

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: December 11, 2008
Item No.: 11
Staff: Mel Pabalinas

TENTATIVE SUBDIVISION MAP

FILE NUMBER: TM06-1409 (West Valley Village Lot 6 and 7)

APPLICANT: West Valley, LLC

REQUEST: A Tentative Subdivision Map of 218-acre property within the West Valley Village portion of the Valley View Specific Plan Area consisting of the following:

1. Large-Lot Tentative Map creating five (5) lots for financing purposes;
2. Small-Lot Tentative Map creating one hundred and eleven (111) Class I custom residential lots, ranging from 12,000 to 63,127 square feet in size, four (4) Open Space lots; two (2) private roadway lots; and one (1) open space/utility lot; and
3. Phasing Plan identifying five (5) phases of subdivision development and construction

LOCATION: Southeast corner of Blackstone Parkway and future Valley View Parkway in the El Dorado Hills area, Supervisorial District II (Exhibit A).

APN: 118-160-22 (Lot 6), 118-160-16 (Lot 7), 118-160-27 (Lot 5), 118-160-21 (portion of Lot 8), and 118-160-15 (portion of Lot 8)

ACREAGE: 218.03 acres

GENERAL PLAN: Adopted Plan (AP)-Valley View Specific Plan (VVSP) (Exhibit B)

ZONING: Valley View Specific Plan- Estate Residential 2 dwelling unit/acre (ER-2), and Open Space (OS) (Exhibits C and D)

ENVIRONMENTAL DOCUMENT: Exempt pursuant to Section 15182 of the CEQA Guidelines (Previous Environmental Impact Report)

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

The Valley View Specific Plan (VVSP) was approved on December 8, 1998 by the El Dorado County Board of Supervisors. The VVSP is encompassed within 2,037 acres located approximately one and a half miles south of State Highway 50 along the eastern side of Latrobe Road. As shown on Exhibit C, the Plan Area is designated into three (3) Villages (White Rock, West Valley, and East Ridge) and anticipates a range of uses ranging from residential to open space. A total of 2,840 residential units are anticipated at buildout.

In January 2004, the West Valley Village portion was approved under Tentative Map application TM99-1359 in accordance with the VVSP development standards. The development of this village has been designated as Blackstone. The approved map included a large-lot map for financing/phasing purposes consisting of 11 subunits and a small-lot map further subdividing some of the subunits into a total of 1,143 residential lots, 16 open space parcels, three park sites, five lots reserved for future development under separate applications, and one lot for a future elementary school. To date, approximately 969 residential lots have been recorded.

The proposed project would further subdivide reserved Lots 6 and 7 of the West Valley Village map.

ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

Overview

The project is comprised of a Tentative Map creating a total of 118 lots that includes 111 Class I custom residential lots and four open Space lots. Access to the residential lots would be off Blackstone Parkway, which connects to White Rock Road to the north and Latrobe Road to the south. The residential subdivision would receive public water, sewer and recycled water services.

Tentative Subdivision Map

Large-Lot Tentative Map: In accordance with Chapter 10 (Specific Plan Administration-Subdivision Process) of the VVSP, the project includes a large lot map creating five lots for financing purposes. As further described in Table 1 and graphically shown in Exhibit G, the creation of these lots would be further subdivided into the small custom residential lots and private roads.

Small-Lot Tentative Map: As shown in Table 1 and Exhibit E, the subdivision would comprise of 118 lots that include 111 custom residential lots and seven (7) ancillary lots. The residential lots

would be developed with custom homes on individually defined building pads consistent with the existing topography and in conformance with the standards under the ER-2 zone district. As depicted on Exhibit H, most of the lots are anticipated to have flat residential pads, while other lots would have split pad layouts necessary to accommodate drainage and minimize grading. Each lot includes an outline of the typical ER-2 setbacks (20 feet front yard, 7 feet side yard, 35 feet rear yard) and the preliminary location of a building envelope.

The subdivision would include four open space lots (AA-DD) within or adjacent to the project site. As it exists, Open Space lots BB-DD, are legal lots that were previously created under the West Valley Village Tentative Map. Lots BB and CC would be increased in size given the proposed fill within the adjacent wetland necessary to facilitate residential development. A minor grading (daylight line including brow ditching) is proposed on Lot DD. Lot AA was also an open space lot under the original map but was subsequently merged with Lot 6 (APN 118-160-22); therefore, Lot AA is being re-created with this map.

The open space lots are consistent with the Open Space (OS) zone district standard. These lots provide a passive open space buffer to environmentally sensitive areas intended for permanent protection from development and incompatible uses. For example, a portion of Lot CC would provide the required 300-foot buffer to EID’s sewer treatment plant, which is an adopted mitigation measure in the VVSP EIR. Another portion of Lot CC and the entire Lot BB encompass 100-foot (50 feet on center) development buffer to the wetland areas. Lot DD provides a buffer area between the West Valley and East Ridge Villages.

The subdivision would be served by an internal private road identified as lots R1 and R2. Additional discussion is provided below under *Circulation*. Lot A, a utility corridor parcel, includes an area for an existing EID easement water line that borders the southern portion of the project site.

Phasing Plan: As depicted in Table 1 and Exhibit G, a Phasing Plan is proposed for the subdivision identifying and defining the five phases of development and improvement of the subdivision. This plan is generally consistent with the sequence of the Large-Lot Map. Applicable conditions have been imposed consistent with the specific phases of the development.

