

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



Agenda of: June 27, 2013
Item No.: 9.a
Staff: Mel Pabalinas

TENTATIVE MAP

FILE NUMBER: TM10-1501/West Valley Village Unit 5C

APPLICANT: West Valley, LLC

REQUEST: Tentative Subdivision Map creating 12 residential lots ranging in size from 0.70 acre to 1.77 acres.

LOCATION: Approximately 1,800 feet east of the intersection of Blackstone Parkway and Cornerstone Drive, in the West Valley Village (Blackstone) area of the Valley View Specific Plan, in the El Dorado Hills area, Supervisorial District 2. (Exhibits A and A.1)

APNs: 118-480-01, -02; 118-490-01, -02, and -03 (Exhibit B)

ACREAGE: 15.21 acres

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

ZONING: Valley View Specific Plan- Estate Residential-2 dwelling units/acre (ER-2) (Exhibits D and E)

ENVIRONMENTAL DOCUMENT: Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines (Certified Environmental Impact Report for Valley View Specific Plan)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
2. Approve Tentative Map TM10-1501 subject to Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2.

BACKGROUND

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

The West Valley Village portion was approved under Tentative Map application TM99-1359 in January 2004. Subsequent revision of the map was approved in July 2004 (Exhibit F). The approved map included a large-lot map for financing/phasing purposes consisting of 11 units and a small-lot map further subdividing some of the lots into a total of 1,143 residential lots, 16 open space parcels, and three park sites. The development in West Valley Village has been named Blackstone.

Unit 5 of the West Valley tentative map consisted of a total of 214 residential lots, which is further arranged into sub-units 5A with 104 lots and 5B with 110 lots (Exhibit F.1). Unit 5A Final Map, which includes five large lots identified as Lots 528 through 532, was recorded in August 2007 (Exhibit G).

Tentative Subdivision Map

The project would re-subdivide the five large recorded lots within Unit 5A. The resulting subunit, Unit 5C, consists of 12 residential lots ranging from 0.70 acres to 1.77 acres in size (Exhibit H). The proposed residential lots exceed the minimum lot area of 12,000 square feet required in the Estate Residential-2 (ER-2) Zone District. The resulting density of 0.79 dwelling unit/acre is below the maximum density of 2 dwelling units permitted in the district.

The residential lots generally depict a regular shape and configuration in conformance to the topography of the project site. Lots 1, 2, 11 and 12 are configured in a flag shape which is allowed in the VVSP and County Design and Improvements Manual (DISM) standards. Each residential lot would have defined building pads which are contained in individually graded development envelopes. (Exhibit I).

Access and Circulation: The lots would be accessed via common driveways or residential courts from Cornerstone Drive, Aspen Meadows Parkway, and Cobble Rock Way. These internal residential streets connect to Blackstone Parkway, a major residential collector serving the West Valley Village. Lots 1, 2, 11 and 12 would be served by a common driveway built according to the VVSP standards. The other lots would have access off residential courts (Exhibit H).

Utilities and Drainage: The proposed lots would be served with public sewer, potable water, and recycled water by the El Dorado Irrigation District (EID) via connection to existing lines along Cornerstone Drive to the northwest. These existing infrastructures were constructed based on the Facility Plan Report (FPR) required by EID for the original West Valley Village Tentative Map and adjacent development in Unit 8. Prior to recordation of the map, the project would be required to provide an EID meter award letter as proof of acquisition of these services.

Storm drainage would be conveyed on-site via existing facilities and construction of V-ditches along the property lines, ultimately connecting to drainage facilities along Cobble Rock Way. Fire hydrants will be installed along the adjacent streets in accordance with the applicable local fire regulations, as recommended by the El Dorado Hills Fire Department.

Improvements: To accommodate the proposed residential development, the site would be graded in preparation for the residential building pads, location, and arrangement of the utility lines, establishing necessary grades for on-site drainage controls, and layout of each driveway (Exhibit I). Prior to any disturbance, construction permits such as grading permit and Improvement Plans shall be reviewed by the affected agencies.

Easement Modifications: Various easements were established as part of the original recorded map for Unit 5A (Exhibit J). These easements include drainage and utility lines to serve the affected lots and slope easements protecting steep features of the property. For this proposed subdivision, these existing easements may be modified or abandoned to accommodate the proposed lotting. Details of these easements shall be further verified during review of Final Map for this unit.

