'42"W	51.52'	L43	N31°17'27"W	140.99'
L28	S85°33'35"W	45.18'	L44	N09°20'58"W	131.35'
L29	S85°33'35"W	33.73'	L45	N38°41'01"W	77.13'
L30	N50°23'53"E	58.21'	L46	N80°35'49"W	54.98'
L31	N37°01'59"W	6.46'	L47	S18°11'12"E	30.61'
L32	N52°58'01"E	67.82'	L48	S27°23'15"W	53.76'
L33	N39°36'07"E	59.77'	L49	S03°22'02"W	49.86'
L34	N20°14'33"E	40.00'	L50	S23°02'28"E	49.98'
L35	N24°05'28"E	62.67'	L51	S53°03'33"E	38.35'
L36	N24°05'28"E	104.80'	L52	N89°13'55"E	50.00'
L37	N65°54'32"W	211.29'	L53	S00°44'05"E	4.86'
L38	S74°07'01"W	40.00'	L54	N50°23'53"E	78.48'
L39	N55°33'38"E	40.00'	L55	N39°36'07"E	32.62'
L40	N70°50'42"E	40.00'	L56	S50°23'53"W	50.00'
L41	N29°27'04"W	53.83'	L57	N39°36'07"E	37.97'
L42	N29°27'04"W	67.77'	L58	S43°27'18"W	46.67'
L43	N35°09'23"E	27.58'	L59	N47°52'25"E	38.45'
L44	N80°09'23"E	62.86'	L60	N54°25'28"W	77.04'
L45	S09°50'37"E	88.24'	L61	N58°58'09"W	80.65'
L46	S23°52'48"E	72.15'	L62	N67°40'37"W	80.03'
L47	S09°50'37"E	25.31'	L63	N87°10'15"W	145.74'
L48	S09°50'37"E	16.62'	L64	N104°13'53"E	68.98'
L49	S80°09'23"W	67.50'	L65	S27°28'48"E	40.00'
L50	S03°56'53"E	5.77'	L66	S62°39'38"E	77.58'
L51	S86°01'07"W	40.00'	L67	S41°43'45"E	64.31'
L52	N86°01'07"E	34.00'	L68	S18°31'47"E	78.35'
L53	N34°12'58"E	50.00'	L69	N58°21'33"E	53.56'
L54	N00°26'12"W	60.34'	L70	N58°21'33"E	1.93'
L55	S10°56'34"E	138.80'	L71	N09°48'40"W	20.50'
L56	N50°03'13"E	114.59'	L72	S19°55'52"E	140.59'

