

Ridgeview Village Estates Unit 3

TM84-0196E

Ridgeview West Unit 4

TM95-1309R

Treviso at Ridgeview

Fire Safe Plan

Prepared for

Ridgeview Homes West, LLC

Prepared by

CDS Fire Prevention Planning

William F. Draper

RPF 898

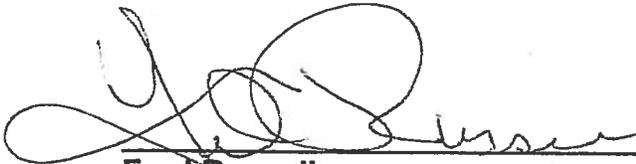
4645 Meadowlark Way

Placerville, CA 95667

November, 2005

Treviso at Ridgeview Fire Safe Plan

Plan Approved by:



Fred Russell
Fire Marshall/Division Chief
El Dorado Hills Fire Department

12-1-05
Date



Ben Scott, Battalion Chief
Fire Prevention
California Department of Forestry
And Fire Protection

11/30/05
Date

Prepared by:



William F. Draper
RPF 898

12-1-05
Date

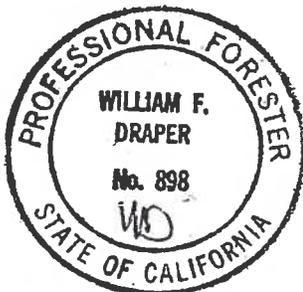


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I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks to the residents of Via Treviso Lane (formerly West Star Lane), and to identify measures to reduce these hazards and risks and protect the native vegetation. There are moderate fuel hazards and topography associated with this proposed project both on and adjacent to the project.

The possibility of large fires occurring is always present. Following the fire safe guidelines outlined for Via Treviso residents and performing the annual maintenance will reduce the chances of a wildfire impacting this project. State and County regulations provide the basic guidelines and requirements for the fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional hazard reduction measures customized to the topography and vegetation of this site with special emphasis on the interface of home and wildland fuels.

The scope of the Treviso at Ridgeview Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment the project. The Plan contains measures for providing and maintaining defensible space around the dwelling and appurtenant structures. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Owners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

II. FIRE PLAN LIMITATIONS

The Fire Safe Plan for Ridgeview Village Estates Unit 3 and Ridgeview West Unit 4 (hereafter Treviso at Ridgeview) does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents, however, the full implementation of the mitigation measures will greatly reduce the exposure of the residents to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for the homeowner's attention to aid in home wildfire safety.

III. TREVISO AT RIDGEVIEW FIRE SAFE PLAN

1. PROJECT DESCRIPTION

Treviso at Ridgeview is a 26 lot development within the unincorporated community of El Dorado Hills on a west facing slope and east of the Sacramento/El Dorado County line. The development contains lots under two zoning designations as shown on Exhibit E. Lot sizes range from 0.49 acres to 1.51 acres. All lots, with the exception of lots 105, 108 and 113 are one-acre or larger up to the maximum area of 1.51 acres. Access is from El Dorado Hills Boulevard westerly up Wilson Boulevard to Montridge Way. Proceed north to Crestline Circle to Weststar Lane. A request is being processed to change Weststar Lane to Via Treviso. Montridge Way connects with Powers

Drive which intersects with Beatty Drive for access to Sophia Parkway. Lots overlay existing slopes as shown on Exhibit F.

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels-annual grasses with scattered down trees and limbs
- (b) overstory- scattered stands of Blue Oaks, Valley Oaks and Liveoaks individual Gray pines and California Buckeye.

Down trees need to be removed and thickets need to be thinned. Fuel laddering must be addressed by tree pruning and weed abatement. Oak canopy crown closure may require some thinning of the overstory trees. It is recommended that the hazardous Gray pines be removed.

3. PROBLEM STATEMENT

A. The grass fuels on the western facing slopes will ignite and have a rapid rate of spread.

Fire in the grass fuels on the side slopes of the ridge is the most serious wildfire problem for this project.

B. A high percentage of the project has moderate slopes, which increases the rate of wildfire spread.

Wildfires rate of spread increases dramatically as slope increases. This project has moderate grassy slopes.

C. Risk of fire starts will increase with development especially along the wildland interface.

The greatest risk from fire ignition will be along roads, in the open space areas and on large lots as human usage on these areas increases.

D. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Annual maintenance by June 1 of each year is necessary.

E. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a structure, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

4. FIRE BEHAVIOR ANALYSIS

Proper planning requires an estimate of how wildfire would behave within the project area. This was accomplished through study of a standard Fire Behavior Fuel Model 1, Grass. Fire spread in this model is governed by the fine, very porous and continuous herbaceous fuels that have cured. Surface fires move rapidly through cured grass and associated material. This model with winds of 6 mi/hr, fuel moisture content of 2% on a 30% slope indicates a rate of spread of 224 chains per hour and a flame length of 7.7 feet.

5. GOALS

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal.
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

6. WILDFIRE MITIGATION MEASURES

Wildfire mitigation measures are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. The Fire Safe Plan places emphasis on defensible space around structures.