ANALYSIS

In order to determine consistency with the VVSP, the project is subject to the following specific plan policies (Chapter 3: Planning Concept and Specific Plan Policies of the VVSP) as discussed in Table 1 below:

Table 1. Valley View Specific Plan Policies

VVSP Policy Criteria	Policy Description	Consistency Discussion
West Valley Village Policies	Residential Development	Consistent. The proposed subdivision conforms to the required standards and design concepts under the Estate Residential (ER-2) District in the West Valley Village area of VVSP. The subdivision would meet the required standards involving density, setbacks and building envelopes, and minimum lot size. Residential construction in each lot would be subject to these standards and other applicable provisions in the VVSP subject to further verification by the Blackstone Architectural Review Committee and Development Services Department.
	Stormwater drainage	Consistent. Development of each lot would include design and preparation of buildable pads that would control on-site drainage that would connect to existing network stormwater drainage within the master planned community.
	Design Controls	Consistent. The design of the proposed subdivision lots would accommodate residential development that would minimize building massing and ensure compatibility with surrounding existing and future residential development.
Architecture and Design	Product Design and Review	Consistent. Each lot would support construction of a residential unit consistent with the existing units in the area

Policies		and design concepts in the VVSP, subject to verification by the Blackstone architectural review committee.
Management and Construction Policies	Construction, Environmental Protection, and Utilities	Consistent. Development of the residential lots would include site grading in accordance with El Dorado County's <i>Grading, Erosion, and Sediment Control Ordinance</i> to implement safe and sound construction procedures. Necessary utilities that would serve the site would be placed underground in order to minimize potential visual effects. All applicable mitigation measures from the VVSP EIR would apply in mitigating potential environmental impacts from the project.

Specific Plan Density Calculation: As summarized in Exhibit K, the West Valley Village portion of the VVSP contemplated a total of 1,832 dwelling units based on the acreage and specific capacity under each zone district within the village. The approved West Valley Tentative Map includes a total 1,143 small residential lots and five large lots reserved for future development. Thus far, 969 small lots have been recorded with 174 lots remaining. All 214 lots within Unit 5A and 5B have been recorded. Combined with other recently approved maps in West Valley, the total approved and recorded lot count is 1,366.

Land use designations with the West Valley can borrow from one another as long as it occurs within each village and the overall density of 1,832 dwelling units is not exceeded. The proposed map for Unit 5C would result in the addition of eight (8) net residential lots. Thus, the total lots approved within West Valley Village would be 1,370. The net lot increase resulting from this project is within the established density limitation and is not considered to be significant.

Agency Comments and Conditions of Approval

The project has been distributed to various agencies for review. Comments have been received from agencies including the El Dorado County Resource Conservation District (RCD), Transportation Division (DOT), Air Quality Management District (AQMD), El Dorado Hills Fire Department, and the County Surveyor's Office. As applicable, these comments have been incorporated as recommended conditions to be enforced by the respective agency, included in Attachment 1. The conditions include the applicable mitigation measures of the EIR for the VVSP and original conditions of approval under the West Valley Village Tentative Map under TM99-1359.

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 (Exhibit L) listed under Condition No. 55. No new or additional impacts have been identified beyond the impacts previously evaluated in the EIR, thus no further environmental analysis is necessary.

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption (NOE).

SUPPORTING INFORMATION

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit A.1	Detailed Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Current Zoning Map
Exhibit E.....	Valley View Specific Plan-Zone Map
Exhibit F.....	Approved West Valley Village Tentative Map
Exhibit F.1.....	Approved Unit 5 Portion of West Valley View Tentative Map
Exhibit G	Recorded Unit 5A Final Map
Exhibit H	Proposed West Valley Village Unit 5C Tentative Map
Exhibit I.....	Proposed West Valley Village Unit 5C Preliminary Grading Plan
Exhibit J.....	Easement Exhibit
Exhibit K	Density Calculation
Exhibit L.....	Valley View Specific Plan Mitigation Monitoring Checklist

ATTACHMENT 1

CONDITIONS OF APPROVAL

**Tentative Map TM10-1501/West Valley Village Unit 5C
Planning Commission/June 27, 2013**

PROJECT DESCRIPTION

1. The Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H through J 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:

Tentative Subdivision Map creating 12 residential lots ranging from 0.70 acre to 1.77 acres in size.