CURVE DATA TABLE						
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	CH. DIST.	
C1	1531.50'	5°50'38"	S59°14'10"E	156.14'	C51	675.00'
C2	838.50'	50°16'34"	N37°01'12"W	712.39'	C52	675.00'
C3	838.50'	34°09'38"	N45°04'40"W	492.55'	C53	675.00'
C4	838.50'	3°37'40"	N26°11'01"W	53.08'	C54	225.00'
C5	838.50'	12°29'16"	N18°07'34"W	182.39'	C55	50.00'
C6	245.00'	97°59'48"	N06°47'16"W	369.80'	C56	50.00'
C7	50.00'	118°47'26"	S21°33'08"W	86.07'	C57	50.00'
C8	50.00'	54°07'25"	S10°46'52"E	45.50'	C58	745.00'
C9	50.00'	64°40'01"	S48°36'51"W	53.48'	C59	50.00'
C10	35.00'	56°08'01"	S07°28'39"W	32.93'	C60	380.00'
C11	85.00'	99°22'01"	S29°05'39"W	129.62'	C61	525.00'
C12	20.00'	80°32'16"	S79°52'15"E	25.85'	C62	320.00'
C13	725.00'	10°36'09"	S80°44'07"W	133.97'	C63	320.00'
C14	20.00'	87°25'52"	S06°40'57"W	27.64'	C64	320.00'
C15	20.00'	78°50'59"	N80°08'24"W	24.59'	C65	825.00'
C16	25.00'	74°55'48"	N02°08'13"W	30.41'	C66	20.00'
C17	375.00'	48°38'46"	N81°44'20"E	308.91'	C67	20.00'
C18	375.00'	9°15'42"	S78°34'08"E	60.55'	C68	220.00'
C19	375.00'	39°23'04"	N77°06'30"E	252.73'	C69	50.00'
C20	20.00'	79°43'40"	N02°58'40"W	25.64'	C70	275.00'
C21	380.00'	26°54'57"	S56°17'59"E	176.88'	C71	275.00'
C22	380.00'	9°36'18"	S47°38'39"E	63.63'	C72	325.00'
C23	420.00'	56°03'55"	S52°07'25"W	394.78'	C73	475.00'
C24	320.00'	3°09'44"	S17°27'51"E	17.66'	C74	475.00'
C25	20.00'	77°50'48"	N04°29'03"E	25.13'	C75	20.00'
C26	130.00'	77°00'21"	S72°56'32"E	161.86'	C76	230.00'
C27	320.00'	16°03'57"	N06°10'08"E	89.44'	C77	280.00'
C28	420.00'	17°17'27"	N10°30'35"W	126.27'	C78	280.00'
C29	20.00'	29°41'58"	N05°00'22"E	10.25'	C79	220.00'
C30	1020.00'	0°49'50"	S83°23'57"W	14.78'	C80	220.00'
C31	20.00'	87°47'45"	N39°55'00"E	27.74'	C81	470.00'
C32	20.00'	90°00'00"	S48°58'53"E	28.28'	C82	470.00'
C33	320.00'	31°49'50"	S11°56'02"W	175.50'	C83	470.00'
C34	320.00'	11°19'38"	S01°40'56"W	61.16'	C84	350.00'
C35	320.00'	20°30'12"	S17°35'51"W	113.90'	C85	20.00'
C36	425.00'	38°11'50"	N74°52'58"W	278.12'	C86	20.00'
C37	425.00'	35°44'07"	N76°06'49"W	260.80'	C87	34.50'
C38	425.00'	43°03'51"	N36°42'51"W	311.97'	C88	20.00'
C39	425.00'	44°50'28"	N33°21'48"W	324.19'	C89	20.00'
C40	375.00'	44°50'28"	N33°21'48"W	286.05'	C90	34.50'
C41	375.00'	24°24'57"	N43°34'34"W	158.60'	C91	20.00'
C42	375.00'	20°25'31"	N21°09'20"W	132.98'	C92	20.00'
C43	470.00'	18°26'40"	N05°01'13"E	150.65'	C93	275.00'
C44	420.00'	37°25'06"	N32°57'06"E	269.44'	C94	505.00'
C45	420.00'	33°03'35"	N30°46'20"E	238.99'	C95	455.00'
C46	420.00'	32°12'27"	N63°34'21"E	235.34'	C96	455.00'
C47	420.00'	28°10'56"	N65°45'07"E	204.51'	C97	455.00'
C48	470.00'	28°10'56"	N65°45'07"E	228.86'	C98	325.00'
C49	725.00'	22°25'37"	S68°37'46"W	281.98'	C99	470.00'
C50	675.00'	22°25'37"	S68°37'46"W	262.53'	C100	80.00'
C101	1040.00'	2°12'14"	N15°03'17"W	40.00'	C102	1040.00'
C103	180.00'	20°55'33"	S83°13'27"W	65.38'		

<p style="text-align: center;">RECORDING REQUESTED BY:</p> <p style="text-align: center;">EL DORADO COUNTY PLANNING DEPARTMENT</p> <p style="text-align: center;">WHEN RECORDED, RETURN TO:</p> <p>NAME: Roger Trout, Planning Department MAILING ADDRESS: 2850 Fairlane Court CITY, STATE, ZIP: Placerville, CA 95667</p>	
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SPACE ABOVE RESERVED FOR RECORDERS USE