Table 1. Lot 6 and 7 Proposed Lots and its Uses

Lot Designation	Type/Use	Lot Size	Note
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1-111	Estate Residential	12,000 to 63,127 sf	Gross residential density at 0.51 du/ac (maximum in ER district at 2 du/ac); Required setbacks for each lot shown on the map; Lots 10, 17, 23, 24, 43, 55, 57, and 87 include specific building setbacks in accordance with the Building Envelope Standards under the ER Zone District Standards; Large Lot/Phasing Plan consists of: Phase 1 (Lots R1 and 1-5, 10-16), Phase 2 [Lots R2 (portion), 17- 27, and 84-111], Phase 3 [Lot R2 (portion), 30-83], Phase 4 (Lots 6-9) and Phase 5 (28-29)
AA, BB, CC, DD	Open Space	54,350 to 6,272,750 sf	Some of the lots would contain and preserve wetland areas
R1 and R2	Private Road	1.30 acres and 8.60 acres	R1 (C Street) would serve residential lots 1 through 16; R2 (A-E Courts and A-B Streets) would serve residential lots 17 to 111
A	Open Space/Utility	13,846 sf	Location of existing EID waterline easement

Circulation: As shown in Exhibit E, the primary access to the site would be off Blackstone Parkway, which connects to White Rock Road via Valley View Parkway to the north and to Latrobe Road via Clubview Drive to the southwest. Private internal roads (Lot R1 and R2) would connect onto Blackstone Parkway. As detailed in Table 2, these roads would include standard curb, gutter and sidewalks, and underground utilities. All roads and other encroachment sections shall be constructed in accordance with the Design and Improvement provisions of the El Dorado County Design and Improvement Standards Manual (DISM).

Valley View Parkway, which borders the northeast perimeter of the project site, would provide a future connection to the East Ridge Village area of the VVSP. As conditioned, the undeveloped portion of future Valley View Parkway (on APN 118-130-33) would be rough graded at intersection with Blackstone Parkway. This is off-site road improvement would be necessary to establish the appropriate grade for the future road with respect to the anticipated grades of the abutting residential lots.

Table 2. West Valley Village Lot 6 and 7 Circulation Details

Road	Right-of – Way	Road Width	Drive Aisle Width	Notes
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	Width			
A Court	60 feet	40 feet	(2) 18-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities located within ROW lot (R2); ROW width based on modified DISM Standard Plan 101B
B, C, and E Courts	46 feet	28 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities located within ROW lot (R2); ROW width based on modified DISM Standard Plan 101B;
D Court	56 feet	36 feet	(2) 16-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities located within ROW lot (R2); ROW width based on modified DISM Standard Plan 101B
A, B, and C Streets	56 feet	36 feet	(2) 16-foot aisle	Includes curb, sidewalk and gutter pans; sewer, water and recycle water utilities located within ROW; Gated entrance A (at Cornerstone Drive), B and C Streets (at Blackstone Parkway); Streets A and B are encompassed in Lot R2; ROW width based on modified DISM Standard Plan 101B

Utilities: The subdivision would be served with public sewer, potable water, and recycled water by the El Dorado Irrigation District (EID) via connection to existing lines along Blackstone Parkway. As shown in Exhibit E, the proposed utility lines, which includes joint trenching, would be located within the private roadway. Storm drainage would be conveyed on-site via underground pipes along the roadways, V-ditches between lots, and drainage inlets that ultimately connect to an 18” pipe along Blackstone Parkway. Preliminary location fire hydrants are identified in accordance with the fire codes. A Facility Plan Report (FPR), which details the necessary facility improvements, would be required subject to review and approval by EID. Prior to recordation of the map, the project would be conditioned to provide an EID meter award letter as a required proof of these services.

Improvements: To accommodate the proposed development, the site would be graded in preparation for the residential building pads, location, and arrangement of the utility lines, and establishing necessary grades for internal streets, bike trails, and sidewalks (Exhibit F). Site design would utilize varying height of retaining walls along the outer edges of some of the lots. Additional off-site rough grading would be required for Valley View Parkway as described above.

Depending on the location and topographic constraints, the custom lots would accommodate a specific pad design varying from a flat, uphill-split, or downhill-split layout. Each pad layout

scenario would be designed to accommodate the necessary on-site drainage controls, configuration of the driveway, and defined developable and building areas.

The site contains approximately 36 oak trees, which equates to approximately 1.44 acres of oak canopy, sparsely distributed in the project area. As identified in the VVSP EIR, this canopy is not considered part of the overall oak woodland and its habitat in the VVSP. In preparation for the subdivision, 14 oak trees, approximately 0.71 acre of canopy, would be removed. Most of these trees would be affected during the Phase 2 development. Additional discussion regarding this topic is provided under *Issues*.

Amenities: The gated residential subdivision would be served by various amenities on and adjacent to the site. Specifically, the subdivision includes passive open space lots AA through DD, which would provide connectivity via a master trail with other designated open space lots in the West Valley Village. The subdivision is immediately north of a designated 13-acre multi-use park. Additionally, future residents of the subdivision would have access to the 12,000 square foot recreational clubhouse, which includes a swimming pool, gym facility, and tot lot. The clubhouse is located at the main entrance to the Blackstone development at Clubview Drive and Latrobe Road. A Class I bicycle trail would be constructed along Latrobe Road that would provide connectivity throughout the VVSP area.