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.

DEVELOPMENT SERVICES DIVISION-PLANNING

2. **Indemnification:** 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. **Outstanding Discretionary Fees:** 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. **Blasting Activities:** If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in

compliance with state and local regulations. A permit shall be required from the El Dorado County Sheriff's Department prior to blasting.

5. **Burning Activities:** 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. **Liens and Bonds:** 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. **Human Remains:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.
8. **Native American Remains:** Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

9. **Mass Pad Grading:** 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. Meter Award Letter: A meter award letter or similar commitment to provide water and sewer service to each lot by the El Dorado Irrigation District shall be submitted to the Planning Services prior to filing of the Final Map.

TRANSPORTATION DIVISION

Specific Project Conditions

11. Road Improvements: The applicant shall construct the access roads in Lot R1 and Lot R2 in conformance with Condition of Approval #20 (cul-de-sacs) of West Valley Village Tentative Map TM99-1359. The improvements shall be completed to the satisfaction of the Transportation Division (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map
12. Encroachment: The applicant shall construct the roadway encroachment(s) from Lot R1 and Lot R2 onto Aspen Meadows Drive to the provisions of County Design Std 110. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map.
13. Road & Public Utility Easements: The applicant shall irrevocably offer to dedicate a minimum 46-foot wide non-exclusive road and public utility easement for Lot R1 and Lot R2, on the final recorded map. Slope easements shall be included as necessary. This offer will be rejected by the County.
14. Secondary Access: In Accordance to the DISM Section 3.A.9 and 3.A.12, a secondary access shall be provided. The applicant shall construct the following roads in accordance to the mitigation measures and conditions of approval, related to roadway and grading and drainage for TM99-1359:
 - Cobble Rock Way from Cornerstone Drive to Brandywood Way.
 - Sidewalk on west & south
 - Brandywood Way from Cobble Rock Way to Aspen Meadows Drive.
 - Sidewalk on north
 - Aspen Meadows Drive from Brandywood Way to Royal Oaks Drive.
 - Sidewalk on north
 - Extend Royal Oaks Drive to intersection with Aspen Meadows Drive.
 - Sidewalk on east
 - Aspen Meadows Drive from Cobble Rock Way to Brandywood Way.
 - Sidewalk on both sides
15. Improvements: Improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security,

prior to the filing of the final map. If the applicant obtains an improvement agreement, no building permits shall be issued until the construction of all roadways listed above are completed.

16. Encroachment: The applicant shall construct the encroachments from Lot 1 onto Cornerstone Drive and Lot 12 onto Cobble Rock Way as a standard residential driveway. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at these driveway encroachments. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
17. Driveway Cuts: Subdivision improvements shall include rough grading of driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Engineer. Construction of said driveways shall conform to the Design and Improvements Standards Manual and the Encroachment Ordinance. Attention should be given to the minimum required sight distance at all driveway encroachments. As an alternative, a Notice of Restriction shall be filed against all downhill lots with fill in excess of 6 feet which allows structural driveway access only.
18. Drainage: The Applicant shall provide for the proper collection and conveyance of runoff from the driveway encroachments at Lot 1 and Lot 12.
19. Off-site Easements: Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
20. Turnaround: The applicant shall provide a turn around on the access roadways to the provisions of County Standard Plan 114, or Exhibit C #4 of 5 in the Hillside Standards, or approved equivalent by local fire district. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Standard Conditions

21. Easements: All applicable existing and proposed easements shall be shown on the project plans.
22. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Transportation Division prior to the filing of the final map. The signing and striping shall be designed and constructed per the latest version of the California Manual Uniform Traffic Control Devices (MUTCD).