Treviso at Ridgeview (Ridgeview Village Estates Unit 3; Ridgeview West Unit 4)

A 2,360-foot long cul-de-sac serves Treviso at Ridgeview. A total of 26 lots are served. Via Treviso AKA Weststar Lane is planned to extend through the Promontory and connect with Tucher Way in Folsom's Empire Ranch development. The developer shall designate two lots that shall not be built on until the road connection to the Promontory has been built. An adequate fire access road is not available. Provisions described in Condition 10C of Project (TM95-1309R), Conditions of Approval, would allow the two additional lots (See Appendix H). The cul-de-sac (Via Treviso) is 50 feet wide. The sewer access road will be the driveway for lots 9 and 10 ending in a "T". It will be 20 feet wide and paved for approximately 200 feet. A locked gate at the end of the "T" with a fire department knock lock to the road continuation to the sewer plant will prevent public access.

Lots 105, 111, 112, 113, and 114 abut existing lots. Lots 106, 107, 108, 109, 110, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 have wildland interface along their boundaries as shown (Exhibit E). For the short term the Promontory along the Project west boundary will be undeveloped. Development in the Promontory will most likely occur within a 5 year time frame. Land along the Project north and east boundary namely Lot B of Ridgeview West Unit 1 will remain as open space with continuous wildland characteristics. The Ridgeview West Home Owners Association owns the Lot B open space.

Mitigation Measures:

- **All lots shall be landscaped to the Firescaping Standards Zones I and II except lots 105, 108 and 113 which will be landscaped to Firescaping Standards for Zone I displayed in Appendix A and B.**
Responsibility-homeowner within one year of occupancy
- **All fences that border the Open Space/wildland interface shall be of noncombustible material and contain a lockable pedestrian gate.**
Responsibility-homeowner
- **All homes shall have Class A listed roof assembly and siding of fire resistant material. One/two coat stucco over foam insulation is not acceptable.**

Responsibility-homeowner

- **Decks that are cantilevered over the natural slope shall be enclosed.
Responsibility-homeowner (see Appendix D)**
- **Driveways over 150 feet shall provide a turnout near the midpoint of the driveway.
Responsibility-homeowner**
- **Driveways that exceed 20% grade and longer than 50 feet in length, the house shall have a residential fire sprinkler system to be appropriately engineered for the residence and approved by the local fire department.
Responsibility-homeowner**
- **Driveways shall be 12 feet wide.
Responsibility- homeowner**
- **Driveways over 16% grade shall be paved**
- **All lots 1 acre and larger shall have a building setback of 30 feet from all property lines.
Responsibility-homeowner/builder**
- **EI Dorado Hills Fire Department Weed Abatement Resolution shall apply to all vacant lots adjacent to lots with structures.
Responsibility-lot owner and Fire Department**

7. DEADEND CUL-DE-SACS ROADS

Via Treviso, a cul-de-sac road that exceeds the state of California SRA Fire Safe Regulations (1273.09) length of 800 feet for dead end roads serving lots less than one acre in size and 1320 feet for dead end roads serving lots 1-4.99 acres..

Request for Exception (1270.09)

As authorized representative of the applicant the consultant requests an exception to the SRA dead end standards based on the following material facts:

- 1. The road serves 26 lots.**
- 2. The road is less than 2,640 feet in length.**
- 3. The developer shall designate two lots for no building until the road is completed as a through road.**
- 4. The road will be paved 36 feet wide.**
- 5. Fuels on either side of the road will be treated as per the mitigation measures.**
- 6. The cul-de-sac is temporary pending the completion of the Promontory.**

The above mitigation measures offer the Same Practical Effect and support an Exception to the SRA standards. The consultant recommends approval of the Exception. Approval of this Plan by the CDF will constitute the approval of this Exception.

8. BUILDING SETBACKS ON ONE ACRE OR LARGER LOTS

State SRA Regulations (1276.01) requires a minimum of a 100 foot clearance from all property lines or to the center of road for lots 1 acre or larger.

All the lots can not meet the State setback on one or more sides. Criteria for identification of these lots are; (a) access road frontage less than 100 feet, (b) steep topography, (c) rock outcroppings, (d) lot shape.

Request for SRA Exception

As authorized representative, the consultant requests an Exception to 1276.01, Setback Standards for the 1 acre or larger lots.

Mitigation practices providing the same overall practical effect as per 1276.01 Regulations are:

- 1. Firescaping standards shall be implemented to the building front and side yards to the lot lines, regardless of the distance to these lines.**
 - a. This will ensure a continuous belt of Firescaping to neighboring lots.**
 - b. If adjacent lot is vacant, El Dorado Hills Fire Department Weed Abatement Resolution will apply and the vacant lot fuels will be treated for 30 feet from any structure.**
- 2. Setbacks shall not be less than those required by El Dorado County Zoning Ordinance 17.28.040(D).**
- 3. Rock outcroppings are part of the Firescaping.**
- 4. Windows and glass doors on the side(s) of the structure that is less than 30 feet from the property line shall be tempered glass.**
- 5. Rafter tails shall be enclosed with noncombustible material on the side(s) of the structure that is less than 30 feet from the property line.**
- 6. Exterior wall sheathing shall be noncombustible sheathing on the side(s) of the structure that is less than 30 feet from the property line.**
- 7. Gutters and downspouts shall be noncombustible.**
- 8. Eave and floor vents shall be horizontal to the ground and covered with the current screening strips that is noncombustible and with less than ¼ inch openings.**

Approval of this Plan by the CDF and El Dorado Hills Fire Department will constitute the approval of this Exception.