Project Setting

The vacant site is comprised of annual grasses and several areas of oak tree canopies. The site naturally drains from the east towards the west down to Blackstone Parkway with the majority of the slope ranging from 20 to 30 percent gradient. Two strips of wetland traverses the northern and middle portion of the site. These features would be preserved within the required 100-foot buffer. The southern end is traversed by an existing 15-foot wide asphalted road that leads to the EID water tanks to the north east. Tables 3 and 4 detail the specific land use information of the site and the surrounding properties.

Table 3. Current Site Land Use Information

	Project Site
General Plan Designation	Adopted Plan (Valley View Specific Plan)
Zoning	ER-2
Use(s)	Undeveloped
Size (in gross acres)	218 acres
Rare Plant Mitigation Area	Mitigation Area 2
School District	Buckeye Union
Fire District	El Dorado Hills Fire Protection District
Water/Sewer District	El Dorado Irrigation District
County Region	Community Region (El Dorado Hills)
Traffic Analysis Zone(s)	346
Supervisory District	District No.2

	Project Site
Flood Zone	C
FIRM Panel Numbers	060040 0925B
Legal Parcels	Yes (Lot 4, 5, 6, 7 and 8 of West Valley Large Lot Tentative Map)
Census Tract	307.04

Table 4. Surrounding Properties Land Use Information

	Zoning	General Plan	Land Use/Improvements
North	Open Space (OS)-Valley View Specific Plan (VVSP)	Adopted Plan (VVSP)	Open Space (Designated)
South	Open Space (OS)- Valley View Specific Plan (VVSP)	Adopted Plan (VVSP)	Open Space (Designated)
East	Open Space (OS)- Valley View Specific Plan (VVSP)	Adopted Plan (VVSP)	Open Space (Designated)
West	Public Facility (PF)	Public Facility	El Dorado Irrigation District (EID) Treatment Plant

Consistency

The following discussion details the project’s conformance with applicable governing policies and standards.

El Dorado County General Plan

Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. Specifically, the project has been reviewed for consistency with the following applicable General Plan Policies, followed by a corresponding justification statement.

- *Land Use Element Policy 2.2.1.2 (General Plan Land Use Designations)*

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within and by the County. The specific plans and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for such areas. Given that the VVSP is incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed project meets this policy.

- *Transportation Element Policies TC-Xa (Measure Y Policies), TC-Xd (Level of Service), TC-Xg (Required Improvements), TC-Xh (Traffic Impact Fees), TC-4e (Right-of-Ways for Bicycle/Pedestrian Trail)*

Based on the traffic study conducted for the project, current level of service of the analyzed intersections in the area would not be worsened from its current level of service designation, subject to continued compliance with VVSP EIR Mitigation Measure T16 as development in the area continues. The project would be conditioned to pay the required Traffic Impact Mitigation (TIM) Fees, at the time of building permit submittal. A Class I bicycle lane is proposed along its frontage on Latrobe Road that continues and connects to proposed trail system within the VVSP area.

- *Public Services and Utilities Element Policies 5.1.2.1 (Adequacy of Public Service and Utilities), 5.2.1.9 (Evidence of Water Supply, 5.2.1.11 (Connection to Public Water Facilities), and 5.3.1.7 (Connection to Public Wastewater Treatment Facilities)*

The project site is within the Community Region of El Dorado Hills, where El Dorado Irrigation District (EID) is the primary purveyor of public water, sewer and recycled water. The project would be required to connect to existing facilities necessary to adequately receive these services. Prior to Final Map approval, a submittal of an EID meter award letter as proof of service would be required.

- *Public Health, Safety, and Noise Element Policies 6.5.1.1 (Noise Effects on Noise-Sensitive Land Uses), 6.5.1.8 (Transportation Noise Effects on Noise-Sensitive Land Use)*

The project anticipates noise impacts primarily from vehicular noise and nearby plant operation. Based on the acoustical study conducted for the project, impacts are considered negligible and insignificant with implementation of Mitigation N-3 of the VVSP EIR (300-foot buffer) and conformance to development setbacks. These measures have been incorporated in the project.

- *Parks and Recreation Element Policies 9.1.1.3 (Community Parks and Recreation Facility), 9.1.1.4 (Regional Parks and Recreation Facilities), 9.1.2.9 (Trail Connectivity), and 9.2.2.1 (Quimby Act)*

The VVSP contemplates recreational amenities including a 55-acre multi-use Open Space in the White Rock Village (which the El Dorado Hills Community Services District proposes a community park) and a total 617 acres of passive open space. Within West Valley Village three parks are anticipated including an 11-acre Oak Tree Park, a 13-acre South Park, and 5-acre sports park adjacent to the future elementary school. Also, a 12,000 square foot clubhouse located at the entrance into the Blackstone off Latrobe Road would be available for all residents within the Blackstone development. A trail proposed along Latrobe Road would be constructed providing connectivity within the VVSP area and to the immediate vicinity outside the VVSP.

The proposed residential development conforms to the overall design objectives established in the VVSP. The specific policies include provisions for trails and open space, underground utilities, and enhancement through landscaping.

The project also conforms to the specific policies associated with the West Valley Village of the VVSP. The applicable policies include facilitating residential development in conformance with existing topography, implementing design controls for stormwater runoff, and use of reclaimed water for landscaping.

Zoning (Estate Residential ER-2)

As discussed above, the subdivision conforms to the required standards and design concept under the Estate Residential (ER-2) District. Particularly, the project would meet the required standards involving density, structural setbacks, and building envelope design.

El Dorado County Subdivision Ordinance

The project is subject to the applicable provisions of the El Dorado County Subdivision Ordinance, including Section 16.12.010 (State Law Compliance) and 16.12.020 (General Plan and Specific Plan Compliance), subject to the specific findings under Section 16.12.030.

