



**Design Review Committee
Regular Meeting Agenda
Tuesday, February 6, 2024
8:00 AM**

**1021 Harvard Way, El Dorado Hills, CA 95762
Norm Rowett Pavilion**

AMENDED

Don Sgamba, Chairman

Bill Willman, Vice Chairman

David Pivetti, Member

Sandy Simmons, Member

Wayne Lowery, Alternate

Jacqueline Penn, Alternate

Nicole Davidson, Alternate

CALL TO ORDER¹

- Roll Call

GENERAL PUBLIC COMMENT²

CONSENT CALENDAR³

1. Adoption of Agenda - **Amended**
2. Approval of Minutes, January 30, 2024
3. Approval of Solar Applications

SOLAR

None

OLD BUSINESS

OB1. VILLAGE: Treviso at Ridgeview Unit 3 Lot 110 APN 120-670-006
NAME: Bilyk, Yuriy & Olena
SITE: 1040 Via Treviso
RE: Oak Tree Removal **and Retaining Walls** (1/23/24)
**MOTION: The agenda was amended to include retaining walls.
(Lowery/Simmons) 4-0**

NEW BUSINESS

NB1. VILLAGE: Ridgeview Village Unit 1 Lot 67 APN 120-172-019
NAME: Gardiner, Kane
SITE: 3490 Patterson Way
RE: Roof: CertainTeed Landmark TL Solaris CoolRoof
Color: Solaris Moire Black (1/25/24)

NB2. VILLAGE: Crescent Ridge Unit 2 Lot 47 APN 120-511-008
NAME: Cate, David
SITE: 403 Platt Circle
RE: Exterior Paint (1/25/24)

NB3. VILLAGE: Ridgeview Village Unit 1 Lot 50 APN 120-172-001
NAME: Williams, Irene
SITE: 3539 Ridgeview Drive
RE: Exterior Paint (1/31/24)

NB4. VILLAGE: Green Valley Hills Unit 2 Lot 20 APN 110-321-058
NAME: Claiborne, Amanda & Zach
SITE: 2148 Bates Circle
RE: Landscaping (1/31/24)

DISCUSSION & INFORMATIONAL ITEM(S)

None

ADJOURNMENT

The next regularly scheduled meeting of the District's Design Review Committee is **Tuesday, February 13, 2024, at 8:00 AM** in the Norm Rowett Pavilion located at 1021 Harvard Way, El Dorado Hills, California.

NOTICE TO PUBLIC

This agenda and packet items are available online at the EDHCSO website:

https://www.eldoradohillscsd.org/residents/design_review/drc_meeting_schedule.php

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance or materials to participate in this meeting, please contact the District Office

at (916) 933-6624 or residentservices@edhcsd.org.

Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and agenda materials.

1APPEALS

Any approval or denial by the Design Review Committee may be appealed to the District's Board of Directors within 10 business days following the meeting. Appeal forms are available on the District website, <https://www.eldoradohillscsd.org> or can be made available for pickup at the Resident Services Office at 1021 Harvard Way.

2PUBLIC COMMENTS

At this time, members of the public may address the Design Review Committee regarding any item within the subject matter jurisdiction of the Design Review Committee, provided that NO action may be taken on items not on the agenda unless authorized by law. Comments shall be limited to three (3) minutes per person and to an overall time limit of twenty (20) minutes per topic.

3CONSENT CALENDAR

All matters on the consent Calendar are to be approved by one motion unless a Committee Member requests separate action on a specific item. Members of the audience who wish to address any item on the Consent Calendar must do so before Design Review Committee action is taken.



**Design Review Committee
Regular Meeting Minutes
Tuesday, January 30, 2024
8:00 AM**

**1021 Harvard Way, El Dorado Hills, CA 95762
Norm Rowett Pavilion**

Don Sgamba, Chairman

Bill Willman, Vice Chairman

David Pivetti, Member

Sandy Simmons, Member

Nicole Davidson, Member

Wayne Lowery, Alternate

Jacqueline Penn, Alternate

CALL TO ORDER¹ 8:01 AM

- **Roll Call:** Committee members present Sgamba, Pivetti, Simmons, Lowery, and Penn. Staff Services Analyst Talley Cain and Administrative Assistant Rebecca Truman were also present.

GENERAL PUBLIC COMMENT²

CONSENT CALENDAR³

1. Adoption of Agenda
2. Approval of Minutes, January 23, 2024
3. Approval of Solar Applications

SOLAR

None

CONSENT CALENDAR APPROVED (Lowery/Simmons) 5-0

OLD BUSINESS

None

NEW BUSINESS

NB1. VILLAGE: Highland Village Unit 4A Lot 4 APN 126-330-004
NAME: Tran, Ha
SITE: 1201 Lomond Drive
RE: Extension Request for New Home Approval (1/12/24)
MOTION: Approved (Lowery/Pivetti) 5-0
The New Approval Expiration Date is February 14, 2026

NB2. VILLAGE: Treviso at Ridgeview Unit 4 Lot 6 APN 120-700-006
NAME: Bilyk, Yuriy & Olena
SITE: 1022 Via Treviso
RE: New Home, Landscaping, & Oak Tree Removal (1/23/24)
MOTION: Approved (Lowery/Penn) 4-1 Simmons Opposed
Roofing Material: GAF EverGuard TPO
Color: Tan 820

NB3. VILLAGE: Treviso at Ridgeview Unit 3 Lot 110 APN 120-670-006
NAME: Bilyk, Yuriy & Olena
SITE: 1040 Via Treviso
RE: Oak Tree Removal & Driveway Construction (1/23/24)
MOTION: Held Over – Request for Committee Members to drive by property.

DISCUSSION & INFORMATIONAL ITEM(S)

None

ADJOURNMENT 8:36 AM

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APPEALS

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3CONSENT CALENDAR

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OB1. VILLAGE: Treviso at Ridgeview Unit 3 Lot 110 APN 120-670-006
NAME: Bilyk, Yuriy & Olena
SITE: 1040 Via Treviso
RE: Oak Tree Removal (1/23/24)

times the Development is referred to herein by its common name for identification and marketing purposes which is "Treviso at Ridgeview".

Section 1.17. "Emergency Assessment" means an Assessment that the Association is authorized and empowered to impose under the limited circumstances defined in Section 4.05, below.

Section 1.18. "Governing Documents" is a collective term that means and refers to this Declaration and to the Articles, the Bylaws and the Association Rules.

Section 1.19. "Improvement" as used herein includes, without limitation any improvement or project undertaken or contemplated by an Owner (other than the Declarant) within any portion of the Development involving the construction, installation, alteration or remodeling of any Residence, garages, permitted out buildings, walls, fences, swimming pools, landscaping, landscape structures, patio awnings, solar heating equipment, spas, antennas, television satellite reception equipment, utility lines or any other structure of any kind. Improvement projects are subject to architectural review and approval pursuant to Article V, below. In no event shall the term "Improvement" include any improvement, alteration or construction project located entirely within an existing Residence structure.

Section 1.20. "Lot" means any parcel of real property designated by a number on the Subdivision Map for the Development. When appropriate within the context of this Declaration, the term "Lot" shall also include the Residence and other Improvements constructed or to be constructed on a Lot.

Section 1.21. "Maintenance Areas" means all real property owned and/or maintained by the Association for the benefit of the Owners and residents of Treviso at Ridgeview. The Maintenance Areas are more particularly described in Section 7.01, below. Maintenance Areas are not "common area" as that term is defined in Civil Code section 1351(b).

Section 1.22. "Majority of a Quorum" means the vote of a majority of the votes cast at a meeting or by written ballot when the number of Members attending the meeting in person or by proxy or the number of members casting written ballots equals or exceeds the quorum requirement for Member action, as specified by the Bylaws or otherwise by statute.

Section 1.23. "Member" means every person or entity who holds a membership in the Association and whose rights as a Member are not suspended pursuant to Section 13.06, below.

Section 1.24. "Mortgage" means any security device encumbering all or any portion of the Development, including any deed of trust. "Mortgagee" shall refer to a beneficiary under a deed of trust as well as to a mortgagee in the conventional sense.

Section 1.25. "Overall Development" means the Initial Covered Property and the Annexable Property.

Section 1.26. "Owner" means any person, firm, corporation or other entity which owns a fee simple interest in any Lot. The term "Owner" shall include the Declarant for so long as the Declarant owns any Lot within the Development, and, except where the context otherwise

Notice is in error. If the Owner wishes to submit an explanation, it must be mailed to the Association within fifteen (15) days of the postmark of the Delinquency Notice. The Board shall respond in writing to the Owner within fifteen (15) days of the date of the postmark of the Owner's explanation. Owners who are delinquent in the payment of Assessments may also request, at the time the Owner submits his or her explanation, an opportunity to meet and confer with the Board.

Section 4.11. Transfer of Lot; Effect on Assessment Obligations. The following rules shall govern the right of the Association to enforce its Assessment collection remedies following the sale or foreclosure of a Lot:

(a) No sale or transfer of a Lot as the result of foreclosure, exercise of a power of sale, or otherwise, shall relieve the new Owner of such Lot (whether it be the former beneficiary of the first Mortgage or other prior encumbrance or a third party acquiring an interest in the Lot) from liability for any Assessments which thereafter become due with respect to the Lot.

(b) No sale or transfer of a Lot as the result of foreclosure, exercise of a power of sale, or otherwise, shall affect the Association's right to maintain an action against the foreclosed previous Owner personally to collect the delinquent Assessments, late charges, interest and associated costs of collection incurred prior to and/or in connection with the sale or transfer.

ARTICLE V

DESIGN REVIEW AND APPROVAL OF IMPROVEMENT PROJECTS

Section 5.01. Design Review Committee Approval of Improvements.

(a) Approval Generally. Prior to commencement of construction or installation of any Improvement within the Development (as defined in Section 1.15, above), other than the initial construction of Residences by any Declarant, the Owner planning such Improvement must submit to the Design Review Committee a written request for approval. The Owner's request shall include structural plans, specifications and plot plans satisfying the minimum requirements set forth in the Design Guidelines adopted pursuant to Section 5.05, below. Unless the Committee's approval of the proposal is first obtained, no work on the Improvement shall be undertaken. The Committee shall base its decision on the criteria described in Section 5.06, below.

(b) Modifications to Approved Plans Must Also Be Approved. Once a proposed work of Improvement has been duly approved by the Design Review Committee, no material modifications shall be made in the approved plans and specifications therefore and no subsequent alteration, relocation, addition or modification shall be made to the work of Improvement, as approved, without a separate submittal to, and review and approval by, the Committee. If the proposed modification will have, or is likely to have, a material affect on other aspects or components of the work, the Committee, in its discretion, may order the Owner and his or her contractors and agents to cease working not only on the modified component of the Improvement, but also on any other affected component.

In the event that it comes to the knowledge and attention of the Association, its Design Review Committee, or the agents or employees of either that a work of Improvement, or any

shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. Timers shall be implemented on lighting fixtures at night, where applicable, to avoid continual lighting of surfaces. Lighting plans shall be provided to the Design Review Committee as part of the submittal process for any building, or landscape plans.