PLEASE MAIL TO COUNTY SURVEYOR

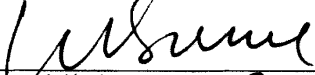
NOTICE OF RESTRICTION

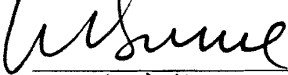
NOTICE IS HEREBY given that a development limitation is imposed on the lots designated as Lots 1 through 65, Map Book _____ Page _____ of the Official Records of the County of El Dorado.


This Notice of Restriction is imposed in order to facilitate project phasing and financing. Said development limitation states:

Lots 1 through 65 are phasing lots only. No building permits shall be issued until a final map consistent with the approved tentative map is recorded. Should the tentative map expire, no building permits shall be issued until a Certificate of Compliance, Parcel Map of Final Map is approved and filed with the County Recorder.

Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by El Dorado County. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.

**EL DORADO LAND VENTURES, LLC,
A DELAWARE LIMITED LIABILITY CO.**
By: *HBT East Ridge, LLC*
a Delaware limited liability company

Name William B. Bunce
Title *manager*

**EAST RIDGE HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY CO.**
By: *HBT East Ridge, LLC*
a Delaware limited liability company

Name William B. Bunce
Title *manager*

**VALLEY VIEW REALTY INVESTMENTS, LLC,
A DELAWARE LIMITED LIABILITY CO.**
By: *HBT East Ridge, LLC*
a Delaware limited liability company

Name William B. Bunce
Title *manager*

Notary Acknowledgements Attached

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 El Dorado

On Nov. 4, 2015 before me, Sean Stephen Sowers Notary Public
(insert name and title of the officer)

personally appeared William B. Bunce
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 and official seal.

Signature Sean Stephen Sowers (Seal)



Conditions of Approval

Project Description

1. The Tentative Subdivision Map and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits E through X (with modification to Exhibit N detailing the revised setbacks on Lots 675 and 682) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project consists of the following:

- A. Tentative Subdivision Map of the 734 acre property consisting of:
 - 1) Large-Lot Tentative Subdivision Map (Phase 0) creating 66 large lots for financing and phasing purposes, ranging in size from 0.06 acre to 58 acres;
 - 2) Small-Lot Tentative Subdivision Map creating a total of 759 lots consisting of 701 residential lots, 41 landscape lots, 12 roadway lots, two recreational park lots, one sewer lift station lot, one water tank lot, and one pump station lot;
- B. Design waivers of the following Design and Improvement Standards Manual (DISM) standards:
 - 1) Modify Hillside Design Std. minimum shoulder width from 3 feet (on downhill side only) to 1-foot beyond sidewalk where sidewalks are present or 2 feet beyond exposed pavement or curb/AC dike surfaces when sidewalks are not present;
 - 2) Modify Standard Plan 103A-1: Allow driveway to be within 25 feet from a radius return, reduce minimum driveway width from 16 to 10 feet for single car garages only, omit 4-foot taper to back of curb;
 - 3) Exceed 3 to 1 lot depth-width ratio for residential lots including Lots 36-43 and 688-691;
 - 4) Reduce Required Roadway Width for Dead End Roads from 36 feet wide to a Minimum Pavement Width of 24 feet;

EXHIBIT F

- 5) Allow for Reverse Horizontal Curves without a 100-foot Tangent, except on Valley View Parkway;
- 6) Allow for Valley View Parkway to exceed 10% gradient and be designed at 12% Maximum Gradient; and
- 7) Allow use of reduced vertical curve standards for vertical curve design, consistent with American Association of State Highway and Transportation Officials "A Policy on Geometric Design of Highways and Streets" (AASHTO) when AASHTO allows for less restrictive design standards.

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.