The proposed Tentative Subdivision Map would create a Class I subdivision consisting of 111 residential lots, two (2) private road lots, four (4) open space lots, five (5) access lots, two and one (1) utility lot. The residential lots meet the applicable development standards in accordance with the ER-2 district. Development of the subdivision would be conducted in accordance with the applicable provisions of the VVSP, recommended Conditions of Approval and mitigation measures in the Mitigation Monitoring Reporting Program (MMRP) from the VVSP EIR, and other applicable standards by El Dorado County and affected agencies.

As further discussed in Attachment 2, staff concludes that the required findings under Chapter 16.12.030 of the El Dorado County Subdivision Ordinance can be made to support the proposed subdivision.

Other Issues

The following details the specific information and issues relevant in analyzing the project.

Oak Tree Impacts

The site is encompassed with 36 oak trees that equates to approximately 1.44 acres of canopy. Of the amount of canopy, approximately 0.71 acre would be affected by the development. This existing canopy area, which represents about 0.6% of the entire project site, is not considered a part of the oak woodland/savannah habitat identified and evaluated in the VVSP and the EIR (the majority of the oak

woodland/savannah is located within the East Ridge Village portion of the VVSP). Moreover, given the minimal canopy coverage, the affected canopy is not subject to the 1996 version of General Plan Policy 7.4.4.4 Oak Tree Canopy Retention or Replacement Standards (at least minimum 10% canopy coverage), which the VVSP was based on. Therefore, impacts to these trees are not subject to mitigation.

In general, impacts to oak woodland resource are mitigated through implementation of Oak Tree Conservation Program and specific mitigation measures in the VVSP EIR. The program includes designation of contiguous Open Space, avoidance of tree impacts during construction, development and implementation of a landscaping maintenance program compatible with oak trees and oak tree regeneration program, and establishing Primary Building Area.

Supporting Studies

Acoustical Analysis

An Acoustical Analysis was conducted by Bollard Acoustical Consultants (BAC) evaluating the potential noise that would affect the future residential subdivision in accordance with the El Dorado County General Plan Policies (Public Health, Safety and Noise Element) 6.5.1.1, 6.5.1.8 and 6.5.1.7. Specifically, General Plan Policy 6.5.1.8 establishes 45 and 60 dB as being acceptable interior and exterior noise levels, respectively, for new residential uses affected by traffic noise sources. Where it is not possible to reduce noise in outdoor activity area to 60 dB or less, an exterior noise level of up to 65 dB may be allowed with implementation of noise reduction measures. The study focused primarily on potential noise impacts from transportation sources and from EID's wastewater treatment plant (WWTP) operation.

In mitigating for the noise impacts from the WWTP, the certified VVSP EIR included a mitigation measure requiring a 300-foot buffer from the WWTP property. As designed, the project incorporates a 300-foot buffer area to the west encompassed within Open Space Lot CC, a section of Blackstone Parkway, and portion of another off-site open space parcel identified as APN118-160-140. The study has further verified the adequacy of the buffer and determined that, given the distance and the predominant EID operations occurring within the building, noise impacts were negligible. Therefore, no additional measure would be warranted.

In analyzing the impacts from traffic sources, the study utilized the Federal Highway Administration Highway Traffic Noise Prediction Model along with the Calveno vehicle noise emission curves in ascertaining noise levels. The traffic study (discussed below) for the project was used as the basis for the acoustical study. The study focused on vehicular activity along Valley View Parkway and Blackstone Parkway.

Table 5.
Predicted Future Traffic Noise Levels (Ldn @ 70 feet from Roadway Centerlines)
for West Valley Village Lots 6 and 7

Roadway	Modeled Ldn (dB)	Distance (in feet) to 60 dB Ldn with Project
Blackstone Parkway	53-56	25-38
Valley View Parkway	55	32

Based on Table 5, the study concludes that future traffic noise levels satisfy the 60 dB exterior noise level standard to the outdoor activity areas of new residential developments. As depicted on the map, all residential lots would conform or exceed the required buffer with the implementation of appropriate setbacks and lot configuration.

Traffic Analysis

Prepared by Korve Engineering, a traffic analysis evaluated the project impacts on the traffic and circulation. Specifically, the project analyzed 12 intersections within the vicinity of the site. These intersections include Latrobe Road/El Dorado Hills Boulevard/US 50 Westbound interchange, White Rock Road/Windfield Way, and various intersections along Latrobe Road. The study analyzed the Level of Service (LOS) at these intersections with and without the project proposal, under different scenarios (Existing, Existing plus Project, and Existing plus Project Mitigated). As determined, four of the 12 intersections (Latrobe Road/White Rock Road, Latrobe Road/Foothill Parkway (South), Latrobe Road/Valley View Parkway and White Rock Road/Windfield Way) have been determined to operate at LOS F during either PM peak hours or both AM and PM peak hours under Existing plus Project Conditions.

The study concluded that the anticipated overall development in the VVSP area and immediate vicinity would improve the existing road network, as part of the overall Capital Improvement Program (CIP). Moreover, the internal circulation impacts were determined to be less significant given the adequacy of the existing improvements adjacent the site and the required improvements conditioned for the project. Nevertheless, the study recommended payment of Road Impact Fee (RIF), as means of mitigation for project impacts. This provision is depicted in the Department of Transportation condition requiring payment prior to issuance of building permits.