Section 6.15. Patios, Walkways and Driveways. All driveways, patio and walkway materials shall be architecturally compatible to the design of the main structure. No gravel/oil and chip/natural soil or any unsecured finish is permitted. **No driveway pavement shall be wider than sixteen (16) feet over fifty (50%) percent of the total pavement area without specific prior approval of the Design Review Committee.** Condition of Approval No. 5 states driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements. 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.

For driveways in cut slopes, the County Engineer may require test pits to 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.

Some Lots, at the sole discretion of the Declarant, may share a common driveway and the rights and obligations of the Owners of those Lots with respect to the use, maintenance and repair of the shared driveway shall be as set forth in the Declaration of Shared Driveway Easements and Maintenance Agreements that may be recorded concurrently or subsequently with this Declaration.

Section 6.16. Water Systems and Pools. No individual water supply system or swimming pool shall be permitted on any Lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the appropriate public health authority and the Design Review Committee. Approval of such systems as installed shall also be obtained, if required, by any responsible governmental agency.

Section 6.17. Garages. Each Residence shall have at least a two-car garage which may be either of an attached or detached design. All garage doors shall be painted to match the base color of the home or be of natural wood color.

Section 6.18. Fences. All screening and fencing must comply with this Section:

(a) The Improvements must be approved by the Design Review Committee and must be designed to conform to the design of the proposed or existing residence;

(b) Such screening must be architecturally designed and must employ in its construction only materials consisting of ornamental iron, tubular steel, masonry, natural stone, or wrought iron or a combination thereof (all fencing shall be fire retardant per the Fire Safe Plan). Other types of fencing materials may be submitted for review and approval by the Design Review Committee;

(c) All screening and fencing must be maintained in a good sound structural manner, and painted periodically so it does not appear shabby or unkempt;

(d) Screening and fencing must be so designed as to face its most attractive side toward the street or toward any neighboring vacant Lots; and

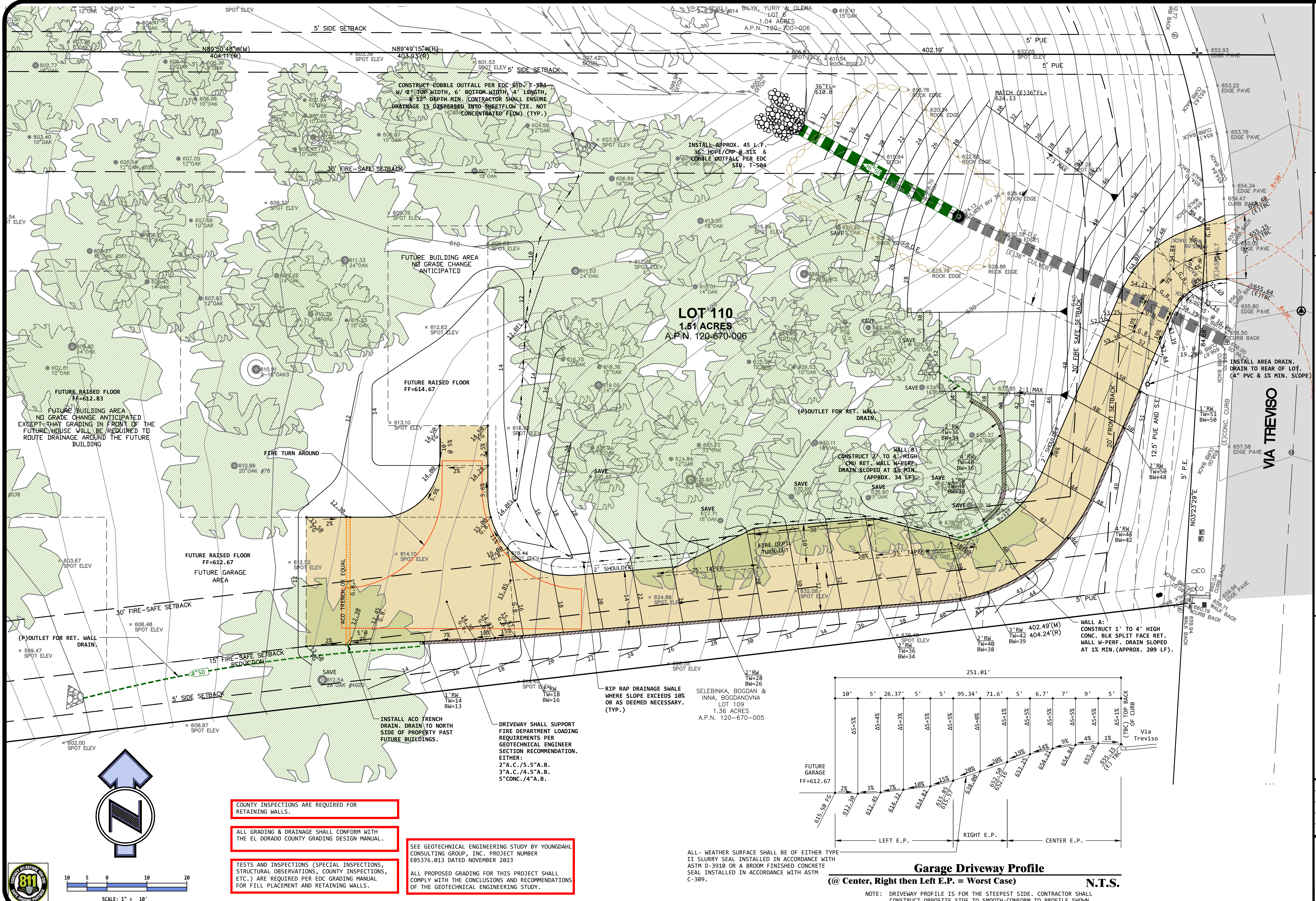
(e) It is desired but not required (except under special conditions) that all fencing be completed during the initial construction.

Section 6.19. Landscaping. Plans for the construction of Residences shall include a landscape plan approved by the Design Review Committee. Front yard landscaping must be completed no later than ninety (90) days after the issuance of a certificate of occupancy for the Residence, and all approved landscaping on the Lot must be completed within twelve (12) months following the issuance of a certificate of occupancy, regardless of whether the home is actually occupied.

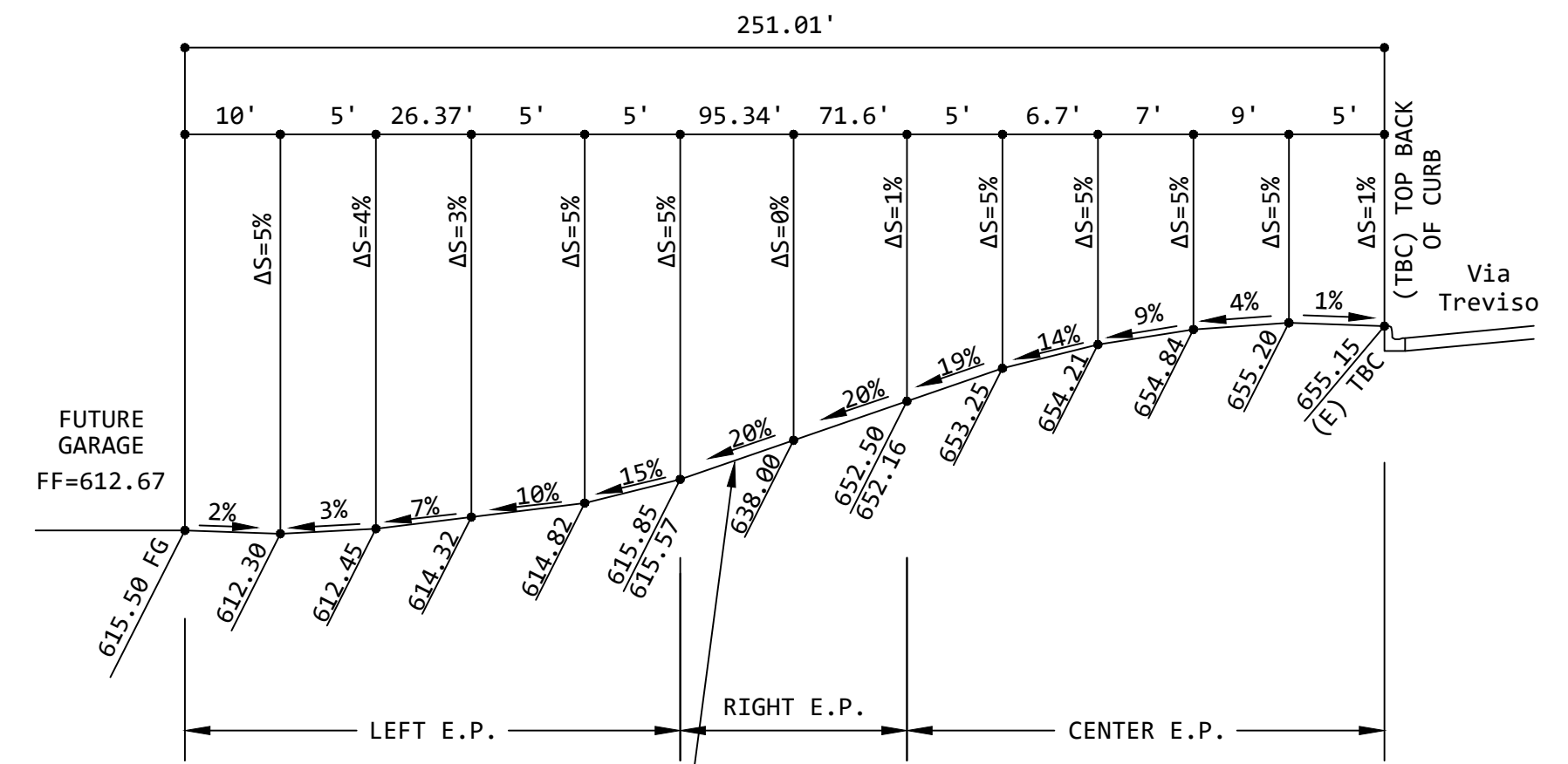
Section 6.20. Grading Restrictions; SWPPP Requirements. Grading work on Lots is limited to the construction of driveways (limit of one (1) driveway per Lot) and such additional grading as may be reasonably necessary for construction, as authorized by the County (i.e., there shall be no mass pad grading). All grading and improvements on individual Lots shall comply with applicable federal, state, and County storm water and erosion control regulations. Per the Conditions of Approval, construction of driveways shall be completed prior to the finalizing of building permit(s), filed with the Building Department, for each individual Lot. Site improvement plans for each Lot shall be prepared by a licensed civil engineer. 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.