Planning Services

2. **Human Remains:** If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the Coroner and recommendations for treatment solicited (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

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

3. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.
4. **Development Services Division Fees:** Prior to final map approval, the applicant shall pay all Development Services Division fees associated with this application.

5. **Meter Award Letter:** A meter award letter or similar document shall be provided by the water purveyor prior to recordation of the final map.

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

7. **Hold Harmless:** 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.

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

8. **Valley View Specific Plan (VVSP) Mitigation Monitoring Reporting Program (MMRP)**

Table 1 below details the mitigation measures from the MMRP, which are applicable to the project.

Table 1. VVSP EIR Mitigation Measures Applicable to East Ridge Tentative Subdivision Map				
Identified Impact	Mitigation Measure Designation	Timing	Enforcement Agency	Note
Impact PF-3: Drought Contingency and Water Conservation Planning	PF-3	Prior to Issuance of Building Permit	Planning Services Division	-----
Impact BR-3: Loss of Oak Woodland/Oak Savannah Habitats.	BR-3	Prior to approval Grading Permit	Planning Services Division	The project shall implement all applicable measures of the <i>Oak Tree Protection, Re-vegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan</i> (prepared by Ralph Osterling Consultants Inc. dated December 17, 2014)

				Prior to issuance of grading permit, a pre-construction survey shall be submitted evaluating potential presence of raptor and songbird nests, and bat roosts.
Impact BR-4: Reduction of the Habitat Quality of Oak Woodland During Construction.	BR-4	During Project Construction	Planning Services Division	The project shall implement all applicable measures of the <i>Oak Tree Protection, Re-vegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan</i> .
Impact BR-7: Reduction of Habitat Quality of Riparian Areas During Construction.	BR-7	During Project Construction	Planning Services Division	This mitigation measure has been satisfied with the issuance of a grading permit for the construction of the major crossings and approval and implementation of the U.S. Army Corp of Engineers Wetland Permit. However, for future construction if a 1600 California Department of Fish and Wildlife (CDFW) permit is necessary and application with the CDFW will be submitted for impacts to any riparian impacts.
Impact BR-12: Impacts on Bats	BR-12	Prior to approval Grading Permit	Planning Services Division	This mitigation measure shall be added as a note to the construction drawings and/or a biologist shall be hired prior to do a pre-construction survey to address this mitigation measure.
Impact BR-13: Impacts on Raptors:	BR-13	Prior to approval Grading Permit	Planning Services Division	This mitigation measure shall be added as a note to the construction drawings and/or a biologist shall be hired prior to do a pre-construction survey to address this mitigation measure.
Impact SG-3: Grading Impacts	SG-3	Prior to Final Map	Transportation Division and Building Division	This mitigation measure has been partially satisfied with the completion of the geotechnical report that has been submitted with the TM packet. The remainder of the mitigation measure deals with NPDES and SWPP requirements, which shall be applied to the project.
Impact SG-4: Hazards from Cut-and-Fill Slopes.	SG-4	Prior to approval Grading Permit	Transportation Division	This mitigation measure will be applied during design and the construction phase.
Impact SG-5: Hazards Due to Trench Wall Instability	SG-5	Prior to approval Grading Permit	Transportation Division	This mitigation measure will be applied during design and the construction phase.
Impact SG-10: Exposure to Asbestos Dust	SG-10	Prior to approval Grading Permit	Transportation Division	This mitigation measure shall be applied to the project and verified according to the identified timing.
Impact H-1: Increased Flows in Tributary 4 of Carson Creek	H-1	Prior to Final Map	Transportation Division	Project drainage shall be verified for consistency with the Carson Creek Regional Drainage Study.
Impact H-2: Increased Flows in Plunkett Creek	Apply H-1	Prior to Final Map	Transportation Division	This mitigation measure shall be applied to the project and verified according to the identified timing. The submitted Drainage Study is consistent with the Carson Creek Regional Drainage Study. On-site detention is provided in the Plunkett