9. OTHER FIRE SAFE REQUIREMENTS

- 1. Every five years the Fire Department shall review Open Space areas with the HOA to determine if additional fuel hazard reduction work is necessary.**
- 2. A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.**
- 3. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations-Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances.**

- 4. A legal entity (HOA, CSD etc,) shall be created with authority for maintaining and enforcing the fuel treatment mitigation measures if homeowners fail to implement or maintain. Covenants, Conditions and Restrictions must be developed to ensure the enforcement of the structural Fire Safe regulations.**
- 5. The water hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing.**
- 6. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority when a building is modified with a building permit.**
- 7. The sewer plant access gate shall be 12 feet wide and placed at least 30 feet below the "T" into lot 9 and 10. The fire department shall have a knox box lock on the gate.**

IV. Appendix

Appendix A

Treviso at Ridgeview Firescaping Standards

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to create a landscape that will slow the advance of a wildfire and create a **defensible space** that provides the key point for the fire fighting agencies to defend the home. This approach calls for a system of landscape zones surrounding the home. Each zone may contain a balance of native and exotic plants that are fire and drought resistant, help control erosion and are visually pleasing.

Zone I

This zone extends not less than 50 feet from all structures in all directions (or to the property line) and has a traditional look of irrigated shrubs, flower gardens, trees and lawn. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs, etc exceeding 1 inch in diameter) are removed. All trees are pruned up to 10 feet above the ground (as measured on the uphill side), but no more than 1/3 of the live crown is removed. The plants in this zone are generally less than 18 inches in height and must be slow to ignite from wind blown sparks and flames. Such plants produce only small amounts of litter and retain high levels of moisture in their foliage year round. Native oaks are permitted inside this zone, but may not be within 10 feet of the roof or chimney. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to a 2 inch stubble, disked or removed. Such treatment must be accomplished by June 1, annually. This zone has built in fire breaks created by driveways, sidewalks etc.

Zone II (Zones I+II)

This zone adds 50 feet to zone I and extends to a minimum of 100 feet from all structures in all directions (or to the property line). **This zone applies to all lots 1 acre and larger.** The zone is a wide band of low growing succulents and ground covers designated to reduce the intensity, flame length and rate of spread before a wildfire reaches Zone I. Native trees are preserved*, pruned of dead material up to 8-10 feet above the ground (as measured on the uphill side), but no more than 1/3 of the live crown is removed. Grasses are mowed or disked. Shrubs are not to exceed 24 inches in height and placed to create a pleasing look, yet will slow fire progress. All dead trees, brush and concentrations of dead ground fuels (tree limbs, logs etc) exceeding 1 inch in diameter are removed. Irrigation may be necessary to maintain a quality appearance and to retain the retardant ability of the plants. Treatment of herbaceous vegetation must be completed by June 1, annually.

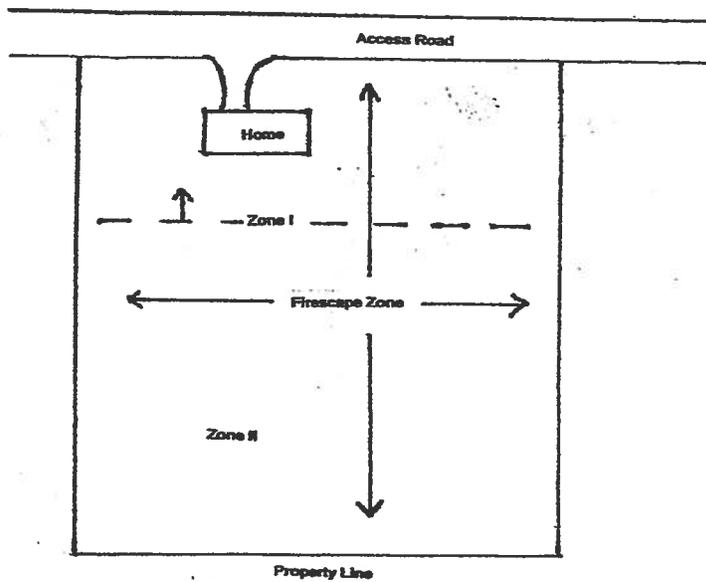
Zones with Live Oaks

Multi stemmed Live Oaks present a serious fire problem if untreated. Treat the Live Oak as to the following specifications: (a) remove all dead limbs and stems, (b) cut off green stems 8-10 feet above the ground that arch over and grow downwards to the ground.

Regular maintenance is essential in all zones. Litter must be removed, trees pruned and sprouts controlled on a regular basis.

*Gray pine (Digger pine) should be removed.

**APPENDIX A-1
FIRESCAPING ZONES
EXHIBIT**



Typical Lot in Oak Woodland
(schematic, no scale)

Appendix B

Treviso at Ridgeview Fuel Treatment Specifications For Grass/Oak Woodland Vegetation

Within the Designated Fuel Treatment Zones

8. Leave all live trees.**
9. Remove all dead trees.
10. Prune all live trees of dead and green branches for 8-10 feet from the ground (as measured on the uphill side), except no more than 1/3 of the live crown is removed.
11. Multi stem live oak trees: remove all dead stems and limbs, cut off stems that are arching downward to the ground at 8-10 feet above the ground.
12. Remove all brush.
13. Remove all down logs and limbs over 1 inch in diameter.
14. Annually by June 1, reduce the grass to a 2 inch stubble by mowing or disking.