Agency Comments

The project has been distributed to various agencies for review. Comments have been received from agencies including the Resource Conservation District (RCD), Department of Transportation (DOT), Air Quality Management District (AQMD), Area Planning Advisory Committee (APAC), El Dorado Hills Community Services District (EDH CSD), El Dorado Hills Fire Department, and County of Surveyor Office. As applicable, these comments have been incorporated as recommended conditions.

Conditions of Approval

Attachment 1 contains the applicable recommended conditions for the project. The list includes

conditions from the Department of Transportation, El Dorado Hill Fire Department, and the Office of County Surveyor. Additionally, the list includes the applicable mitigation measures of the EIR for the VVSP.

The project was also reviewed for consistency and applicability with the original conditions of approval under the West Valley Village Tentative Map under TM99-1359. Some of the conditions were deemed applicable and are reflected in the list.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of CEQA pursuant to Section 15182. The subdivision is a residential project as contemplated in the Valley View Specific Plan (VVSP), evaluated in the certified Environmental Impact Report (EIR), and subject to the applicable mitigation measures in the Mitigation Monitoring and Reporting Program Checklist listed under Condition No. 63. No new or additional impacts have been identified beyond the impacts evaluated in the EIR, thus no further environmental analysis is necessary.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination.

RECOMMENDATION

That the Planning Commission considers the following actions:

1. Certify that the project is Statutorily Exempt from CEQA pursuant to Section 15182;
2. Approve Tentative Subdivision Map TM06-1409 based on the required Findings in Attachment 2 and Conditions of Approval in Attachment 1

SUPPORTING INFORMATION

Attachment 1 Conditions of Approval
Attachment 2 Findings
Attachment 3..... Valley View Specific Plan MMRP
Exhibit A Vicinity Map
Exhibit B General Plan Land Use Map
Exhibit C Valley View Specific Plan Map
Exhibit D Zoning Map
Exhibit E..... Tentative Subdivision Map
Exhibit F Preliminary Grading Plan
Exhibit G..... Large Lot Map/Phasing Plan
Exhibit H..... Building Envelope

ATTACHMENT 1 CONDITIONS OF APPROVAL

FILE NO. TM06-1409

Planning Commission December 11, 2008

1. The Tentative Subdivision Map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A through H and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

A Tentative Subdivision Map of 218-acre property within the West Valley Village portion of the Valley View Specific Plan Area consisting of the following:

1. Large-Lot Tentative Map creating five (5) lots for financing purpose;
2. Small-Lot Tentative Map creating one hundred and eleven (111) Class I custom residential lots, ranging from 12,000 to 63,127 square feet in size, four (4) Open Space lots; two (2) private roadway lots; and one (1) open space/utility lot; and
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1-111	Estate Residential	12,000 to 63,127 sf	Gross residential density at 0.51 du/ac (maximum in ER district at 2 du/ac); Required setbacks for each lot shown on the map; Lots 10, 17, 23, 24, 43, 55, 57, and 87 include specific building setbacks in accordance with the Building Envelope Standards under the ER Zone District Standards; Large Lot/Phasing Plan consists of: Phase 1 (Lots R1 and 1-5, 10-16), Phase 2 (Lots R2, 17- 27, and 84-111), Phase 3 (Lots 30-83), Phase 4 (Lots 6-9) and Phase 5 (Lots 28-29)
AA, BB, CC, DD	Open Space	54,350 to 6,272,750 sf	Some of the lots would contain and preserve wetland areas
R1 and R2	Private Road	1.30 acres and 8.60 acres	R1 (C Street) would serve residential lots 1 through 16; R2 (A-E Courts and A-B) Streets)

			would serve residential lots 17 to 111
A	Open Space/Utility	13,846 sf	Location of existing EID waterline easement

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

PLANNING SERVICES

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

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

3. Prior to approval of Final Map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized and executed for this project.
4. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
5. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
6. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
7. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section

7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

8. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.

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

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

DEPARTMENT OF TRANSPORTATION

PROJECT SPECIFIC CONDITIONS

11. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Table 1. Road Standards for West Valley Village Lot 6 and 7				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*	RIGHT OF WAY**	EXCEPTIONS/ NOTES
A, B, and C Street	Modified Std Plan 101B	36ft	56ft	Curb, gutter and 4-foot detached sidewalk along both sides.
A Court	Modified Std Plan 101B	40ft	60ft	Curb and gutter along both sides of the road. Sidewalks not required.
B,C and E Court	Modified Std Plan 101B	28ft	46 ft	Curb and gutter along both sides of the road.

D Court	Modified Std Plan 101B	36ft	56ft	Curb and gutter along both sides of the road. No sidewalk.
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* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included