				Creek shed.
Impact H-5: Construction-Related Soil Erosion and Sedimentation.	H-5	Prior to approval Grading Permit	Transportation Division	The project shall implement SWPP and NPDES, as conditioned.
Impact AQ-1: Air Quality Impacts from Construction.	AQ-1a, 1b, 1c, 1d	Prior to approval Grading Permit	Transportation Division	The project shall implement measures in the East Ridge Air Quality and Greenhouse Gas Analysis (GHG) prepared by PMC (July 2014).
Impact N-2: Land Use/Noise Conflicts along Interior Roadway Frontages.	N-2	Prior to Issuance of Building Permit	Building Division	An Acoustical Analysis (prepared by Bollard Acoustical Consultants dated April 17, 2015) has been submitted for the project. All referenced applicable noise mitigation measures shall be applied.
Impact N-5: Construction Noise	N-5	Prior to Issuance of Building Permit	Planning Services Division	An Acoustical Analysis (prepared by Bollard Acoustical Consultants dated April 17, 2015) has been submitted for the project. All referenced applicable noise mitigation measures shall be applied.
Impact CR-1: Impacts on Prehistoric Sites (CA-ELD-80/H, CA-Eld-785/H, CA-Eld-788, V1, V2, V4, V5, V10, V14, V15, V16, V19, V20, V22, V23, V24, V27, V38, V42, V43	CR-1	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) for East Ridge analyzed the identified resources. Conditions 1-8 from the study shall be implemented during site construction.
Impact CR-5: Impacts on Ranching Habitation Sites (CA-Eld-786-H, CA-Eld-787-H, V3, V8, V13, V16, V28	CR-5	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) as part of project application. Conditions 1-8 from the study shall be implemented during site construction.
Impact CR-6: Impacts on Buried/Undiscovered Heritage Resources.	CR-6	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) as part of project application. Conditions 1-8 from the study shall be implemented during site construction.
Impact CR-7: Impacts on Buried/Undiscovered Traditional Cultural Properties.	CR-7	Prior to Tentative Map	Planning Services Division	This mitigation measure has been satisfied with the submittal of a Cultural Resource Study by ECORP (January 13, 2015) as part of project application. Conditions 1-8 from the study shall be implemented during site construction.
Impact E-1: Long-Term Project Energy Use Impact.	E-1	Prior to Issuance of Building Permit	Building Division	Compliance with Title 24 shall be verified prior to issuance of building permits.
Impact E-2: Transportation-Related Energy Consumption	E-2	Prior to Issuance of Building Permit	Building Division	This mitigation measure will occur at the time of building permit issuance. However, the Tentative Map has bikeways and pedestrian circulation plan and bus turnouts provided in the project.

Transportation Division-Project Specific Conditions

9. **Road Design Standards:** The Developer shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) and the Valley View Specific Plan, modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 2 are minimums).

Table 2. East Ridge Tentative Subdivision Map Road Improvements				
ROAD NAME	WIDTH*	R/W	DESIGN SPEED	EXCEPTIONS/ NOTES
Valley View Parkway (Public Street)	24 ft each direction with raised median	70ft	40 mph	Tentative Map Section I Raised median width varies 6ft – 14ft. No median at turn pockets. 6ft sidewalk (inclusive of top of curb) on one side. Type II vertical curb.(DISM Pg 17, Sec 2.E. C,G & S)
“A” (Valley View to “I” St) “N” Street (“A” St to “Q” St) “Q” Street	40 ft	50 ft	25 mph	Tentative Map Section II 4ft minimum sidewalk both sides. Type I rolled curb** Private Streets.
“I”, “K”, “V” Streets	40 ft	50 ft	25 mph	Tentative Map Section II 4ft minimum sidewalk one side. Type I rolled curb.** Private Streets.
“A” St (Valley View to “L” St) “B” Street, “B” Court “C” Street “C” Court “D” Street, “D” Court “E” Street “G” Court “H” Court “I” Court “K” Court (“V” St to “D” Court) “L” Street, “L” Court “M” St (Valley View to “G” Ct) “M” St (“O” Cir to “Q” St) “N” St (“Q” St to “M” St) “O” Circle, “O” Court	30 ft	40 ft	25 mph	Tentative Map Section III. No sidewalks. Type E (mountable) Hot Mixed Asphalt (HMA) Dike on lot access frontage. Type A (vertical) HMA Dike on open space lots and non-access frontage. Private Streets.