**All Gray pines (Digger pine) should be removed.

Appendix C

Emergency Vehicle Open Space Access Specifications

The purpose of the Emergency Vehicle Access to Open Space areas is to provide rapid access to wildland fuels in open space areas for wildfire suppression resources such as bulldozers, 4-wheel drive fire engines, firefighters, hoselays etc.

Specifications are:

- b. 12 feet in width
- c. "Break" in the curb
- d. Signed
- e. Gated and gate equipped with a Knox lock

Appendix D

Enclosed Deck Guidelines

The purpose of enclosing decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco, etc.
2. Applies to decks one story or less over natural slopes.
3. Combustible materials must not be stored under the deck.

FINAL MAP OF RIDGEVIEW VILLAGE ESTATES UNIT NO. 3

A PORTION OF SECTION 3, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=60' SHEET 2 OF 2 DECEMBER, 2004
COOPER, THORNE & ASSOCIATES, INC.

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊙ SET 3/4" C.I.P. STAMPED "L.S. 5814"
- ⊙ SET 1-1/2" C.I.P. STAMPED "L.S. 5814"
- ⊙ SET SURVEY SPIKE AND WISHER STAMPED "L.S. 5814"
- P.U.L. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- ////// VEHICULAR ACCESS RESTRICTION
- [] RECORD INFORMATION PER REFERENCE NO.

BASIS OF BEARINGS

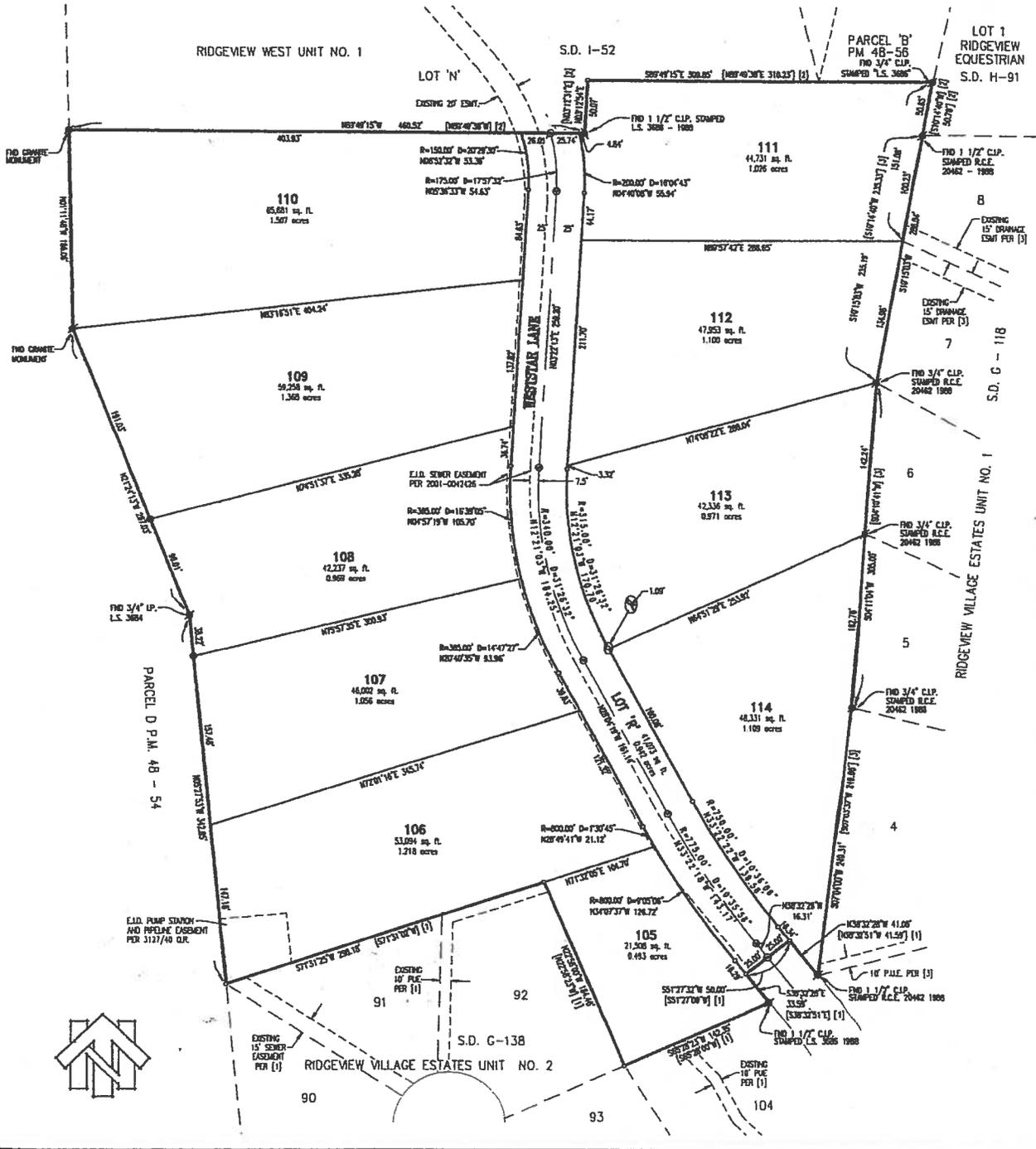
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF "RECORDING WEST LOST NO. 1" SUBDIVISION MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 1 OF SUBDIVISIONS, AT PAGE 52 AND IS BASED UPON MONUMENTS SHOWN AS FOUND HEREIN.