Section 6.21. Oak Tree Mitigation Requirements. As of the recordation date of this Declaration, the County of El Dorado is in the process of adopting an oak tree preservation and mitigation ordinance which has as its objective to optimize the preservation of oak trees and, where preservation is infeasible, to compensate for the loss of trees through a mitigation program involving the payment of fees for each tree removed in order to fund programs from planting replacement oak trees at other available sites. Pending adoption of the final oak tree preservation and mitigation ordinance, any disturbance, pruning or removal of native oak trees on Lots in the Initial Covered Property shall be undertaken only with the prior approval of the Design Review Committee and in compliance with all applicable County ordinances, policies and regulations. At any time following adoption of a final oak tree preservation and monitoring ordinance by the County, the Declarant (for so long as the Declarant owns any Lots in the Development) or the Association shall have the right, without further approval of the Owners, to record a Supplemental Declaration, referencing this Section, for the sole purpose of imparting notice to then current and future Owners of Lots in the Development of the existence of the oak tree preservation and monitoring ordinance and to note any modifications to the requirements of this Section that may result from the requirements imposed by the ordinance, as ultimately adopted by the County.

Section 6.22. Naturally Occurring Asbestos. The Treviso at Ridgeview subdivision is located in an area containing naturally occurring asbestos. Naturally occurring asbestos has previously been detected in the native rock formations and soils at many locations throughout El Dorado County. Asbestos may become a risk to humans when it is contained in airborne dust. Each Lot potentially has naturally occurring asbestos present in its soils and thus, when



LOT 110
1.51 ACRES
A.P.N. 120-670-006



Garage Driveway Profile
(@ Center, Right then Left E.P. = Worst Case) N.T.S.

NOTE: DRIVEWAY PROFILE IS FOR THE STEEPEST SIDE. CONTRACTOR SHALL CONSTRUCT OPPOSITE SIDE TO SMOOTH-CONFORM TO PROFILE SHOWN.

COUNTY INSPECTIONS ARE REQUIRED FOR RETAINING WALLS.

ALL GRADING & DRAINAGE SHALL CONFORM WITH THE EL DORADO COUNTY GRADING DESIGN MANUAL.

TESTS AND INSPECTIONS (SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, COUNTY INSPECTIONS, ETC.) ARE REQUIRED PER EDC GRADING MANUAL FOR FILL PLACEMENT AND RETAINING WALLS.

SEE GEOTECHNICAL ENGINEERING STUDY BY YOUNGDAHL CONSULTING GROUP, INC. PROJECT NUMBER E05376.013 DATED NOVEMBER 2023

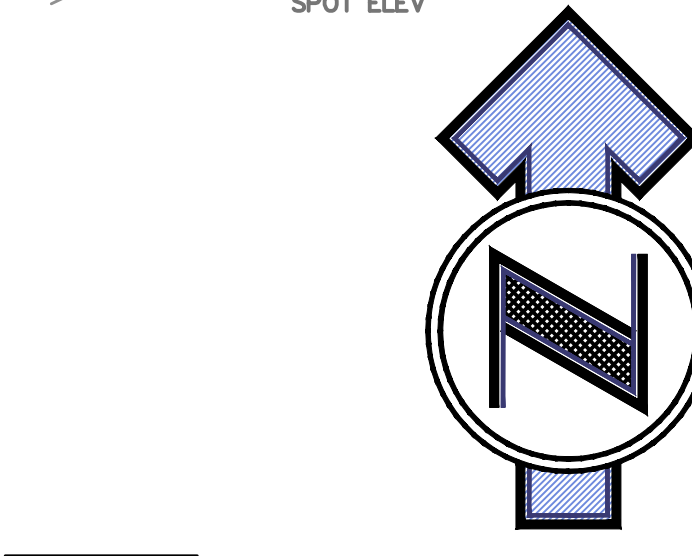
ALL PROPOSED GRADING FOR THIS PROJECT SHALL COMPLY WITH THE CONCLUSIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING STUDY.

RIP RAP DRAINAGE SWALE WHERE SLOPE EXCEEDS 10% OR AS DEEMED NECESSARY. (TYP.)

SELEBINKA, BOGDAN & INNA, BOGDANOVA LOT 109 1.36 ACRES A.P.N. 120-670-005

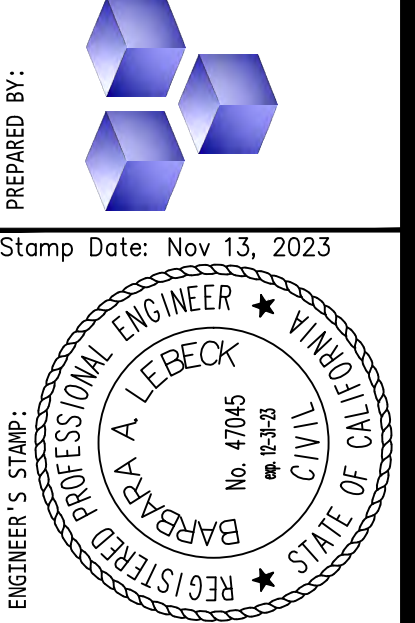
DRIVEWAY SHALL SUPPORT FIRE DEPARTMENT LOADING REQUIREMENTS PER GEOTECHNICAL ENGINEER SECTION RECOMMENDATION. EITHER:
2"A.C./5.5"A.B.
3"A.C./4.5"A.B.
5"CONC./4"A.B.

INSTALL ACO TRENCH DRAIN. DRAIN TO NORTH SIDE OF PROPERTY PAST FUTURE BUILDINGS.



SCALE: 1" = 10'

LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95662
Ph. (530) 677-4080
www.lebeckeng.com



GRADING PLANS
GRADING PLAN
Lot 110, Ridgeview Village Estates, Unit No. 3
1040 Via Treviso., El Dorado Hills, CA APN: 120-670-006

PREPARED FOR:
KATERYNA, YURIY, & OLENA BILYK
464 SERPA WAY
FOLSOM, CA 95630
916-833-6811 home
EMAIL: bilyky@hotmail.com

Project # 23-113
Date: JULY 2023
Scale: 1" = 10'
Designed by: B. Lebeck
Drawn by: J. Peralta
SHEET NO.

Plot Date: Nov 13, 2023



California Tree and Landscape Consulting, Inc.

November 7, 2023

Mr. Yuriy Bilyk
bilyky@gmail.com

Re: Amended Oak Resources Technical Report & Tree Protection Plan for 1040 Via Treviso, El Dorado County, California, APN 120-067-006

Executive Summary:

Mr. Yuriy Bilyk contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on-site or within 25’ of development for the purpose of evaluating the impacts to the trees. In addition, we are to provide a Tree Preservation Plan for protection of the trees to remain during the development process. The property is located at 1040 Via Treviso, El Dorado County, California and is in the jurisdiction of the County of El Dorado. (See Supporting Information, Appendix 1 – Tree Location Map.)

ISA Certified Arborist, Tyler Thomson WE12751A, visited the property on September 6, 2023, to evaluate the trees and onsite conditions. The entire work area was inspected. The woodlands outside of the graded area to the southerly portion of the property have no construction proposed and no impact to the oak woodland. The oak trees required to be inventoried are native oak trees individual oak trees 6 inches diameter and greater, and oak woodland oak trees 24 inches diameter and greater, including Heritage Trees 36 inches diameter and greater. There was one Blue oak tree 24 inch diameter or greater on the site. There were no individual oak trees, Valley Oak trees, or Heritage Trees on the site.

The current project is just covering the installation of the driveway into the property. No home construction is included in this report. The site is oak woodland, and all impact will be calculated based on oak woodland impacts, with no individual oak trees considered or impacted by the project. The parcel is 1.51 acres. The oak woodland is 1.08 acres, 71.5%. The oak woodland that will be impacted by the proposed driveway is 0.039 acres, 3.2% of the oak woodland, which falls into the 1:1 mitigation ratio. (See Supporting Information, Appendix 1 – Map of the Property showing canopy coverage and development area calculations.) The total mitigation fee due is \$323.12.

TABLE 1 – Tree Removal and Mitigation

		Valley Oak, <i>Quercus lobata</i>	Interior Live Oak, <i>Quercus wislizeni</i>	Blue Oak, <i>Quercus douglasii</i>	Trunk Diameter Inches	Inches requiring Mitigation
Individual Native Oak Trees		0	0	0	0	0
Oak Trees to be Removed within the woodland areas, >6"		0	0	0	0	0*
Trees 24" + assessed		0	0	1	29.5	n/a
Trees to be removed within the woodland areas >24" and <36"		0	0	0	0	0
Heritage Trees		0	0	0	n/a	n/a
Heritage Trees to be removed		0	0	0	0	0
Oak Woodlands						
Acreage of Oak Woodland, % of property	1.08, 71.5%					
Acreage of <u>Woodlands</u> to be Impacted or Removed	0.039					
Percentage of existing woodlands to be removed	3.6%	(1:1 ratio)				
In lieu fees: Costs based on 1:1 ratio for the Removal of 0.039 acres of Oak Woodland				0.039 Acres x \$8,285 = \$323.12		
Total				\$323.12		

Assignment

Perform an examination of the site to document the presence and condition of trees protected by the County of El Dorado Oak Resources Conservation Ordinance and provide documentation appropriate for submittal to obtain a permit to grade the property and construct a driveway to a new residence. Prepare a report to comply with the Oak Resources Conservation Ordinance. Our site inspection found the proposed impacted trees for the proposed driveway.

* All trees 24" and greater to be removed are included in the woodland removal calculations.

There was a proposed structure outline, however the plans and proposed impact of the oak woodland for the proposed structure was not requested.

Methods

The inventoried trees evaluated for of this report have a numbered tag that was placed on each one that is 1-1/8” x 1-3/8”, green anodized aluminum, “acorn” shaped, and labeled: CalTLC, Auburn, CA with 1/4” pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10+ years depending on the species, before it is enveloped by the trees’ normal growth cycle.

A Level 2 Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the 360-degree observation from the ground of conditions, defects, and responsive growth which are visible to the assessor. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the ability to perform a complete visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or Samsung. The aerial image is shown with the approximate locations of the trees. The map that calculates the mitigation fees has the Heritage Trees in approximate locations.

Tree Measurements: DBH (diameter breast high) is normally measured at 4’6” (above the average ground height). If conditions vary due to branches, swollen trunks, co-dominant leaders or responsive growth, the height where the appropriate diameter is measured is noted. A steel diameter tape was used to measure the DBH for all trees. A tape measure or pacing was used to measure canopy radius. Canopy radius measurements may have been estimated due to obstructions, such as steep slopes or other trees.

TERMS

Field Tag # The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.

Old Tag # If additional field tags are found on the trees and are legible, they are listed here.

Species The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.

DBH Diameter breast high' is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”

Measured at Height above average ground level where the measurement of DBH was taken

Canopy radius The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Protection Plan and Tree Location Map, if included, as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.