"Q" Court "R" Street "S" Street "Z" Street				
"A" Court "M" St ("G" Ct to "O" Cir) "K" Court ("D" Ct to CDS) "E" Court "F" Street "F" Court "G" Street "H" Street "J" Court "M" Court "N" Court "T" Street, "T" Court "U" Street, "U" Circle "X" Street "Y" Street	30 ft	40 ft	25 mph	Tentative Map Section IV. Cross-sloped to roadside ditch. Private Streets.

10. **Off-Site Roadway Improvements:** The following off-site Traffic Control improvements shall be constructed and included in the project improvement plans.

- a) Valley View Parkway northbound approach to White Rock Road; re-stripe the existing left turn pocket on Valley View Parkway, to extend from the existing raised median, north to the White Rock Road crosswalk / limit line. Centerline striping shall conform to Detail 22, Caltrans Standard Plan A20A. Channelizing line shall conform to Detail 38, Caltrans Standard Plan A20D. Placement of two (2) Type III (L) Arrows conforming to Caltrans Standard Plan A24B, or if so determined by the Transportation Division, two (2) Type IV (L) arrows conforming to Caltrans Standard Plan A24A.
- b) The Developer shall place signing, striping and pavement markings to create an all-way stop-controlled intersection at Valley View Parkway and Blackstone Parkway. Pavement markings shall include limit lines and/or crosswalks, "Stop" and "Stop Ahead" markings.

Final configuration of Traffic Control Improvements will be determined at the Improvement Plan Stage, subject to review and approval by the Transportation Division.

11. **Offer of Dedication, Interior Roads:** Interior Roads are private and are to be maintained by a Homeowner's Association. The County will reject any offer of dedication.

12. **Offer of Dedication, Valley View Parkway:** The Developer shall offer to dedicate, in fee, the rights of way for Valley View Parkway shown as "Lot R" on the tentative map, with the final map. Said offer shall include all appurtenant slopes, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer 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 Valley View Parkway

13. **Encroachment Permit:** The Developer shall obtain an encroachment permit from TD for the connection of Valley View Parkway Extension to the existing Valley View Parkway, and the Off-Site Traffic Control Improvements. The improvements shall be completed to the satisfaction of TD or the Developer shall obtain an approved improvement agreement with security, prior to the filing of the map.

Transportation Division Standard Conditions

14. **TIM Fees:** The Developer shall pay the traffic impact mitigation fees at issuance of building permit.
15. **Off-site Easements:** Developer shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
16. **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.
17. **Secondary Access:** Where required by the local Fire Agencies, 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 with the exception of model homes.
18. **Turnaround:** If required by the local fire district, the Developer shall provide a turnaround at the end of each phased, partially constructed roadway to the provisions of El Dorado County Design and Improvements Manual (DISM) Standard Plan 114 or approved alternatives allowed by local fire district. The improvements shall be completed to the satisfaction of the Transportation Division or the Developer shall obtain an approved improvement agreement with security, prior to the filing of the final map.