REFERENCES

- 1) S.D. 6-138
- 2) S.D. 14-91
- 3) S.D. 6-118
- 4) S.D. 1-52
- 5) R.S. 16-128
- 6) P.M. 48-54
- 7) P.M. 48-56

NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 11,758 ACRES, CONSISTING OF 10 RESIDENTIAL LOTS.
3. LOT 8 SHOWN HEREIN IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREIN.
4. ALL ANGLE POINTS COMMON TO REAR LOT CORNERS ARE MARKED BY A 3/4" COPPED IRON PIPE STAMPED "L.S. 5814". ALL REMAINING REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH CIP STAMPED "L.S. 5814".
5. ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF CURB AT THE PROPERTY LINE EXTENDED.
6. EASEMENT TO AMERICAN RIVER ELECTRIC COMPANY, RECEIVED DECEMBER 14, 1903, IN BOOK 62, PAGE 85, OFFICIAL RECORDS, MAY AFFECT THE LOTS SHOWN HEREIN. THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD INFORMATION.



FINAL MAP OF RIDGEVIEW WEST UNIT NO. 4

A PORTION OF SECTIONS 14 & 15, T. 9 N., R. 8 E., M.D.M.
BEING A PORTION OF LOT 'N' OF "RIDGEVIEW WEST UNIT NO. 1", S.D. 1-52
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=60' SHEET 2 OF 4 NOVEMBER, 2005
COOPER, THORNE & ASSOCIATES, INC.

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ⊗ FOUND 1 1/2" C.I.P. STAMPED LS 3686
- ⊙ FOUND SURVEY SPICE & WASHER STAMPED LS 5914
- ⊕ SET 3/4" C.I.P. STAMPED "LS 5914"
- ⊖ SET 1-1/2" C.I.P. STAMPED "LS 5914"
- ⊗ SET SURVEY SPICE AND WASHER STAMPED "LS 5914"
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- ////// VEHICULAR ACCESS RESTRICTION

BASIS OF BEARINGS

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REFERENCES

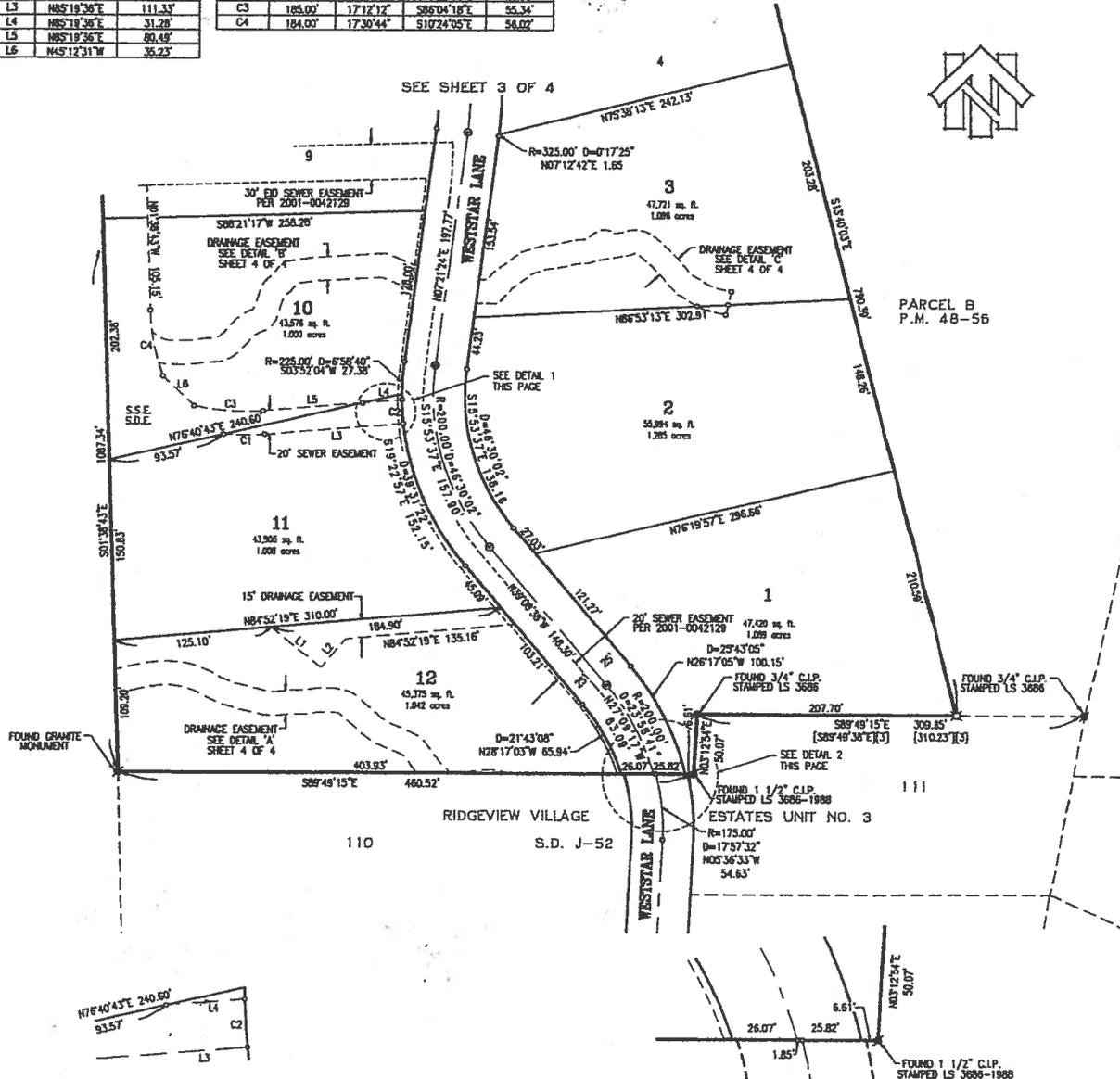
- (1) S.D. 1-52
- (2) S.D. 0-138
- (3) S.D. H-91

NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 14.388 ACRES, CONSISTING OF 13 RESIDENTIAL LOTS.
3. ALL ANGLE POINTS COMMON TO NEAR LOT CORNERS ARE MARKED BY A 3/4" COPPED IRON PIPE STAMPED "LS 5914". ALL REMAINING NEAR LOT CORNERS ARE MARKED BY A 5/8" IRON PIPE WITH COP STAMPED "LS 5914".
4. ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF CURB AT THE PROPERTY LINE EXTENDED.

LINE	BEARING	DISTANCE
L1	N57°34'32"W	52.77'
L2	S40°10'33"W	31.31'
L3	N85°18'36"E	111.33'
L4	N85°18'36"E	31.28'
L5	N85°18'36"E	60.48'
L6	N45°12'31"W	35.23'

CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C1	205.00'	9°19'18"	N89°56'16"E	33.32'
C2	225.00'	5°05'45"	S03°23'55"E	20.00'
C3	185.00'	17°12'12"	S88°04'18"E	65.34'
C4	184.00'	17°30'44"	S102°24'05"E	56.02'



DETAIL 1

DETAIL 2

FINAL MAP OF RIDGEVIEW WEST UNIT NO. 4

A PORTION OF SECTIONS 14 & 15, T. 9 N., R. 8 E., M.D.M.
BEING A PORTION OF LOT 'N' OF "RIDGEVIEW WEST UNIT NO. 1", S.D. 1-52
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SCALE: 1"=60' SHEET 3 OF 4 NOVEMBER, 2005
COOPER, THORNE & ASSOCIATES, INC.

LEGEND

- DIMENSION POINT
- ⊕ FOUND MONUMENT AS NOTED
- ⊗ FOUND 1 1/2" C.I.P. STAMPED LS 2688
- ⊙ FOUND SURVEY SPIKE & WISHER STAMPED LS 5814
- ⊕ SET 3/4" C.I.P. STAMPED "L.S. 5814"
- ⊗ SET 1-1/2" C.I.P. STAMPED "L.S. 5814"
- ⊙ SET SURVEY SPIKE AND WISHER STAMPED "L.S. 5814"
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- ////// VEHICULAR ACCESS RESTRICTION