Protected Root Zone The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good	4	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential

			structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts and/or Encroachments Projected tree response to development processes are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative responses. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Encroachments and Development Impacts are measured as follows:

Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Encroachment to the Protected Root Zone is less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Encroachments into the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Encroachments to the Protected Root Zone are less than 35% and species tolerance is good or moderate. Note: A tree in fair or fair to poor health in this category would be categorized as Severe and mitigation may be required.
Impacted Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Impacted Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

DISCUSSION

According to the El Dorado County Oak Conservation Ordinance No. 5061 Sec. 130.39.050, the Oak Resource Mitigation calculation is based on the area of oak woodland impacted, the percent of oak woodland being impacted to determine the ratio multiplier, the individual oak trees growing outside of oak woodland being impacted, Heritage Trees both in oak woodlands and individual trees being impacted, and Valley Oak trees both in the woodland and individual trees. The total property area is approximately 65,776 square feet or 1.51 acres. The total oak woodland on the property is 44,043 square feet or 1.08 acres. The oak woodland coverage is 71.5% of the total site area.

There were no individual trees found to be impacted by the proposed construction of the driveway, and no proposed individual oak trees, Heritage Trees, or Valley Oak trees were found on the site. The mitigation fee is based on the impact to the oak woodland area for the construction of the driveway. No home construction is included in this report.

The total oak woodland proposed for removal and impact for the project is 0.039 acres. The total amount of oak woodland impacted by the development is 3.6%. The Oak Woodland Mitigation Ratio is determined by the amount of existing Oak Woodland canopy being impacted. The mitigation ratio chart for El Dorado County ORMP is:

Percent of Oak Woodland Impact	Oak Woodland Mitigation Ratio
0-50%	1:1
50.1 – 75%	1.5:1
75.1-100%	2:1

The proposed oak woodland impact of 3.6% falls into the Oak Woodland Impact range of 0-50% range. The proposed oak woodland impact requires a 1:1 mitigation ratio for 0.039 acres.

The proposed 0.039 acres of total impacted acres of oak woodland will require mitigation at the cost of \$8,285.00 per acre at the 1:1 mitigation ratio rate, for a total acreage of 0.039 acres and a total mitigation fee of \$323.12.

There are 0 impacted individual oak trees, 0 diameter inches and the required Individual Tree mitigation of \$0.00.

There were 0 impacted Heritage Trees in Fair or better condition, 0 diameter inches and the required Heritage Tree mitigation of \$0.00.

There were 0 impacted Valley Oak trees, 0 diameter inches and the required Valley Oak Tree mitigation of \$0.00.

The total mitigation fee for the proposed project will be \$323.12.

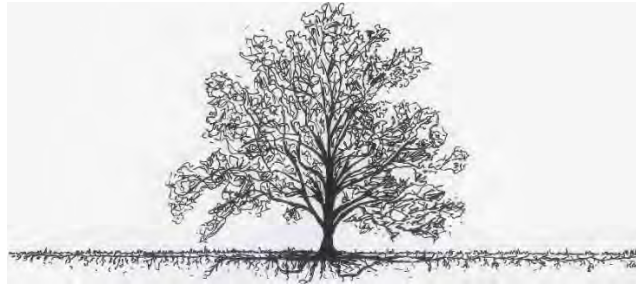
The oak woodland mitigation requirements for the project was calculated based on the following information:

- Total area of the project area: 65,776 square feet, or 1.51 acres**
- Total parcel area with oak woodland: 44,043 square feet or 1.08 acres**
- Total percent of existing oak woodland 71.5 %**
- Total area of total oak woodland to be impacted: 1,699 square feet, or 0.039 acres**
- Total percent of oak woodland to be impacted: 3.6%**
- Oak Woodland Mitigation Ratio: 1:1**
- Oak woodland area of sick/dying trees exempt from mitigation 0 square feet or 0 acres**
- Total area of Oak Woodland to be mitigated: 1,699 square feet, or 0.039 acres**
- Total number and diameter inches of individual oak trees to be removed: 0 trees, 0 diameter inches: \$0.00**
- Total number and diameter inches of Heritage Trees to be removed: 0 trees, 0 diameter inches: \$0.00**
- Total area of pre-mitigated oak canopy to be removed: 0 sq. ft.**
- Total area of oak canopy required to be mitigated: 1,699 square feet, or 0.039 acres**
- Total Oak Woodland Area Impacted Mitigation: 0.039 acres @ \$8,285 per acre = \$323.12**
- Individual Oak tree Impacted Mitigation: 0 trees, 0 inches, \$153 per inch: \$0.00**
- Heritage Tree Impacted Mitigation: 0 trees, 0 inches, \$459 per inch: \$0.00**
- Total Amount of Oak Resource Mitigation: \$323.12**

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the County ordinance requirements. Post construction tree longevity is often determined during development by the willingness of the contractor and subcontractors to adhere to the recommendations. Root zones must remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. The most effective methodology for preserving trees is exclusion. Simply walking and driving on soil has serious consequences for tree health and accordingly, exclusionary fencing in the most appropriate location will be the most important recommendation for protecting trees during development.

The arborist recommendation for where to place the exclusionary fencing is based on Best Management Practices¹ and experience working in the development industry. The majority of a tree’s roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6” to 3’ of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants’ roots need both water and air for survival.

¹ (Smiley, 2008)



Root structure of a mature tree, shown as twice the canopy in the top 3-4' of the soil

Arborist Classifications

Arboriculture is a broad industry and there are different types of Arborists with different qualifications.

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know any of the science of tree growth and response to pruning or root impacts.

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: <https://www.asca-consultants.org/>

The **project arborist** for your development project is a consulting arborist with experience in interpretation of the County ordinances and requirements, preparation of Tree Protection Plans, onsite supervision of mechanical equipment during grading near trees, and communications with the County regarding tree preservation issues. The project arborist is responsible for notification to the County of the anticipated impacts to the individual trees and woodlands, as well as, verification of the actual impacts at the end of the project. The project arborist will provide an unbiased professional opinion as to the likelihood of survival of the trees retained during development.

Clearance Pruning & Mechanical Damage

The removal of lower foliage from a tree to prevent limb breakage by equipment is often necessary but can cause a significant reduction in the long-term viability of a tree due to fungal infection at the site of the wound. In addition, trees without adequate protection may sustain mechanical damage. Any wound can be an entry site for disease.

Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. According to *Evaluation of Hazard Trees in Urban Areas* (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals, and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



The project arborist should review any proposed pruning and directly supervise the pruning for adherence to industry standard practices.

SUMMARY OF TREE PROTECTION MEASURES

All tree protection fencing must be installed before any clearing, grubbing, grading, or construction

1. The project arborist is required to inspect the tree protection fencing prior to resuming grading and/or grubbing for compliance with the required protection zones
2. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

3. If Hardwood mulch is required inside the protection fencing (see protection detail), mulch composition is to be from onsite materials, such as trees to be removed, or only as approved by the project arborist. Decorative bark, including Cedar and Redwood, do not qualify.
4. Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
5. **All stumps within the root zone of trees to be preserved** shall be ground out using a stump router or left in place. No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment to tear out of the ground.
6. The project arborist will monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

CONCLUSION

The proposed oak woodland impact of 3.6% falls into the Oak Woodland Impact range of 0-50%. The proposed oak woodland impact requires a 1:1 mitigation ratio. The proposed 0.039 acres of total impacted acres of oak woodland will require mitigation at the cost of \$8,285 per acre at the 1:1 mitigation ratio rate, for a total acreage of 0.039 acres and a total mitigation fee of \$323.12. There are no individual trees, Valley Oak trees, or Heritage Trees impacted by the driveway construction covered with this project. The total mitigation fee due is \$323.12.

Report Prepared by:



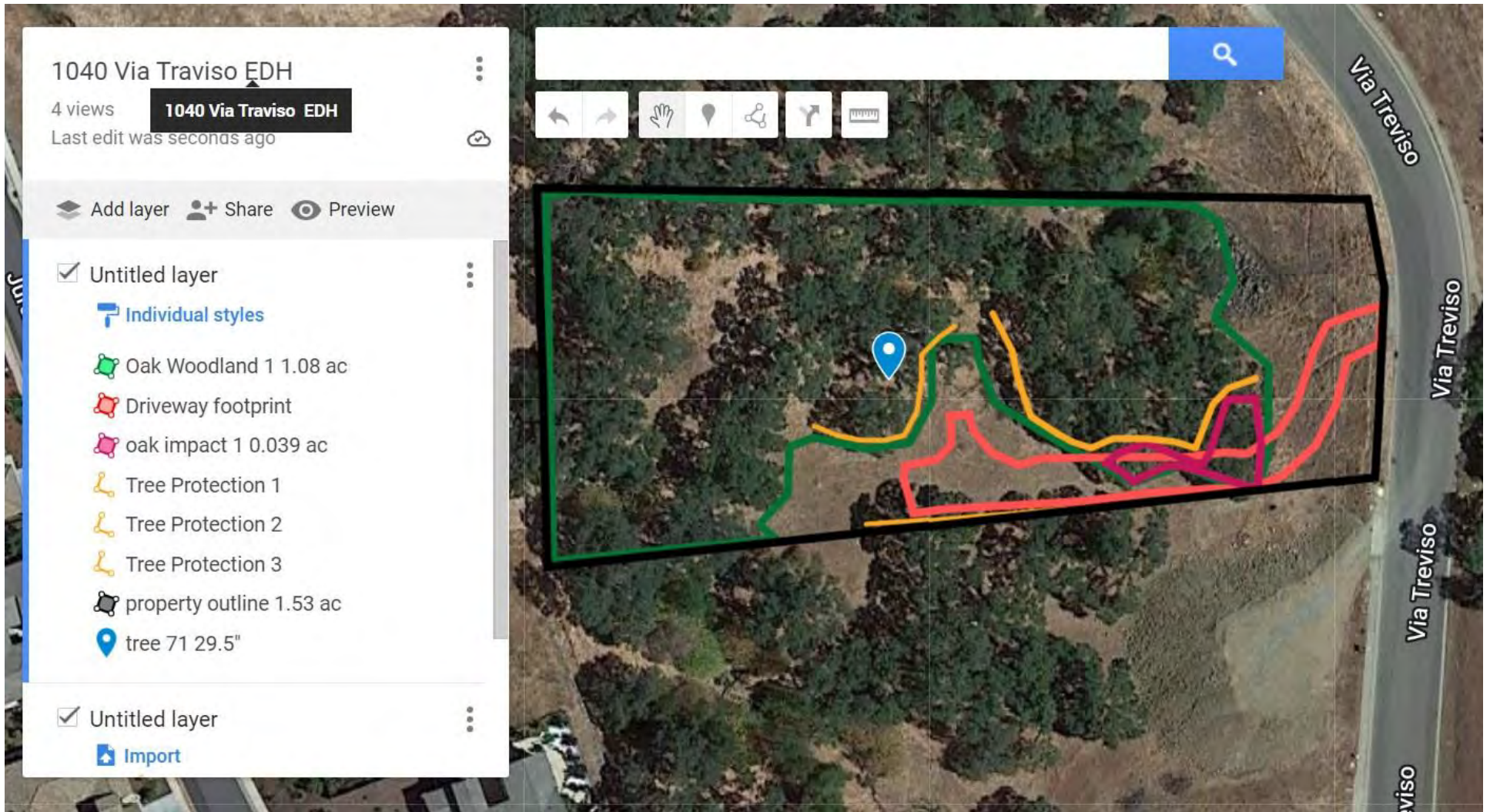
Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