23. Curb Returns: All curb returns, at pedestrian crossing, shall need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
24. Maintenance Entity: The proposed project shall form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
25. Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the County of El Dorado inspector prior to being used.
26. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
27. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division, and pay all applicable fees prior to filing of the final map.
28. Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.
29. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within the County of El Dorado, shall require an additional grading permit for that offsite grading.
30. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the DOT for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. The improvements and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

31. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance 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.
32. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
33. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the County of El Dorado Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
34. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

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

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

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

35. Drainage (Cross-Lot): Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.
36. Drainage Easements: Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
37. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
38. Storm Water Drainage BMPs: Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by the County of El Dorado's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of the County of El Dorado's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

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

39. Off-site Improvements (Security): Prior to the filing of a final map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
40. Off-site Improvements (Acquisition): As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Transportation Division 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.

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

EL DORADO HILLS FIRE DEPARTMENT

42. Potable Water System: The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. Any home larger than 6,200 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 13R 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. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

43. Fire Hydrant Spacing: This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.
44. Fire Hydrant Visibility: In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.
45. Roadways: In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.
46. Wildland Open Space: A note on the Improvement Plan shall be added requiring that lots that back up to wildland open space shall be required to use non-combustible type fencing. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.
47. Driveway Grade: Driveways will be designed to a maximum of 20% grade as required by State Fire Regulations. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.
48. Driveway Length: Driveways that exceed 150 feet in length shall be conditioned to comply with the turnout and turn around requirements of State Fire Regulations. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.
49. Wildfire Safe Plan: This development shall fall under the existing Wild land Fire Safe Plan. All applicable provisions of the WFSP shall be verified during review and prior to approval of Improvement Plan.
50. Traffic Calming Device: This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. Compliance with this condition shall be verified during review and prior to approval of Improvement Plan.

OFFICE OF COUNTY SURVEYOR

51. Survey Monuments: 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 be coordinated with the County Surveyor's Office.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

52. Will Serve Letter: 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.

AIR QUALITY MANAGEMENT DISTRICT

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

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

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

Identified Impact	Mitigation Measure Reference	Timing Requirement	Enforcement Agency
Visual/Aesthetic	V-6	Prior to Project Occupancy	El Dorado County Planning Services
Public Facilities and Services	PF-2	Prior to Final Map Approval	El Dorado County Planning Services
	PF-4	Prior to Final Map Approval	El Dorado County Planning Services
Biological Resources	BR-15	Prior to Final Map Approval	El Dorado County Planning Services
Geology and Soils	SG-2	Prior to Issuance of Grading Permit	El Dorado County Transportation Division; El Dorado County Building Department
	SG-3	Prior to Final Map Approval	El Dorado County

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

ATTACHMENT 2

FINDINGS

Tentative Map TM10-1501/West Valley Village Unit 5C Planning Commission/June 27, 2013

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 FINDINGS

- 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 Community Development Agency 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 were adopted as the General Plan Land Use map for the project area. The residential subdivision conforms to the applicable policies of the Valley View Specific Plan and standards under the ER-2 zone district, and subject to the applicable 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, anticipated residential product type, and applicable ER-2 development and design standards. Therefore, the project is found to be consistent with the Valley View Specific Plan and the standards under the Estate Residential (ER-2) Zone District.

2.3 Subdivision Ordinance

- 2.3.1 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 development is subject to conformance with the approved Conditions of Approval and Mitigation Measures. Therefore, the project is consistent with the El Dorado County General Plan and Valley View Specific Plan.

- 2.3.2 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 residential land use requirements in the Valley View Specific Plan. Subsequent required 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 is consistent with the applicable El Dorado County General Plan and Valley View Specific Plan design and improvements.

- 2.3.3 The site is physically suitable for the type of development;

The site is physically suitable to accommodate the proposed type of design, development, and improvements. The site contains sensitive resources (ie. oak trees) which would be avoided. Development of the site would be conducted in accordance with the applicable design and improvement standards subject to permit review and approval by the affected agencies.

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

The site is physically suitable to accommodate the proposed residential density. The additional five lots are within the allowable density in the West Valley Village. Development of the site would be conducted in accordance with the applicable design and improvement standards subject to permit review and approval by the affected agencies.

- 2.3.5 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 established in the certified Environmental Impact Report (EIR) for the Specific Plan. Site improvements associated with the project are not anticipated to have any significant environmental impacts and shall be further verified by the affected agency prior to issuance of construction permits. 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 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 pad preparation, utility services and 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 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 VVSP 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 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.

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.