12. The applicant shall improve the on-site portion of Blackstone Parkway (providing access to Latrobe Road) and Valley View Parkway (Blackstone Pkwy. to White Rock Road). These improvements are currently under construction and pending DOT acceptance for final approval. All of these improvements shall be completed and approved by DOT, prior to the issuance of any building permit for this project.
13. A vehicular access restriction shall be established along lots 1, 2, and 16 adjacent to Blackstone Parkway and lots 6,7, 8, 9, 28 and 29 along the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) prior to or concurrently with filing of the final map.
14. The applicant shall provide all required easements (slope, drainage, landscape, utility), for the proposed Valley View Parkway (Sta 34+00 to Sta 55+00) and all on-site roadways, as required by the approved improvement plans and/or the provisions to the El Dorado Hills Valley View Specific Plan. The required slope easements shall extend 5 feet beyond top of cut/ toe of fill, all to be accomplished prior to filing the Final Map.
15. The applicant shall rough grade the undeveloped portion of Valley View Parkway from Blackstone Parkway intersection Sta 34+00 to Sta 55+00. This required grading for the extension of Valley View Parkway shall comprise the ultimate road section per the provisions of the El Dorado Hills Valley View Specific Plan. The required grading improvements shall be accomplished prior to the issuance of any building permit for lots within Phase 4 (Lots 6, 7, 8 and 9) and Phase 5 (Lots 28 and 29) of the tentative map.
16. Pursuant to Resolution 205-2008, this project is subject to the following fees:
 - a. *El Dorado Hills/Salmon Falls Area Road Impact Fee:* Said fee shall be due upon issuance of a building permit. If at the issuance of the building permit, it has been determined that the prepayment of these fees or a portion thereof have been pre-paid on the property, the property will be credited for those pre-paid fees. If prior to the issuance of each building permit for said project a revised fee is established and in effect, such revised amount shall be paid.
 - b. *El Dorado Hills Transportation Impact Mitigation Fee for State System Capacity and Interchanges:* Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building permit for said project a revised fee is established and in effect such revised amount shall be paid.
 - c. *Interim Highway 50 Variable Traffic Impact Fee Program:* Said fee shall be due upon the issuance of a building permit. If prior to the issuance of each building permit for said project a revised fee is established and in effect, such revised amount shall be paid.

17. Turnarounds shall be constructed at any proposed entry gates within this subdivision and are subject to the review and approval by the Department of Transportation at the improvement plan stage.
18. The applicant shall fund the Silva Valley Parkway interchange in the manner set forth below.

The applicant shall, immediately upon recording of the first small lot Final Map, begin the design, engineering and processing necessary with County Department of Transportation and Caltrans to achieve all necessary approvals for bidding the contract for construction of the improvements described below, as conceptually depicted in the Supplemental Traffic Analysis for the West Valley TM99-1359 of the Valley View Specific Plan, December, 2003, or as subsequently modified through the project approval process with the County, Caltrans, or other regulatory agencies, except to the extent the work and improvements are completed by third parties. As a method of measuring progress, the following scheduling milestones are provided herein and are considered non-binding target milestones and, further, the applicant shall submit the engineering design contract and other consulting contracts for the Silva Valley Parkway interchange, which shall contain schedules for completion, to the County for review and approval prior to the applicant executing said contracts: preliminary design, preliminary right-of-way mapping and a circulation ready draft environmental document shall be completed by the applicant upon the issuance of the 200th building permit within the tentative map, final approved design, final approved right-of-way mapping and a certified final environmental document shall be completed by the applicant by before the issuance of the 400th building permit, right-of-way certification and necessary regulatory permits shall be obtained by the applicant by the issuance of the 700th building permit. A complete package shall include all necessary Caltrans' permits and all other necessary regulatory permits for constructing the improvement. Once the complete package for the improvement is provided to the County by the applicant, this condition with respect to such improvement shall be deemed satisfied and the County shall thereafter take full responsibility for causing the construction of the improvement.

- a) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane improvements located adjacent to the School site to a connection with the existing White Rock Road, together with the construction of the bridge abutments for the new Parkway overpass. The applicant shall provide the funding for the construction of the north and south bridge abutments. The roadway improvements are the obligation of a third party and should be constructed, or under construction, prior to the funding obligation contained herein. However, if such roadway improvements are not substantially completed, as determined by the Department of Transportation, the applicant shall secure the funding for the roadway improvements, subject to reimbursement. In addition, the project includes the construction of auxiliary lanes eastbound from the El Dorado Hills Boulevard interchange on-ramp to the planned Silva Valley Parkway Interchange off ramp, west bound from the Silva Valley interchange west bound on ramp to the El Dorado Hills interchange westbound off ramp, and east bound from the Silva Valley Parkway Interchange on ramp to the Bass Lake truck climbing lanes. No improvement to the existing bridge crossing at White Rock Road shall be required for this improvement.

- b) Improvements including all four on and off ramps from US Highway 50 both in the eastbound and westbound directions, including traffic signals as warranted at the interchange.

The County shall appropriate the entire balance of the Silva Valley Parkway Interchange set-aside account fund, for payment of the cost of the improvements at such time as a contract is awarded for the construction of such improvements less any prior reimbursements to County, Serrano Associates, LLC, or other third parties for Silva Valley Interchange related facilities constructed by these parties prior to the award of the construction contract under this condition of approval. The applicant shall fund the difference in cost for the construction of the improvement and the amount that has been collected in the set-aside account at such time as the County is prepared to put the project contract out to bid. The applicant's contribution of funding improvements once made shall be creditable/ reimbursable against the Silva Valley Parkway Interchange set-aside amount in the following manner: (1) the applicant shall be entitled to a credit/reimbursement of the 30 percent of the prevailing RIF Fee which would otherwise be paid by the applicant into the Silva Valley Parkway Interchange set-aside fund; (2) reimbursement from revenues into the Silva Valley Parkway Interchange set-aside fund from other sources until such time as the applicant has been fully reimbursed for the construction costs, subject to additional set-aside that might be necessary to construct the final phased improvement; and (3) any other applicable fee. The preceding points shall be incorporated into a credit/reimbursement agreement between the applicant and the County, consistent with Board of Supervisors' adopted reimbursement policies. The agreement shall be entered into prior to the recording of the first Final Map.

