

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



Agenda of: September 9, 2010

Item No.: 9

Staff: Mel Pabalinas

TENTATIVE MAP

FILE NUMBER: TM10-1494/West Valley Village Unit 7A

APPLICANT: West Valley, LLC

REQUEST: The project consists of the following requests:

1. Tentative Subdivision Map to subdivide two parcels comprising of 13.6 acres creating six residential lots ranging from 1.17 acre to 3.73 acres in size; and
2. Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) maximum driveway grade standard of 16 percent modified to 20 percent.

LOCATION: Approximately 600 feet northeast along Brentford Way from intersection with Royal Oaks Drive in the West Valley Village (Blackstone) portion of Valley View Specific Plan Area, in the El Dorado Hills area; Supervisorial District II (Exhibits A and A.1)

APNs: 118-370-01 and -02 (Exhibit B)

ACREAGE: 13.6 acres total

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: Exempt pursuant to Section 15182 of the CEQA Guidelines (Certified Environmental Impact Report)

RECOMMENDATION: Planning Services recommends that the Planning Commission take following actions:

1. Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
2. Approve Tentative Map TM10-1494 subject to Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2; and
3. Approve Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) driveway grade standard modified from 16 percent to a maximum of 20 percent.

BACKGROUND

The project is located within the Valley View Specific Plan area in El Dorado Hills. The Valley View Specific Plan (VVSP), which was approved by the El Dorado County Board of Supervisors on December 8, 1998, encompassed within 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 (3) Villages (White Rock, West Valley, and East Ridge) and anticipates a range of uses ranging from residential, commercial, 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. 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, three park sites, five lots reserved for future development under separate applications, and one lot for a future elementary school. The development of West Valley Village has been named Blackstone.

Unit 7 of the approved tentative map consisted of a total of 119 residential lots. Specifically, Unit 7A which include 58 lots was recorded in July 2007 and Unit 7B with 61 lots subsequently recorded in August 2007 (Exhibit G). As shown in Exhibit H and I, portions of Unit 7A has been constructed with the installation of private road access and utilities while some lots have been residentially built upon. The subject vacant parcels, which were originally designated as Lots 854 and 855, are located on the knoll area of the unit. As recorded, each lot is configured in a flag lot orientation with the “pole” portion of each lot adjoining Brentford Way and Keystone Drive.

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 six residential lots, each having a defined buildable pad. Access to the residential lots would be off Brentford Way and Keystone Drive, which are private roads that connect to Royal Oaks Drive. The residential subdivision would receive public water, sewer and recycled water services. Future residents of the subdivision would be a part of the Blackstone HOA.

1. Tentative Subdivision Map

The project would result in the division of the subject properties into six residential lots varying from a minimum lot size of 50,999 square feet (1.17 acres) to a maximum size of 162,764 square feet (3.74 acres) (Exhibit J). The proposed size of the lots would exceed the required minimum lot area of 12,000 square feet based on the underlying VVSP zoning of Estate Residential District 2 (ER-2). The resulting density of 0.44 dwelling unit/acre is below the maximum density of 2 dwelling units permitted in the district.

The proposed lots generally depict a regular shape and configuration in conformance to the existing topography of the project site. Particularly, Lots 1-4 are configured in flag shape which is allowed by the VVSP and DISM with adherence to specific lot standards, including minimum street frontage of 25 feet (for adjoining flag lots) and maximum length of “pole” portion of lot 250 feet. As proposed, Lots 1-4 meets the standard having 50 feet frontage and a “pole” length of 180 feet. The property line between the adjoining lots is located along the center of the “pole” portion of the lot.

The residential lots would anticipate construction of custom homes on individual pre-graded building pads designed in conformance with the existing topography in accordance to the standards of the zone district. As depicted on Exhibit K, the proposed lots would have building envelope pads in varying elevation. Each lot includes a delineation of the minimum ER-2 standard building setbacks to the property line (20 feet front yard, seven feet side yard, 35 feet rear yard).

The following topics detail specific components of the proposed development.

Access and Circulation: The primary road providing access to the site would be Brentford Way which connects to Royal Oaks Drive. Specifically, Lots 5 and 6 would have a direct individual driveway connection to Brentford Way. Neighboring Lots 1 and 4 would be served by a shared driveway that connects to Brentford Way while Lots 2 and 3 would also have a shared driveway off Keystone Court, which joins Brentford Way. Each shared driveway would be constructed with a minimum width of 25 feet (12 ½-foot driveway for each lot) and 1-foot wide shoulders. The driveway would have a maximum grade of 20 percent in excess of the 16 percent standard grade, subject to a requested Design Waiver further discussed below.

From its southerly intersection with Royal Oaks Drive, Brentford Way, which currently provides access and circulation to a maximum of 17 existing residences, is partially constructed and dead-ends at its northeasterly terminus. Upon completion, this road is planned to loop back to its northerly intersection with Royal Oaks Drive serving over 50 recorded residential lots associated with previously recorded Unit 6 and 7 lots along Brentford Way (Exhibits A.1 and F). Though the DISM

threshold of 24 maximum existing or potential residential lots on a dead-end road has been exceeded, this project would be conditioned requiring complete construction of Brentford Way prior to final map approval and issuance of additional residential building permits for the proposed lots.

Utilities: 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 Brentford Way. These existing utilities were originally constructed based on the Facility Plan Report required by El Dorado Irrigation District (EID) for the original West Valley Village Tentative Map. 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.

The proposed utility lines, which include joint trenching, would be located within adjacent easements or along the driveway. Storm drainage would be conveyed on-site via existing and construction of V-ditches along the property lines, ultimately connecting to lines along Brentford Way. Fire hydrants shall be installed in accordance with the applicable local fire regulations, as enforced by El Dorado Hills Fire Department recommended conditions. A Facility Plan Report (FPR), which details the necessary facility improvements, would be required subject to review and approval by EID.