- Enc.: Appendix 1 – Aerial Image showing Oak Woodland Protection.
Appendix 2 – Aerial Image showing trees 24 inches diameter and greater
Appendix 3 – Tree List
Appendix 4 - Images
Appendix 5 – General Practices for Tree Protection

Bibliography

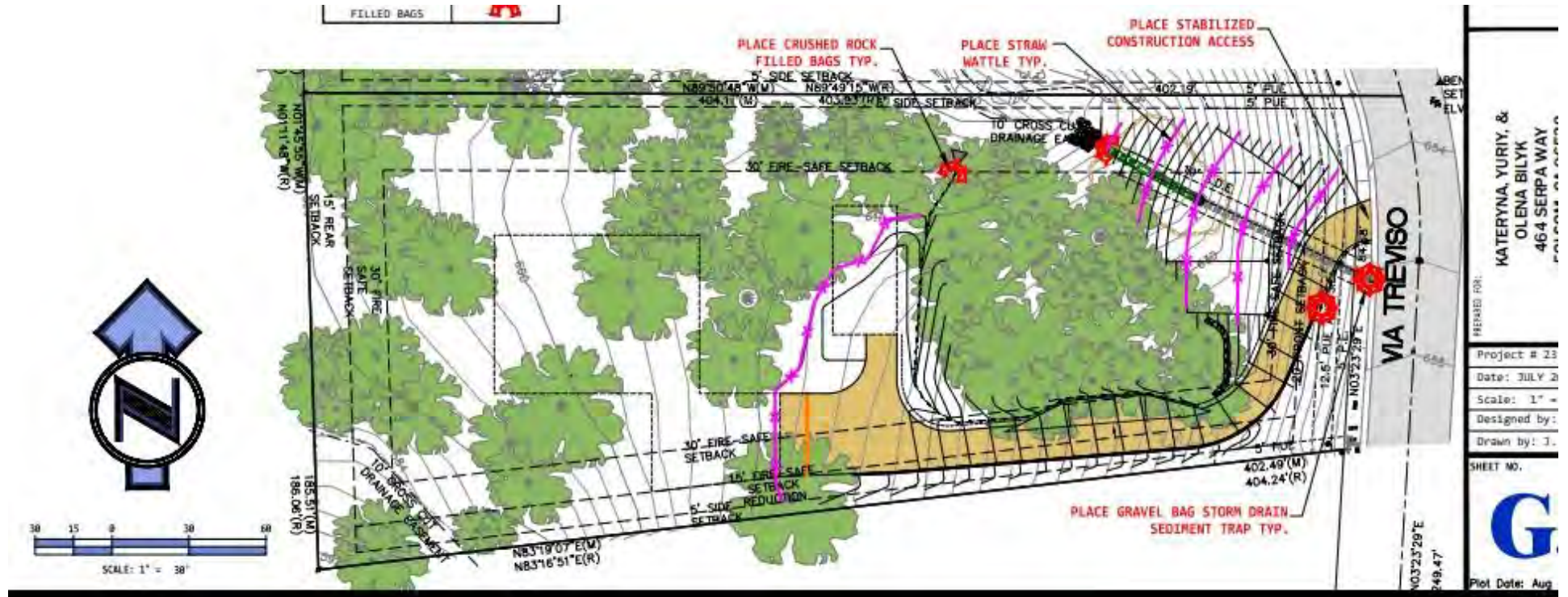
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APPENDIX 1 – SITE PLAN SHOWING OAK WOODLAND



Aerial image with Oak Woodland Impacts

GREEN POLYGON – OAK WOODLANDS 1.08AC, PINK POLYGON – DRIVEWAY FOOTPRINT FOR GRADING, OAK WOODLAND IMPACT 0.073 AC



APPENDIX 2 – AERIAL IMAGE OF TREES 24 INCHES DIAMETER AND GREATER



AERIAL IMAGE SHOWING #71, 29.5", 24 INCH DIAMETER AND GREATER TREES

APPENDIX 3 – TREE LIST

TREE LIST FOR TREES 24” DIAMETER AND GREATER

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project Status
71	Blue Oak Quercus douglasii	29.5	10	23	2 Poor - Major Structure or health problems	deep open cavity in base southeast, base swollen and suspected to be very hollowed out. codominant at 3 feet. high amount of epicormic sprouts on trunks. severe branch die-back, especially south canopy, dead branches up to 5 inch diameter.	Retain

APPENDIX 4 – IMAGES





APPENDIX 5 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1” to 2”. If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor’s ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree’s canopy (out to the dripline, or edge of the canopy), plus 10’. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12” of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6’.

In areas of intense impact, a 6’ chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.²

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Chemical Treatments: The owner or developer shall be responsible to irrigate and contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a bio-fungicide such as Bio-Tam.

² International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.



Tree Protection Fencing – Gold lines

Assignment Assumptions and Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. Consultant makes no warranty or guarantee, express or implied that the problems or deficiencies of the plans or property in question may not arise in the future.
10. Loss or alteration of any part of this Agreement invalidates the entire report.

Report Assumptions and Limitations:

This report provides information about the subject trees at the times of the inspection. Trees and conditions may change over time. This report is only valid for the trees with the conditions present at the times of the inspections. All observations were made while standing on the ground. The inspection consisted of visual observations, using a probe to gain additional information about decay and hollow portions of the tree, and if needed, light excavation was performed to observe shallow depth areas below grade at the base of the trees. No further examinations were requested or performed.

Sincere attempts were made to accurately locate the trees and show the trees on the plan. All tree locations were attempted to be shown as observed in the field.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

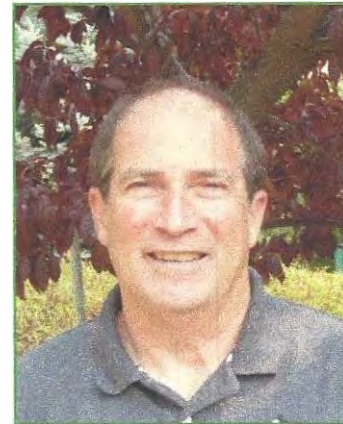
Treatments, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees involved with sidewalk repairs, due to the limited space and work site constraints require root pruning at distances closer than required for maximum tree preservation. These exception decisions on which roots to prune are made with a first confidence that the tree will not fail due to the roots that are cut, and second a second confidence that the tree will not die from the root pruning. There may be some branch dieback, and this must be accepted to avoid the tree removal decision.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Our company goal is to help clients enjoy life with trees, and grow better trees.



California Tree and Landscape Consulting, Inc.



GORDON MANN

EDUCATION AND QUALIFICATIONS

- 1977 Bachelor of Science, Forestry, University of Illinois, Champaign.
- 1982 - 1985 Horticulture Courses, College of San Mateo, San Mateo.
- 1984 Certified as an Arborist, WE-0151A, by the International Society of Arboriculture (ISA).
- 2004 Certified as a Municipal Specialist, WE-0151AM, by the ISA.
- 2011 Registered Consulting Arborist, #480, by the American Society of Consulting Arborists (ASCA).
- 2003 Graduate of the ASCA Consulting Academy.
- 2006 Certified as an Urban Forester, #127, by the California Urban Forests Council (CaUFC).
- 2011 TRACE Tree Risk Assessment Certified, continued as an ISA Qualified Tree Risk Assessor (T.R.A.Q.).

PROFESSIONAL EXPERIENCE

- 2016 – Present CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC (CalTLC). Vice President and Consulting Arborist. Auburn. Mr. Mann provides consultation to private and public clients in health and structure analysis, inventories, management planning for the care of trees, tree appraisal, risk assessment and management, and urban forest management plans.
- 1986 - Present MANN MADE RESOURCES. Owner and Consulting Arborist. Auburn. Mr. Mann provides consultation in municipal tree and risk management, public administration, and developing and marketing tree conservation products.
- 2015 – 2017 CITY OF RANCHO CORDOVA, CA. Contract CityArborist. Mr. Mann serves as the City's first arborist, developing the tree planting and tree maintenance programs, performing tree inspections, updating ordinances, providing public education, and creating a management plan,
- 1984 - 2007CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent. Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.
- 1982 - 1984CITY OF SAN MATEO, CA. Tree Maintenance Supervisor.

For the City of San Mateo, Mr. Mann provided supervision and management of the tree maintenance program, and inspection and administration of the Heritage Tree Ordinance.

1977 - 1982 VILLAGE OF BROOKFIELD, IL. Village Forester.

Mr. Mann provided inspection of tree contractors, tree inspections, managed the response to Dutch Elm Disease. He developed an in-house urban forestry program with leadworker, supervision, and management duties to complement the contract program.

1979 INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.

- Board of Directors (2015 - Present)
- True Professional of Arboriculture Award (2011) o In recognition of material and substantial contribution to the progress of arboriculture and having given unselfishly to support arboriculture.

1982 - Present WESTERN CHAPTER ISA (WCISA). Member.

- Chairman of the Student Committee (2014 - Present)
- Member of the Certification Committee (2007 - Present)
- Member of the Municipal Committee (2009 - 2014) • Award of Merit (2016) In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
- Annual Conference Chair (2012)
- President (1992 - 1993)
- Award of Achievement and President's Award (1990)
- 1985 - Present CALIFORNIA URBAN FORESTS COUNCIL (CaUFC). Member; Board Member (2010 - Present)

1985 - Present SOCIETY OF MUNICIPAL ARBORISTS (SMA). Member. e Legacy Project of the Year (2015) o In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.

- Board Member (2005 - 2007)

2001 - Present AMERICAN SOCIETY OF CONSULTING

ARBORISTS. Member. e Board of Directors (2006 - 2013)

- President (2012)

2001 - Present CAL FIRE. Advisory Position.

- Chairman of the California Urban Forestry Advisory Committee (2014 - Present)

2007 – Present AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI): A300 TREE MAINTENANCE STANDARDS

COMMITTEE. SMA Representative and Alternate.

- Alternative Representative for SMA (2004 - 2007; 2012 - Present)
- Representative for SMA (2007 - 2012)

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.

- Co-chairman of the Technical Advisory Committee (2012 - 2018), member 2018- present
- Urban Forest Services Director (2007 - 2009)
- Facilitator of the Regional Ordinance Committee (2007 - 2009)

1988 - 1994 TREE CLIMBING COMPETITION. Chairman.

- Chairman for Northern California (1988 - 1992)
- Chairperson for International (1991 - 1994)

PUBLICATIONS AND LECTURES

Mr. Mann has authored numerous articles in newsletters and magazines such as Western Arborist, Arborist News, City Trees, Tree Care Industry Association, Utility Arborists Association, CityTrees, and Arborists Online, covering a range of topics on Urban Forestry, Tree Care, and Tree Management. He has developed and led the training for several programs with the California Arborist Association. Additionally, Mr. Mann regularly presents at numerous professional association meetings on urban tree management topics.