Notwithstanding the foregoing, the amount of the advance for Lots Y and Z for the Silva Valley Parkway Interchange project shall not exceed the Silva Valley Parkway Interchange fees generated by the Lot Y and Z Final Map. The calculation of the obligation shall be limited to the number of lots that have not obtained a building permit multiplied by the Silva Valley Parkway Interchange set-aside amount. Any advance of the Silva Valley Parkway Interchange impact fee for Lot Y and Z shall be credited and/or reimbursed in accordance with the terms and conditions of the Funding, Credit and Reimbursement Agreement between West Valley, LLC and the County of El Dorado.

- 19. It is anticipated as part of the current General Plan update process that a comprehensive update of the County's various impact fee programs will be completed. This update may substantially alter the existing impact fee programs. The developer shall be responsible to pay fees associated with all impact fee programs in effect at the time building permits are issued.
- 20. Trenches greater than five feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform to local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or de-watering as necessary.

21. Prior to Final Map approval, each lot potentially affected by the proximity to the Bear Mountain Fault, pursuant to the geologic mapping locating said Fault on the West Valley Village site shall have a disclosure informing all potential home buyers of the potential seismic risk associated with the Foothills Fault System.

STANDARD DOT CONDITIONS

22. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the Final Map.
23. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the Final Map.
24. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the Department of Transportation or by the El Dorado Hills Fire District, and shall be in conformance with the approved West Valley Wildfire Safety Plan.
25. The construction of all required improvements shall be completed with the presentation of the Final Map to the Planning Director before presentation of the Final Map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation. The developer shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
26. Prior to the filing of the Final Map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
27. As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any Final Map, the applicant shall submit the following to the

Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

28. An irrevocable offer of dedication, in fee, for the required rights-of-way shall be made for all the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the Final Map, in which case, a homeowner's agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
29. The Final Map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
30. Prior to the filing of a Final Map, the applicant shall construct and/or bond to ensure the construction of all drainage facilities as described in the Preliminary Engineering Report for West Valley View Specific Plan Master Drainage Study, dated September 28, 1999.
31. A final drainage study shall be prepared by the project proponent and submitted with the subdivision grading and improvement plans to the approval of the Department of Transportation. All drainage facilities identified in the drainage study shall be included in the subdivision grading and improvement plans.
32. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
33. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
34. The applicant shall submit soils and geologic hazards report (meeting the requirements for

such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations.

35. Grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. The County shall issue no building permits until the Department of Transportation approves the final grading and erosion control plans and the grading is completed.
36. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
37. Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. 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.
38. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
39. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
40. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
41. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on Saturdays; and prohibited on Sundays and holidays.

42. This project disturbs more than one acre of land area (43,560 square feet). The Developer shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the State of California. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
43. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where revegetation is proposed.
44. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations, or any construction related activity, County Ordinance No. 4569 shall apply.

EL DORADO HILLS FIRE DEPARTMENT

45. The potable water system for the purpose for the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. This condition is shall be verified and enforced prior to issuance of building permit.
46. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between locations of each hydrant shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. This condition shall be verified during review and prior to approval of Improvement Plans.
47. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103. This condition shall be verified during review and prior to approval of Improvement Plans.
48. The lots that back up to Wildland Open Space shall be required to use non-combustible type fencing. The fencing shall include three-foot gates spaced approximately 300 feet apart or as required by the Fire Department. These gates would be used by the Fire Department to

access the open space during an emergency. This condition shall be verified during review and prior to approval of Improvement Plans.

49. The driveways serving Lots 28-32 shall be a minimum of 12 feet in width and designed to a maximum of 20% grade as required by the Uniform Fire Code. This condition shall be verified during review and prior to approval of Improvement Plans.
50. The applicant shall revise and implement the existing Wildland Fire Safe Plan to include Lots 6 and 7. A final copy of the document shall be provided prior to approval of the Final Map.
51. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified during review and prior to approval of Improvement Plans.
52. The driveway serving Lot 28 exceeds 150 feet in length and shall be conditioned to comply with the turnout and turnaround requirements of the State Fire Regulations. This condition shall be enforced during review and prior to approval of Improvement Plans and/or building permit.
53. The EID access gate at the end of A Court shall have a low priority Knox lock installed for emergency service access. This condition shall be verified as a note during review and prior to approval of Improvement Plans.
54. All electronic gates shall comply with the El Dorado Hills Fire Department Gate Standard. Plans shall be submitted for approval prior to installation. This condition shall be verified as a note during review and prior to approval of Improvement Plans.
55. Any proposed gates in West Valley Village shall be reviewed and approved by the El Dorado Hills Fire District.

OFFICE OF COUNTY SURVEYOR

56. All survey monuments must be set prior to the representation of the Final Map to the Board of Supervisors for approval, or the developer shall a surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to coordinated with the County Surveyor's Office.
57. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the Final Map.
58. Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Department and County Surveyor's Office prior to Final Map.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

59. Prior to Final Map approval, the subdivider shall provide a will serve letter from the

designated franchise refuse hauler providing waste management services, including recycling service.

60. All construction debris resulting from development of the village shall be disposed of in a manner consistent with the solid waste diversion plan practiced by El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance. This condition shall be verified as a note during review and prior to approval of Improvement Plans.

AIR QUALITY MANAGEMENT DISTRICT

61. All applicable AQMD standard measures and provisions shall be coordinated with the district and verified on all grading/construction permit plans. The provisions shall include applicable mitigation measures identified in the VVSP EIR.

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

62. As further detailed in Attachment 3, the following are selected VVSP EIR mitigation measures applicable to the project, subject to specific timing requirements for completion and verification by the corresponding enforcement agency. The applicant shall provide written justification of conformance to these measures for verification during review and prior to Final Map approval.