19. **Entrance Gates:** All gates providing access from a public road to a private road or driveway shall be located at least 30 feet from the public roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate, and include a turn-around area in front of the gate. Exceptions may be allowed with the approval of the local Fire Agencies and concurrence from Transportation Division.
20. **Easements:** All existing and proposed easements shall be shown on the project grading plans, improvement plans, and final map.
21. **Signing and Striping:** The project improvement plans shall include all necessary signing and striping as required by the Transportation Division with particular attention to those areas where design waivers are approved. Signing and striping shall conform to the latest version of the California Manual on Uniform Traffic Control Devices (MUTCD).
22. **Curb Returns/ Accessibility:** All public streets where pedestrian facilities are provided shall be provided with curb ramps and cross walks meeting current accessibility standards.
23. **Maintenance Entity:** The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. TD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
24. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants, Codes and Restrictions (CC&Rs).
25. **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 Monday through Saturday. Prohibit construction on Sunday.
26. **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 and Specific Plan (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees prior to filing of the final map.

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).

27. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
28. **Improvement Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance, Drainage Manual and as required otherwise by Law.
29. **RCD Coordination:** The timing of construction and method of re-vegetation 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.
30. **Soils Report:** At the time of the submittal of the grading or improvement plans, the Developer shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Community Development Agency. 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.
31. **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.
32. **Drainage Study / NPDES Compliance:** The project proposes to create more than 5000 square feet impervious surface. This qualifies the project as a "Regulated Project" under section E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project has implemented a comprehensive urban runoff control program in accordance with Mitigation Measure H-6 from the project E.I.R. to mitigate non-point

source water quality effects from the project. Additionally, the project must comply with State-mandated County regulations in effect at the time of issuance of construction permits.

The Developer shall provide a final drainage report with the project grading and/or improvement plans, consistent with the County Drainage Manual, the project urban runoff control program, the Carson Creek Regional Drainage Study, and State and Federal water quality regulations in effect at that time. The Drainage Report shall address storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Transportation Division prior to occupancy.

33. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided wherever possible. (DISM Pg 15, Sec 2.C.1.c.) When cross lot drainage does occur, it shall be contained within dedicated drainage easements. 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. As an alternative, the CC&R's may contain a provision for the downstream property owner(s) to accept sheet flow for the upstream property owners, subject to the review and approval by the Transportation Division at the improvement plan stage. Additionally the East Ridge Village Design Review Committee shall review all home site plans for drainage.
34. **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 site grading plans.
35. **NPDES Construction Permit:** The project proposes to disturb more than 1 acre of land and therefore, is required to obtain coverage under the California State Water Resources Control Board Construction General Permit Order No. 2009-0009-DWQ (CGP), including any and all amendments or revised orders issued by the SWRCB.

The Developer shall demonstrate compliance with the CGP (or equivalent permit issued by the SWRCB) prior to issuance of construction permits by County.

36. **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 Transportation Division with the drainage report, structural wall calculations, and

geotechnical reports and record drawings in PDF format (TIF format optional for record drawings only).

Air Quality Management District

37. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if a grading permit is required by the County or if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
38. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
39. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
40. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
41. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
42. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

El Dorado Hills Fire Department

43. **Potable Water System:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of:

- A. Option 1: 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 6,200 square feet or less in size, Type V-B construction;
- B. Option 2: 1,125 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 6,201 - 7,700 square feet or less in size, Type V-B construction;
- C. Option 3: 1,250 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 7,701 - 9,400 square feet or less in size, Type V-B construction;
- D. Option 4: 1,375 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 9,401 - 11,300 square feet or less in size, Type V-B construction;
- E. 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 rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

Conformance with this condition shall be verified prior to approval of Improvement Plan.

- 44. **Mueller Dry Barrel:** 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 hydrant shall be determined by the Fire Department at the improvement plan stage. Hydrants shall be located on the same side of the streets designated as "No Parking" where possible. Conformance with this condition shall be verified prior to approval of Improvement Plan.
- 45. **Roadway Marking:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Conformance with this condition shall be verified prior to approval of Improvement Plan.
- 46. **Installation of Access Roadways and Fire Hydrant:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. Conformance with this condition shall be verified prior to approval of Improvement Plan.