Certificate of Performance

I, Gordon Mann, certify that:

The site was inspected by an ISA Certified Arborist. I have reviewed the tree and site referred to in this report, and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment;

I have no current or prospective interest in the vegetation, or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;

No one provided significant professional assistance to me, except as indicated within the report;

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client, or any other party, nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and an ISA Certified Arborist and Municipal Specialist. I am also a Registered Consulting Arborist member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 44 years.

Signed:



Gordon Mann

Date: November 7, 2023

NB1. VILLAGE: Ridgeview Village Unit 1 Lot 67 APN 120-172-019
NAME: Gardiner, Kane
SITE: 3490 Patterson Way
RE: Roof: CertainTeed Landmark TL Solaris CoolRoof
Color: Solaris Moire Black (1/25/24)

**AMENDMENT OF DECLARATION OF RESTRICTIONS
FOR RIDGEVIEW VILLAGE UNIT 1**

Real property located in El Dorado Hills, County of El Dorado, State of California, that is described as ALL LOTS as shown upon the Plat of Ridgeview Village Unit 1 recorded in the office of the County Recorder of El Dorado County is subject to certain Covenant, Conditions, and Restrictions (CC&Rs) which were recorded in the office of the El Dorado County Recorder.

The undersigned, who constitute a majority of the lot owners in Ridgeview Village Unit 1, hereby agree that the CC&Rs which in Paragraph 4e titled Roof Pitch, Material, and Color which now reads.

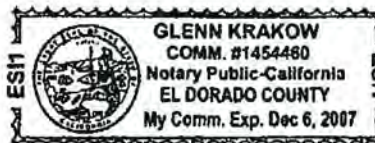
"All roofs shall be subject to the Architectural Control Committee approval. Visible rooftop heating and/or air conditioning units are prohibited."

Be amended in Paragraph 4e to read as follows. *Book 954 Page 43*

"All roofs shall be subject to Architectural Control Committee approval. In addition to the roof materials already deemed acceptable, stone coated steel shake and **tri-laminate dimensional composition shingles with at least a 50 year limited warranty shall also be accepted.** Visible rooftop heating and/or air conditioning units are prohibited."

Date	Name (printed)	Address	Parcel #
9/28/07	DAVID FRISHAUS	3563 PATTEN El Dorado Hills CA 95762	120.183 041
	<i>(Signature)</i> Deborah G. Kessick		
	<i>(Witness Signature)</i>		

State of California, County of El Dorado
Subscribed and sworn to (or affirmed) before me on this 28 day of September, 2007,
by David Frishaus
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
(Signature)
Signature







SOLARIS COOL ROOF SHINGLES

Landmark® Series



CertainTeed
SAINT-GOBAIN

Landmark Solaris, shown in Solaris Moire Black

Trust Your Home to Landmark® Solaris



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.


 High-Quality,
 Reliable
 Choice

+


 Industry-
 Best
 Warranty

+


 SINCE
 1904
 Century of
 Trusted
 Performance

= PEACE
OF MIND



Landmark Solaris, shown in Solaris Birchwood

The heat reflects away, and your home stays cool.

The CertainTeed Cool Roof Shingle Collection is a brilliant breakthrough that puts cool roof technology to work for you. Plus, our palette of rich, authentic colors makes it an easy choice for eco-friendly living.

The secret is in CertainTeed's advanced roofing granules that reflect solar energy and radiant heat far better than traditional roofing shingles, reducing your roof's temperature in the summer.

CertainTeed Cool Roof Shingles are ecologically smart, beautifully durable, and architecturally ideal for sunny climates or anywhere solar heat is a challenge.

Technology that protects the beauty of your roof and strengthens its performance.

NAILTrak[®] Shingle Technology

The bond that holds it together.

For more than a decade, NailTrak has improved shingle installation by providing a nailing area three times wider than that of a typical laminate shingle. This increases efficiency and accuracy in installation, providing homeowners greater peace of mind. Landmark[®] Solaris shingles also feature our specially-formulated Quadra-Bond[®] adhesive, providing industry-leading resistance to delamination. Together, our NailTrak and Quadra-Bond technologies deliver the strength and durability that allow your roof to stand the test of time.

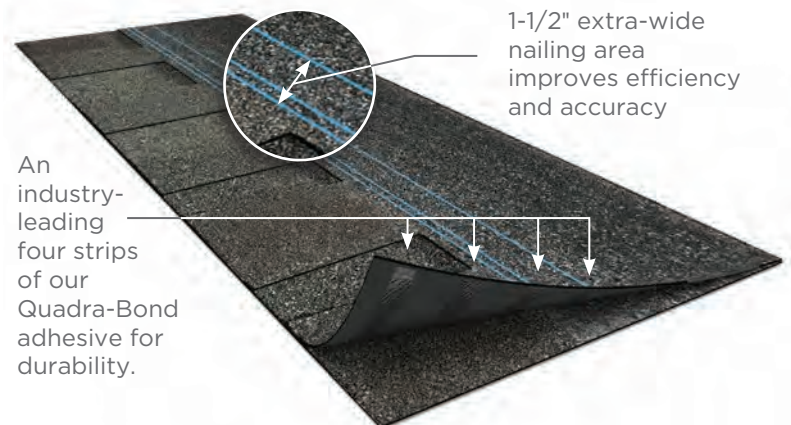


Diagram for illustrative purposes only.



The Trusted Classic

LANDMARK[®] SOLARIS

Owning a Landmark Solaris roof brings peace of mind. Landmark Solaris's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing
- All are rated by the Cool Roof Rating Council (CRRC) and can be used to comply with the 2019 California Title 24 Part 6 Cool Roof Requirements
- Select colors can be used to comply with Los Angeles County, California Title 31 cool roof requirements for steep-sloped residential construction



Solaris Silver Birch

LANDMARK® SOLARIS COLOR PALETTE



Solaris Silver Birch*
CRRP Product ID 0668-0072



Solaris Birchwood
CRRP Product ID 0668-0084



Solaris Georgetown Gray*
CRRP Product ID 0668-0116



Solaris Weathered Wood*
CRRP Product ID 0668-0119



Solaris Burnt Sienna*
CRRP Product ID 0668-0153



Solaris Resawn Shake*
CRRP Product ID 0668-0118



Solaris Mist White*
CRR Product ID 0668-0071



Solaris Crystal Gray*
CRR Product ID 0668-0058



Solaris Moire Black
CRR Product ID 0668-0129



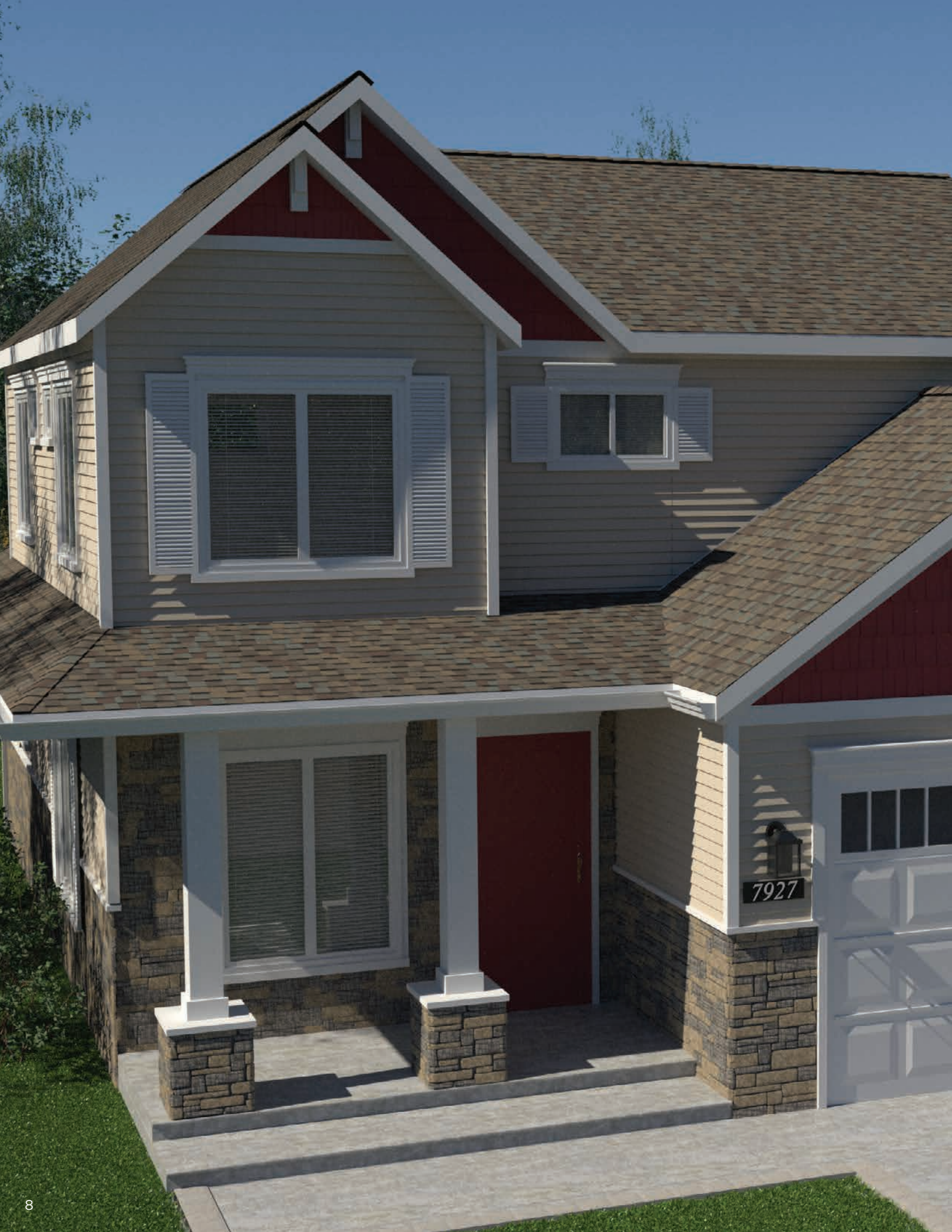
Solaris Heather Blend*
CRR Product ID 0668-0117



Solaris Mojave Tan
CRR Product ID 0668-0115



The colors marked with * can be used to comply with Los Angeles County, California Title 31 cool roof requirements for steep-sloped residential construction.



Depth of Character

LANDMARK® TL SOLARIS

Dramatically thick. Classically elegant. These wood-inspired shakes offer triple lamination for rugged wear with real charisma.