BASIS OF BEARINGS

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REFERENCES

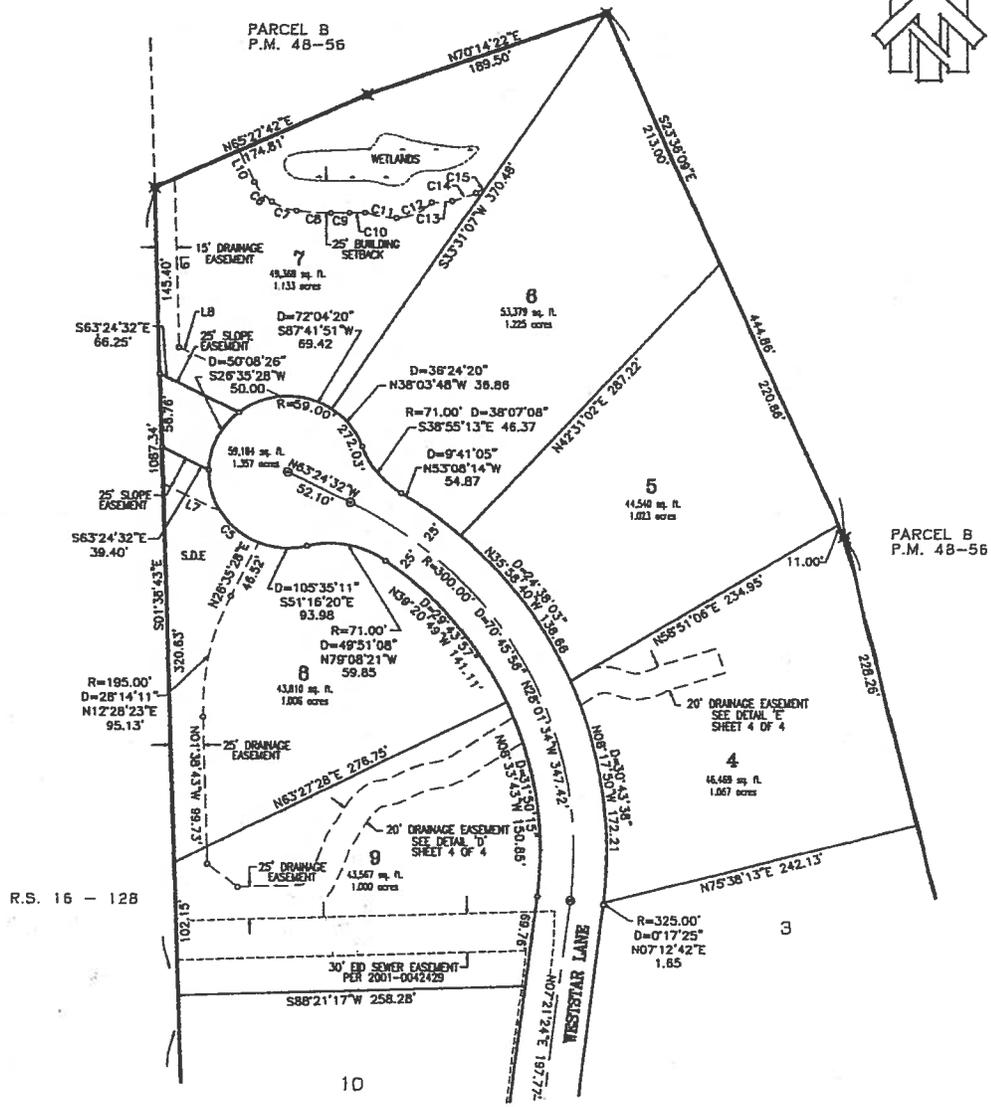
- (1) S.D. 1-52
- (2) S.D. 6-138
- (3) S.D. 01-61

NOTES

1. ALL DISTANCES ON CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.
2. THE AREA CONTAINED WITHIN THIS SUBDIVISION IS 14,306 ACRES, CONSISTING OF 12 RESIDENTIAL LOTS.
3. ALL ANGLE POINTS COMMON TO NEAR LOT CORNERS ARE MARKED BY A 3/4" CAPPED IRON PIPE STAMPED "L.S. 5814". ALL REMAINING NEAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH CAP STAMPED "L.S. 5814".
4. ALL FRONT LOT CORNERS ARE MARKED BY A SLASH IN THE TOP BACK OF CURB AT THE PROPERTY LINE EXTENDED.

LINE	BEARING	DISTANCE
L7	N63°24'32"W	48.10'
L8	N63°24'32"W	72.10'
L9	N91°38'43"W	131.41'
L10	N74°32'18"W	27.20'

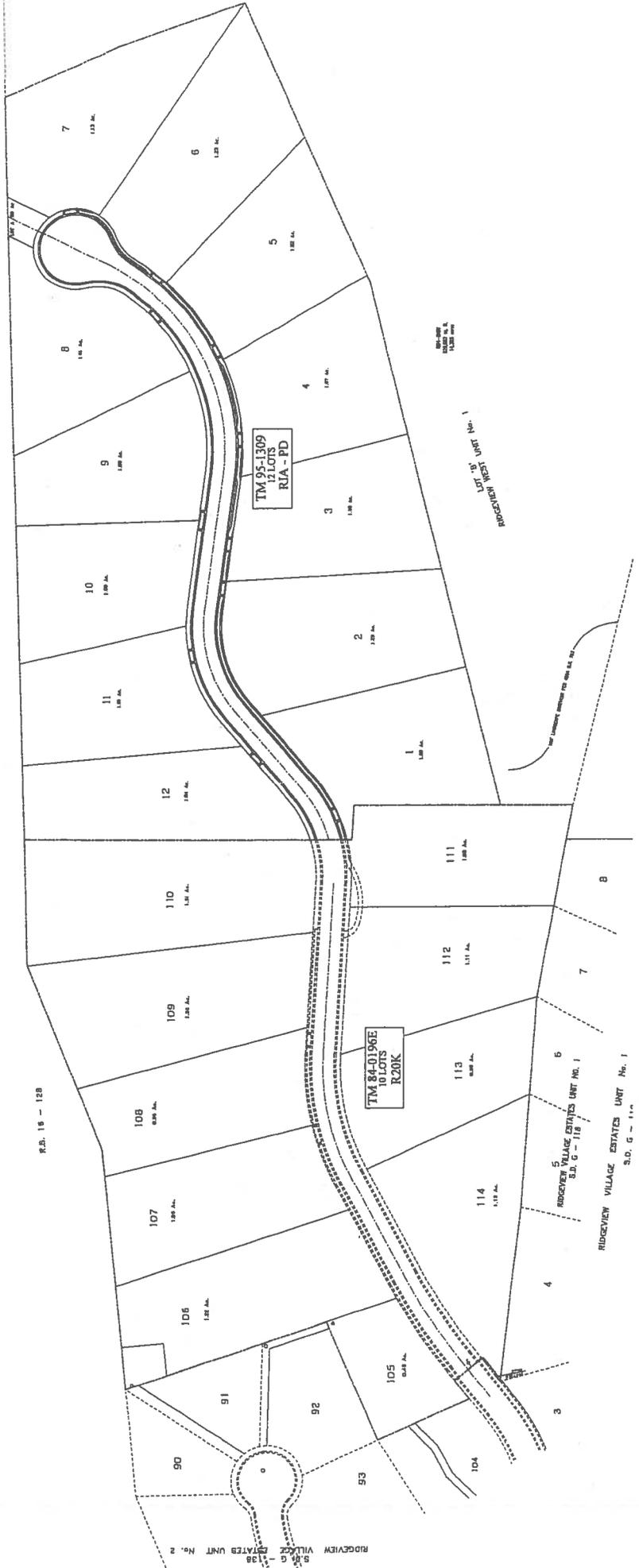
CURVE	RADIUS	DELTA	CH. BEARING	CH.DISTANCE
C5	59.00'	36°55'31"	N49°48'27"W	37.37'
C6	36.63'	31°41'11"	N40°12'51"W	20.00'
C7	42.86'	26°37'20"	N69°22'07"W	19.79'
C8	221.72'	6°42'23"	N88°02'45"W	23.94'
C9	298.86'	7°48'42"	N89°19'35"E	13.86'
C10	258.29'	7°37'20"	N88°17'54"E	11.82'
C11	63.28'	22°05'40"	N87°57'28"W	20.42'
C12	36.48'	46°14'02"	N65°12'40"E	28.64'
C13	50.71'	17°12'38"	N85°25'38"E	15.18'
C14	75.62'	14°02'29"	N69°46'05"E	18.48'
C15	61.39'	8°29'42"	N58°32'00"E	9.09'