Identified Impact	Mitigation Measure Reference	Timing Requirement	Enforcement Agency
Land Use	LU-2	Prior to Final Map Approval	El Dorado County Planning Services
Visual/ Aesthetic	V-1	Prior to Final Map Approval	El Dorado County Planning Services
	V-6	Prior to Project Occupancy	El Dorado County Planning Services
Transportation	T-14	Prior to Project Occupancy	El Dorado County Department of Transportation
	T-15	Prior to Project Occupancy	El Dorado County Department of Transportation
Public Facilities and Services	PF-1	Prior to Final Map Approval; Prior to Issuance of Grading Permit ; Prior to Issuance of Building Permit	El Dorado County Planning Services
	PF-2	Prior to Final Map Approval	El Dorado County Planning Services

	PF-3	Prior to Final Map Approval	El Dorado County Planning Services
	PF-4	Prior to Final Map Approval	El Dorado County Department of Transportation
	PF-5	Prior to Final Map Approval	El Dorado Hills Fire Department
	PF-6	Prior to Final Map Approval	El Dorado Hills Fire Department
Biological Resources	BR-6	Prior to Final Map Approval	El Dorado County Planning Services
	BR-7	Prior to Issuance of Grading Permit	El Dorado County Planning Services
	BR-12	During Project Construction	El Dorado County Planning Services
	BR-13	During Project Construction	El Dorado County Planning Services
	BR-15	Prior to Final Map Approval	El Dorado County Planning Services
Geology and Soils	SG-1	Prior to Final Map Approval	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-2	Prior to Issuance of Grading Permit	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-3	Prior to Final Map Approval	El Dorado County Department of Transportation; El Dorado County Building Department
	SG-4	Prior to Issuance of Grading Permit	El Dorado County Building Department
	SG-7	Prior to Final Map Approval	El Dorado County Building Department
	SG-8	Prior to Final Map Approval	El Dorado County Building Department
	SG-10	Prior to Final Map Approval	El Dorado County Building Department
Hydrology and Water Quality	H-1	Prior to Final Map Approval	El Dorado County Department of

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

ATTACHMENT 2 FINDINGS

**FILE NOS. TM06-1409
Planning Commission/June 12, 2008**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 The project is a residential subdivision, as contemplated in the adopted Valley View Specific Plan, subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program. Therefore, the project is exempt from the requirements of CEQA pursuant to Section 15182. No further environmental analysis is necessary.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 El Dorado County General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within and by the County. The Valley View Specific Plan and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for the project area. The residential subdivision conforms to the specific policies in the Valley View Specific Plan, and subject to the mitigation measures in Environmental Impact Report. Therefore, the project is consistent with the General Plan.

2.2 Valley View Specific Plan and Zoning

The project has been verified for conformance with the specific policies and requirements of the Valley View Specific Plan. The residential subdivision meets the required density, residential product type, and applicable ER-2 development and design standards. Therefore, the project has been found to be consistent with the Valley View Specific Plan and the Estate Residential Zone District.

2.3 Subdivision Ordinance

2.3.1 That the proposed map is consistent with applicable general and specific plans;

The proposed project has been verified for conformance with applicable General Plan and Valley View Specific Policies including provisions relating to density, site and layout design, zone development standards, and amenities. The anticipated development shall be subject conformance with the approved Conditions of Approval and Mitigation Measures. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Valley View Specific Plan.

2.3.2 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

The design and improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. Subsequent improvement plans, grading plans and other permit application shall be further reviewed in accordance with the applicable County standards and recommended conditions of approval/mitigation measures for this project. Therefore, the project has been found to be consistent with the applicable El Dorado County General Plan and Valley View Specific Plan design and improvements.

2.3.3 That the site is physically suitable for the type of development; and

2.3.4 That the site is physically suitable for the proposed density of development;

The site is physically suitable to accommodate the proposed type of development, density and improvements to accommodate the residential subdivision. The site contains mild rolling hills with sparse tree coverage. The tributaries within the project site shall be preserved with open space lots. Prior to any activity, the anticipated development would require various permit and plan approval, subject to review for consistency with the conditions of approval for the project by the County and affected agencies.

2.3.5 That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

Development of the subdivision would be subject to the applicable provisions of the Valley View Specific Plan, and the required mitigation measures originally evaluated under the certified Environmental Impact Report (EIR) for the Specific Plan. Off-site improvements associated with the project are not anticipated to have any significant environmental impacts and shall be further verified by the affected agency. Therefore, the project would have less than significant environmental impact, subject to the conditions of approval and mitigation measures imposed on the project.

2.3.6 That the design of the division or the type of improvements would not cause serious public health hazards;

The proposed development has been designed and conditioned to ensure no public hazard would occur. In accordance with the VVSP, the design and improvements would involve a controlled internal road systems, public utility services, on- and off-site amenities, and adequate vehicular accesses. Development of the project would be subject to improvement plans and permits verifying construction of utilities for water, sewer, power, drainage, and roads in accordance with the El Dorado County Design and Improvement Manual, County Grading Ordinance, VVSP, and the adopted EIR.

2.3.7 That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

The development is subject to the applicable Specific Plan standards involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regulating location of on-site hydrant, construction of non-combustible fencing material, and preparation, submittal, and implementation of a Wildfire Management Plan. Therefore the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;

2.3.8 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

Coupled with imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing and approval of the Final Map for any portions of the approved tentative map.