- Look of hand-split cedar
- Patented 3-layer laminate
- Random tab design and unique natural shadows
- A luxury-class shingle produced at a fraction of the cost of wood shake
- All are rated by the Cool Roof Rating Council (CRR) and can be used to comply with the 2019 California Title 24 Part 6 Cool Roof Requirements



Solaris Country Gray

LANDMARK® TL SOLARIS COLOR PALETTE



Solaris Country Gray
CRRC Product ID 0668-0149



Solaris Platinum
CRRC Product ID 0668-0147



Solaris Moire Black
CRRC Product ID 0668-0148



Strength with Style

LANDMARK® SOLARIS

- Dual-layer durability
- Industry-best lifetime limited warranty

LANDMARK® PRO SOLARIS

- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty

LANDMARK® TL SOLARIS

- Triple-layer, high performance
- Industry-best lifetime limited warranty
- 15-year StreakFighter® algae-resistance warranty **STREAKFighter** (where available)

Solar Reflectivity (SR), Thermal Emittance (TE) & Solar Reflectance Index (SRI) Data

Product	Color	Tier	CRRC Rated Product Directory						CA 2019 Title 24	L.A. County Title 31**	Energy Star Certified	
			Product ID	Solar Reflectance		Thermal Emittance		Solar Reflective Index				
				Initial	Aged	Initial	Aged	Initial				Aged
Landmark	Solaris Birchwood	Good	0668-0084	0.21	0.21	0.92	0.83	21	17	YES	NO	NO
Landmark	Solaris Burnt Sienna	Good	0668-0153	0.20	pending	0.92	pending	20	pending	YES	YES	NO
Landmark	Solaris Crystal Gray	Good	0668-0058	0.27	0.26	0.92	0.90	29	27	YES	YES	YES
Landmark	Solaris Georgetown Gray	Good	0668-0116	0.20	0.20	0.91	0.92	19	20	YES	YES	NO
Landmark	Solaris Heather Blend	Good	0668-0117	0.20	0.20	0.91	0.92	19	20	YES	YES	NO
Landmark	Solaris Mist White	Good	0668-0071	0.26	0.28	0.92	0.90	28	29	YES	YES	YES
Landmark	Solaris Moire Black	Good	0668-0129	0.19	0.18	0.91	0.92	18	17	YES	NO	NO
Landmark	Solaris Mojave Tan	Good	0668-0115	0.19	0.20	0.88	0.90	17	19	YES	NO	NO
Landmark	Solaris Resawn Shake	Good	0668-0118	0.19	0.20	0.92	0.93	19	20	YES	YES	NO
Landmark	Solaris Silver Birch	Good	0668-0072	0.26	0.27	0.90	0.89	27	28	YES	YES	YES
Landmark	Solaris Weathered Wood	Good	0668-0119	0.20	0.21	0.91	0.91	19	21	YES	YES	NO
Landmark PRO	Solaris Max Def Burnt Sienna	Better	0668-0154	0.21	pending	0.92	pending	21	pending	YES	YES	NO
Landmark PRO	Solaris Max Def Georgetown Gray	Better	0668-0122	0.20	pending	0.94	pending	21	pending	YES	YES	NO
Landmark PRO	Solaris Max Def Heather Blend	Better	0668-0123	0.19	pending	0.93	pending	19	pending	YES	NO	NO
Landmark PRO	Solaris Max Def Moire Black	Better	0668-0150	0.19	0.18	0.91	0.92	18	17	YES	NO	NO
Landmark PRO	Solaris Max Def Resawn Shake	Better	0668-0124	0.19	pending	0.93	pending	19	pending	YES	NO	NO
Landmark PRO	Solaris Max Def Weathered Wood	Better	0668-0125	0.21	pending	0.94	pending	22	pending	YES	YES	NO
Landmark PRO	Solaris Silver Birch	Better	0668-0072	0.26	0.27	0.90	0.89	27	28	YES	YES	YES
Landmark TL	Solaris Country Gray	Best	0668-0149	0.21	0.20	0.92	0.90	21	19	YES	NO	NO
Landmark TL	Solaris Moire Black	Best	0668-0148	0.19	0.19	0.93	0.91	19	18	YES	NO	NO
Landmark TL	Solaris Platinum	Best	0668-0147	0.21	0.20	0.93	0.90	22	19	YES	NO	NO

* Can be used to comply with the 2019 California Title 24 Part 6 Cool Roof Requirements.
** Can be used to comply with Los Angeles County, California Title 31 cool roof requirements for steep-sloped residential construction.



LANDMARK SERIES

SPECIFICATIONS

- Two-piece (Landmark Solaris and Landmark Pro Solaris) and three-piece (Landmark TL Solaris) laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Complies with the 2019 California Title 24 Part 6 Cool Roof Requirements.
- Complies with Los Angeles County, California Title 31 Cool Roof Requirements for steep-sloped (roof slope > 2:12) residential construction



For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

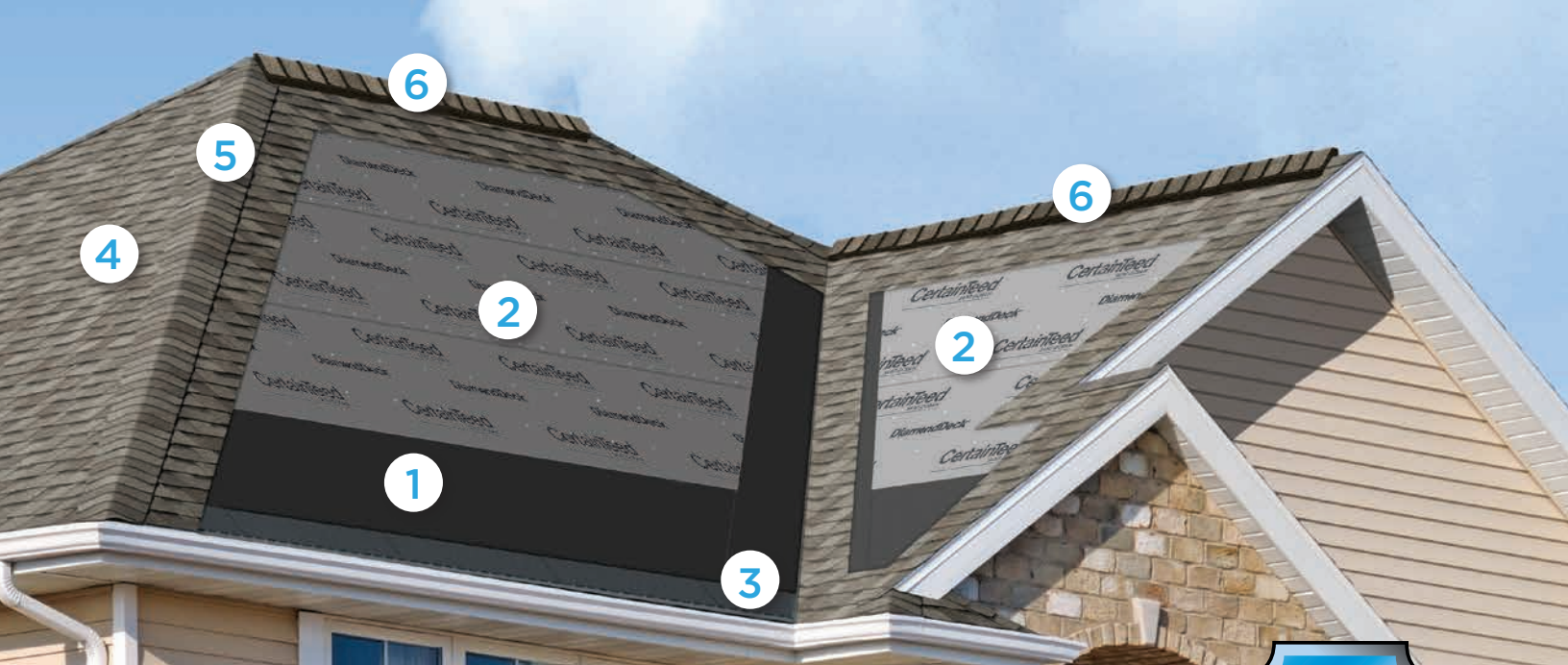
Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark PRO Solaris and Landmark TL Solaris)
- 15-year StreakFighter® algae-resistance warranty (Landmark TL Solaris - where available)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at:

certainteed.com/roofing

Landmark®
Solaris Series
available in
areas shown



CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

20 Moores Road Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

NB2. VILLAGE: Crescent Ridge Unit 2 Lot 47 APN 120-511-008
NAME: Cate, David & Nancy
SITE: 403 Platt Circle
RE: Exterior Paint (1/25/24)

approved by the committee. Any storage or service area or permanent structure used for storage and the materials used therefor must be compatible with the design and construction of the residence on the lot.

3.13. EXTERIOR ALTERATIONS; TEMPORARY STRUCTURES. No owner shall make or permit to be made, at his expense or otherwise, any alterations or modifications to the exterior of the buildings, fences, railings or walls situated within the development, without the prior written consent of the Architectural Control Committee. No structures of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding, shall be used on any lot at any time as a residence, either temporarily or permanently. All storage structures shall be constructed in accordance with Sections 3.12. and 4.02.

3.14. COMPLIANCE WITH LAWS; INSURANCE CONSIDERATIONS. Nothing shall be done or kept in any lot or dwelling unit that might increase the rate of, or cause the cancellation of insurance on the development or any portion of the development, without the prior written consent of the Architectural Control Committee. No owner shall permit anything to be done or kept in the owner's lot that violates any law, ordinance, statute, rule or regulation of any local, county, state or federal body.

3.15. INTERFERENCE WITH ACCESS. No one shall interfere with or otherwise restrict the free right of passage of the owners, their agents, servants, tenants, guests and employees over driveways or passages leading to their respective garages.

3.16. RESTRICTIONS ON OWNERS' LANDSCAPING. Unless there has been prior written approval of the Architectural Control Committee, no

4.02. APPROVAL REQUIRED. The exterior appearance of all the initial improvements on a lot and all subsequent alterations or additions thereto shall require the prior written approval of the Architectural Control Committee. Such improvements, requiring approval include any residence, garage, fence, wall, gazebo or other accessory buildings, spa, swimming pool or other structure and any landscaping or alteration hereof (except for routine trimming, replanting and maintenance) visible from any adjacent lot or from any street within the property. All grading and landscaping shall require approval. All requests for approval shall include such plans, specifications and samples of colors and materials as are appropriate to adequately depict the style, size, location, shape, kind, color and materials of the improvements in question. In exercise of its authority, the Committee may: condition its approval of proposals and plans and specifications on such changes or conditions thereto as it deems appropriate; require submission of additional plans and specifications or other information prior to approval or disapproval of the proposed construction, alterations, or additions; and require a nominal fee payable to the Committee to accompany each application for approval.

No owner shall apply for a building permit, submit a tentative or final subdivision map to the County of El Dorado, or commence construction until all the plans and specifications for the proposed improvements have been reviewed and approved by the Architectural Control Committee. No tentative subdivision map which deviates from the tentative map attached hereto as Exhibit B shall be submitted to any agency prior to approval of said plan by the committee and E.D.H.I., so long as E.D.H.I. owns any of the property listed on and attached hereto as Exhibit D. Said plan, as



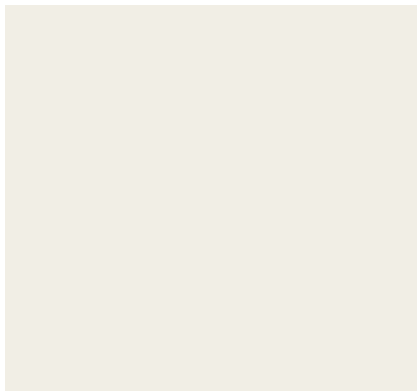


Kelly-Moore Paint Colors:

**Body & Garage Color -
Volcanic Rock**



**Trim Color -
Swiss Coffee**



NB3. VILLAGE: Ridgeview Village Unit 1 Lot 50 APN 120-172-001
NAME: Williams, Irene
SITE: 3539 Ridgeview Drive
RE: Exterior Paint (1/31/24)

70

(3) An easement for the joint use and maintenance of a party-wall, along and across a strip of land not to exceed eight (8) inches in width on each adjoining side lot line except for the first twenty (20) feet and rear fifteen (15) feet of any lot on which no building structure is permitted. In the event that any common-wall encroaches upon the adjoining lot in excess of eight (8) inches, then in such instance there is hereby created an easement for the continued encroachment thereof for the period of the existence of the structure. Also subject to the provisions stated in paragraph 21, hereof.