47. **Wildfire Safe Plan:** This development shall be conditioned to implement the Wildland Fire Safe Plan dated August 1998, and Amendment A to the Wildland Fire Safe Plan dated August 24, 2014. Conformance with this condition shall be verified prior to approval of Improvement Plan.
48. **Non-combustible Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified prior to approval of Improvement Plan.
49. **Traffic Calming Device:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. Conformance with this condition shall be verified prior to approval of Improvement Plan.
50. **Driveways:** Driveways shall be designed according to the following standards:
 - A. The driveways serving this project shall be designed to a maximum of 16% grade and can be increased to 20% if paved.
 - B. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.
 - 1) The following lots will require special attention to this section: Lots 22, 49, 52, 123, 337, 339, 648, 652, 653, 654, 675, 682, 698, 700, and 701.
 - 2) The El Dorado Hills Fire Department will review the driveway profiles for all lots in East Ridge as the building plans are pulled.
 - C. All driveways shall be a minimum of 12 feet wide and be cleared of vegetation to an unobstructed vertical clearance of not less than 15 feet. Conformance with this condition shall be verified prior to approval of Improvement Plan.
51. **Emergency Vehicular Access (EVA):** No portion of EVA – 01 (Blackstone) shall exceed 16%. Conformance with this condition shall be verified prior to approval of Improvement Plan.
52. **Gates Installation:** Gates within the subdivision shall be installed according to the following standards:
 - A. Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.
 - B. All gates providing access to the EVA's located at Blackstone, Ryan Ranch, and Marble Valley shall meet the El Dorado Hills Fire Department Gate Standard B-002.

- C. Any gate located on a trail or service road shall be equipped with a swing type gate with a knox lock so fire apparatus may gain access to the trail or service road. No bollards are allowed.

Conformance with this condition shall be verified prior to approval of Improvement Plan.

- 53. **Parking:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 36 shall be in effect. Parking will be allowed as follows:
 - A. Valley View Parkway – no parking
 - B. East Ridge Collector – parking on both sides of the street
 - C. Local Road – Type 1 – Parking on one side of the street only. The curb on the side of the street with a sidewalk shall be painted red or signed every 25 feet “no parking fire lane.” This shall be white letters on a red background.
 - D. Local Road – Type 2A – Parking on one side of the street only. The curb on one side of the street shall be painted red or signed every 25 feet “no parking fire lane.” This shall be white letters on a red background.
 - E. Local Road – Type 2B – Parking on one side of the street only. The curb on one side of the street shall be painted red or signed every 25 feet “no parking fire lane.” This shall be white letters on a red background.
 - F. No parking is allowed in any gated entry area.

Conformance with this condition shall be verified prior to approval of Improvement Plan.

- 54. **Dead End Roads:** This project may be phased so long as dead end roads do not exceed 800 feet or 24 parcels; whichever comes first. Alternate phasing options may be discussed between the property owner and fire department. Conformance with this condition shall be verified prior to approval of Improvement Plan.

County Surveyor

- 55. **Survey Monuments:** All survey monuments must be set prior to filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
- 56. **Road Name:** The roads serving the development shall be named by submitting a completed Road Name Petition to the County Surveyors Office prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor’s Office must also be

provided prior to filing the Final Map. All associated fees will be the responsibility of the applicant.

El Dorado Hills Community Services District

57. **Parkland Dedication:** Pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, the project is subject to the dedication of land, the payment of fees in lieu thereof, or a combination of both. Parkland dedication shall be calculated based upon factors for development within the El Dorado Hills Community Services District. Parks shall be offered to the El Dorado Hills Community Services District. Prior to the recordation of the first final map, the applicant shall show evidence of an agreement with the El Dorado Hills Community Services District for location, size, improvements, and timing of dedication/acceptance of the parks, and assure compliance with the parkland dedication requirements.