SEE SHEET 2 OF 4

ZONING MAP

RIDGEVIEW VILLAGE ESTATE UNIT 3 TM84-0196E - 10 LOTS
 RIDGEVIEW VILLAGE ESTATE UNIT 4 TM95-1309 - 12 LOTS
 EL DORADO HILLS, CALIFORNIA



Appendix E

SLOPE MAP
 RIDGEVIEW VILLAGE ESTATE UNIT 3 TM84-0196E - 10 LOTS
 RIDGEVIEW VILLAGE ESTATE UNIT 4 TM95-1309 - 12 LOTS
 EL DORADO HILLS, CALIFORNIA
 SCALE: 1" = 40'



LEGEND

Color	Range Beg.	Range End	Percent	Area
	0.00	30.00	51.0	1030022.70
	30.00	60.00	49.0	989193.05

Appendix F

Post-It® Fax Note	7671	Date	11-14	# of pages	2
To	Bull Dept	From	Dur (250007)		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	520-644-1054	Fax #			

Page 3, TM95-1309
Conditions of Approval

wi
civ

It be prepared by a licensed
proved site plans and shall

include slope stabilization and erosion control methods acceptable to the El Dorado County Resource Conservation District. Provisions for the disposal of excess fill material shall be incorporated into the individual grading and/or building permit(s), filed with the Building Department (this condition will be duplicated as a condition of approval for the Development Plan).

Lots where the street at the access point is in excess of a 6 foot cut or fill height shall be indicated on the final map. The developer shall demonstrate, in conjunction with the improvement plans, that each lot is accessible by County standards, including the provisions of this condition.

For driveways in cut slopes, the County Engineer may require test pits be excavated at the point of deepest excavation for the proposed driveway, utilizing a case 580 backhoe or equivalent, to demonstrate the constructability of the proposed driveway.

Part 1:

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

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

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

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

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

C. If an access road connection, built to fire safe regulation standards along the alignment of the off-site sewer line location, connects Weststar Lane to B Court, then the restriction on the number of lots on Weststar Lane and B Court may be removed.

(Staff comment: The provision of a through road, although temporary, allows the redefinition of Weststar Lane to that of a through road, which does not have the 24 lot

limit. This option is provided at the developers request, and is subject to the developer acquiring permission from the adjacent property owner for road access.)

Part 2:

No more than 24 proposed parcels shall be shown on Court D. Lot 19 may be redesigned to access from C Drive, resulting in the need to reduce only one lot from lots 45 through 69.

An irrevocable offer of dedication, in fee, shall be made of 50 feet in width for the proposed roads, with slope easements where necessary. Said offer will be rejected at the time of the final map, in which case, a homeowners agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.

An irrevocable offer of dedication, in fee, shall be made of 60 feet in radius for the cul-de-sacs, with slope easements where necessary. Said offer will be rejected at the time of the final map. A homeowners agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.

A final drainage plan shall be submitted to and approved by the Department of Transportation. Drainage which is collected and routed between lots, as shown on the Preliminary Grading and Drainage Plan, shall be conveyed via underground pipe and not open channel. All drainage facilities shall be designed in compliance with the County Drainage Manual. The developer shall install all drainage facilities shown on the plan with the respective phase of construction.

14. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund drainage facilities' maintenance.

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

The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District. If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the Soil Conservation Service for review and recommendation to the Department of Transportation. The Department of