(4) All partywalls shall be maintained and repaired at the joint and equal expense of the adjoining owners, subject, however, to the obligation of the respective owners to immediately repair any damage to said common-wall resulting solely from their fault or neglect.

3. **Architectural Control of Improvements.** No building shall be erected, placed, or altered in external design or color on any lot until construction plans and specifications, the exterior color scheme, and a plan showing the location of the structure on the lot have been approved by the Architectural Control Committee as to conformity and harmony of external design and appearance with surrounding development, and as to location of the building and finished ground elevation. Approval shall be as provided in Section 19.

4. **Dwellings.** No residence or dwelling shall be constructed or permitted to remain on any lot having a total floor area of less than 1600 square feet exclusive of open porches, garages or other outbuildings. Each residence or dwelling shall further comply with each of the following, unless the Architectural Control Committee specifically approves variation therefrom:

a. **Roof, Material and Color.** All roofs shall be subject to Architectural Control Committee approval.

b. **Siding Material and Color.** There shall be no prescribed siding material except that no vertical side of any structure shall have a finished surface of imitation wooden shingles, composition board or other siding which is unsuitable or inferior in the opinion of the Committee;

c. **Enclosure of Service Areas.** Storage and service areas shall not be visible from any street on which the property fronts, and no clothing or household fabrics shall be hung out on any lot unless the same are enclosed by a fence or other enclosure at least six inches higher than such hanging articles, but in no case shall exceed six feet in height;

d. **Off-Street Parking.** Two off-street parking spaces within an enclosed private garage or within a carport approved by the Architectural Control Committee upon the lot, and a minimum of two off-street parking spaces on an approved driveway surfacing.

e. **Driveways.** All driveways shall be surfaced with concrete, asphaltic concrete or bituminous mix with no coloring except the natural color of said materials. The gradient between any two points on the surface of the driveway shall not exceed a maximum of 25%.

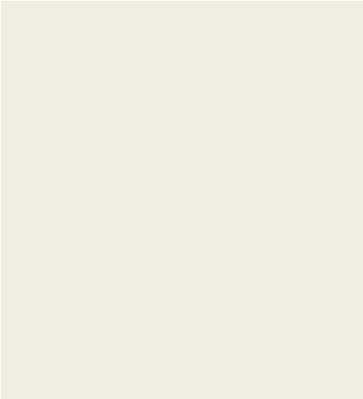
f. **Garage Doors.** The homeowners shall use diligence in closing any garage doors that may face the street scene. It is generally accepted that garages are unsightly, and that a series of garage doors being left in an open position would destroy or tend to destroy the quiet enjoyment of the lots within this subdivision.

5. **Completion and Occupancy of Dwellings.** When the erection of any dwelling is once commenced, the work thereon must be prosecuted diligently and must be completed within a reasonable time. The exterior finish, including finished painting, shall be in any event completed within twelve months after the commencement of construction. No dwelling shall be occupied prior to its completion and connection with utility facilities. Temporary structures on any lot shall be permitted only as incidental to and during the period of construction of a dwelling on any lot. No such temporary structure shall be inhabited or used for any residential purposes, either temporarily or permanently.

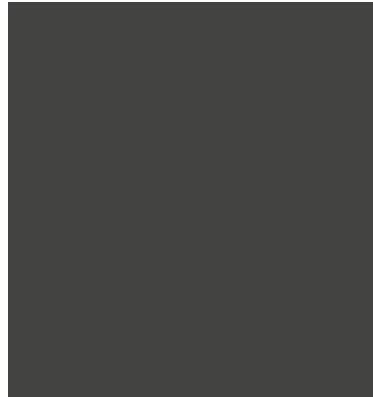


Paint Colors

Base Color:
BEHR Blank Canvas DC-003



Shutters, Accents & Garage Doors:
Iron Ore SW 7069





NB4. VILLAGE: Green Valley Hills Unit 2 Lot 20 APN 110-321-058
NAME: Claiborne, Amanda
SITE: 2148 Bates Circle
RE: Landscape (1/31/24)

4.6.4 Other signs, posters, and notices approved by the Committee may be posted in locations designated by the Committee; and

4.6.5 Signs required by legal proceedings may be displayed.

4.7 STORAGE OF WASTE MATERIALS: All garbage, trash, and accumulated waste material shall be placed in individual trash containers or receptacles. The containers may be placed where visible only on the day of the week that pick-up is to occur.

4.8 INVITEES: Each Owner shall be responsible for compliance with the provisions of the Project Documents by his Invitees.

4.9 MACHINERY AND EQUIPMENT: No machinery or equipment of any kind shall be maintained or operated upon any Lot except as is customary and necessary in connection with approved construction without the approval of the Committee.

4.10 LANDSCAPING: All landscaping shall be maintained in a neat and orderly condition. Any weeds or diseased or dead lawn, trees, groundcover, or shrubbery shall be removed and replaced. All lawn areas shall be neatly mowed and trees and shrubs shall be neatly trimmed. Except if there is an emergency declared by the El Dorado Irrigation District or its successor that prohibits insulation of landscaping or watering, each Owner shall install permanent landscaping within his Lot within nine (9) months following the close of escrow for the purchase of his Lot or completion of the Residence on the Lot, whichever is later.

4.16 FURTHER SUBDIVISION: No Lot shall be further subdivided and no lot line shall be adjusted without the approval of the Count, and the Architectural Control Committee.

4.17 MAINTENANCE OF LOTS AND RESIDENCES: Each Owner shall maintain and care for his Lot and all Improvements located in his Lot in a manner consistent with the standards established by Declarant's original construction and design, consistent with other first-class residential subdivisions in the County and as required by the Project Documents. Special architectural design standards may be established in the Rules and lot owners provided with copies.

4.18 ALTERATIONS TO LOTS AND RESIDENCES: Owners may alter or remodel the interiors of their Residences, if the alterations do not impair the structural integrity of the Residence and if the Owner complies with all laws and ordinances regarding alterations and remodeling. No alterations, additions, or other Improvements may be made to the exteriors of Residences and/or Lots without obtaining architectural approval in accordance with the provisions of Article VIII and subject to the approval of the County. The costs of any alteration or addition shall be paid by the Owner who has obtained the approval.

4.19 CONSTRUCTION OF RESIDENCES: Except as originally constructed by Declarant, no construction of a Residence or any other structure shall occur on a Lot unless the approval of the Architectural Committee is first obtained pursuant to Article VIII. It is intended that all construction and alterations are to be performed so as to maintain a uniform level of quality of

4.19.9 A landscape plan detailing the landscaping to be placed upon the Lot must be submitted to the appropriate Architectural Control Committee for its approval prior to the installation of landscaping.

ARTICLE V

DEVELOPMENT RIGHTS

5.1 LIMITATIONS OF RESTRICTIONS: Declarant is undertaking the work of developing Lots and other improvements within the Project. The completion of the development work and the marketing and sale, rental, and other disposition of the Lots is essential to the establishment and welfare of the Subject Property and the Additional Property as a residential community. In order that the work may be completed and the Project be established as a fully occupied residential community as rapidly as possible, nothing in this Declaration shall be interpreted to deny Declarant the rights set forth in this Article.

5.2 RIGHTS OF ACCESS AND COMPLETION OF CONSTRUCTION: Until the fourth (4th) anniversary of the original issuance of a Public Report for the most recent Phase, Declarant, its contractors and subcontractors, shall have the right to:

5.2.1 Obtain reasonable access over and across the Project and/or to within any Lot to do whatever is reasonably necessary or advisable in connection with the completion of the Project; and

5.2.2 Erect, construct, and maintain the Project and/or within any Lot in the Project such structures as may be reasonably necessary for the conduct of its business to complete



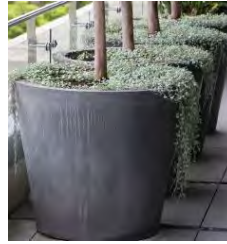
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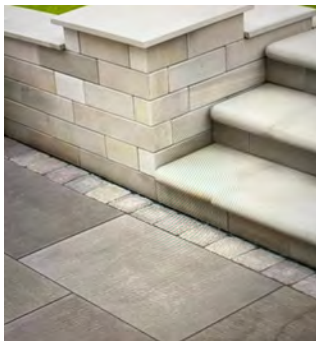
Sample of Non-fruiting Olive Tree



Sample of Pots



Sample of Brown Bark



Sample of Stamped Concrete
Patio & Walk



Sample of Water Feature



Sample of gravel for planter beds



Sample of Boulders



Samples of Arched Wooden Gate 70" tall
Homeowner will be building the gate

EDH Residence

Bates Drive

Plant List

Plant Name	Type	Color	Label	Size	qty
(Russian) Sage	shrub (3'x3')	purple	SAG	1 gal	4
Salvia, scarlet wild	Perennial	Red	SAL	2.5 qt	3
Non-fruiting olive	Tree	Bluegreen	NFO	15 g	2
Artemesia	Groundcover	Bluegreen	A	2.5 qt	7
Dwarf Olive (Lil Ollie)	Shrub	Bluegreen	LO	1 G	2
Catmint	Shrub	Purple	CA	1 G	4
Lavender	ground/bush	Purple	LA	1 gal	2
Blue Fescue	ground	Blue Green	BF	1 Gal	9
Bouganelia	Shrub/tree	Pink	BO	5 GAL	1
Yaku Jima miscanthus	Grass	Green	MG	1 Gal	9
Blue Agave	Succulent	Gray/green	BA	5 GAL	2
Tricolor dappled willow	Shrub	Vari/pink	TDW	1 Gal	3
White carpet Rose	Root shrub	White	WCR	1 gal	3
Texas Lilac	Tree	Purple	TL	5 Gal	2
Sunshine Ligustrum Privet	Shrub	gold green	SLP	2 Gal	4

Russian Sage



Scarlet Salvia



Artemisia (Mugworts)



Dwarf Olive



Catmint



Lavender



Blue Fescue



Yaku Jima Miscanthus



Blue Agave



Bougainvillea Pink



Tricolor Dappled Willow



White Carpet Rose



Texas Lilac



Sunshine Ligustrum



The reason for so much pea gravel on the side yard is because the tree roots are spread throughout the whole area and impossible to dig.