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 configuration of the driveway (Exhibit K). Prior to any disturbance, construction permits such as grading permit and Improvement Plan shall be reviewed by the affected agencies prior to approval.

Amenities: The residential subdivision would be served by various amenities within Blackstone. Specifically, Blackstone includes passive open space lots and multi-use recreational parks that would be connected via trails within the village. All residents of Blackstone 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.

2. Design Waiver

In accordance with the El Dorado County Subdivision Ordinance, the project includes a request for a design waiver of DISM standard involving the grade of the proposed shared driveways serving paired Lots 1 and 4 and 2 and 3. As designed, the each paved driveway would be constructed at its existing graded slope of 20 percent, which deviates from the DISM-Hillside Standard maximum of 16 percent for flag lots. The 25-foot wide shared driveway would be constructed within an existing right-of-way (approximately 50-foot wide) "pole" portion of the lot that includes 1-foot wide shoulders and a drainage ditch on both sides. Each driveway, which is approximately 180 feet in depth, would proceed into the hammerhead serving each lot.

Consideration of the above request would facilitate the design and construction of the private driveways, subject to specific findings under Section 16.08.020 of the El Dorado County Subdivision Ordinance. Additional discussion is provided below.

Project Setting

As shown in Exhibit I, the vacant site is comprised of annual grasses and several areas of rock outcroppings. Given the slope setting of the property, the site naturally drains from all direction of the property with a majority of the property ranging from 10 to 30 percent. Access to the site would be off Brentford Way and Keystone Court.

Portions of the property have been disturbed with the installation of rock and concrete drainage ditches and slope maintenance in accordance with previously approved grading permits and Improvement Plans of the underlying tentative map. Table 1 details the specific land use information of the project site and the surrounding properties.

Table 1. Surrounding Properties Land Use Information

	Zoning	General Plan	Land Use/Improvements
Project Site	Estate Residential- 2 units/ acres (ER-2)	Adopted Plan (VVSP)	Vacant
North	Single Family Residential (SFR) and Estate Residential- 2 units/ acres (ER-2)	Adopted Plan (VVSP)	Vacant Residential Lots
South	Estate Residential- 2 units/ acres (ER-2)	Adopted Plan (VVSP)	Developed Residential Lots
East	Estate Residential- 2 units/ acres (ER-2)	Adopted Plan (VVSP)	Vacant and Developed Residential Lots
West	Estate Residential- 2 units/ acres (ER-2)	Adopted Plan (VVSP)	Vacant Residential Lots

El Dorado County General Plan

General Plan Policy 2.2.1.2 (Adopted Plan) recognizes areas in the County for which specific land use plans have been adopted. The General Plan Land Use Map 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 project is within is a part of the Valley View Specific Plan (VVSP) which was adopted by the El Dorado County Board of Supervisors in 1998. The VVSP 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.

Valley View Specific Plan

The VVSP is an Adopted Plan that contains specific policies residential development in the West Valley Village. 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) discussed below

VVSP Policy Criteria	Policy Description	Consistency Discussion
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West Valley Village Policies	Residential Development	Consistent. The proposed tentative map would create a total of six lots that would accommodate construction of custom residential units.
	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 Policies	Product Design and Review	Consistent. Each lot would anticipate a construction of a residential unit consistent with the existing units in the area 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.

Zoning (VVSP-Estate Residential ER-2)

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. Specifically, the project would meet the required standards involving density, incorporation of yard setbacks and building envelopes, and minimum lot size. Future residential development 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.

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 subdivision consisting of six residential lots. The residential lots meet the applicable development standards in accordance with the ER-2 zone district. Development of the subdivision would be conducted in accordance with the applicable provisions of the VVSP, recommended project 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.

Design Waiver

Design Waivers have been requested as a mean to deviate from specific DISM standards. Section 16.08.020 of the El Dorado County Subdivision Ordinance provides that the County may grant a Design Waiver upon a finding that each of the following factors exist:

- A. *There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.*
- B. *Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property.*
- C. *The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*
- D. *The waiver would not have the effect of nullifying the objectives of this Article or any other law or ordinance applicable to the subdivision.*

The applicant's design waiver request would modify the DISM driveway standard of 16 percent gradient that would serve neighboring flag lots 1 and 4 and 2 and 3. As it exists, portions of the project site have been previously graded to accommodate future development of the site. In particular, the "pole" portions of the subject parcels were previously approved to have future access at a current graded slope of 20 percent (Exhibits I- K). As proposed, the paved driveways would be constructed in conformance to and retention of the existing grade of 20 percent. Strict application of the 16% gradient standard would require decreasing the driveway grade at a lower slope; however, it would result in increase in disturbance by approximately 7,000 cubic yard. This disturbance would also create a wedge between existing subdivision grading thereby jeopardizing the integrity of the slope between the driveway and adjacent existing lots. Construction of the proposed driveways would conform to the existing subdivision grading and retain native terrain and preserve stability of the existing slopes and hillside. Moreover, the proposed driveway grade is consistent with the maximum gradient allowed by the El Dorado Hills Fire Department with regards to the department's ability to access the site with their fire apparatus. The construction of the driveway would be done in accordance with the applicable standards in the DISM, subject to review of construction plans and permits by the Department of Transportation, El Dorado Hills Fire Department and Development Services Department.

As further discussed in Attachment 2, staff concludes that the required findings under Chapter 16.08.020 of the El Dorado County Subdivision Ordinance can be made to support the Design Waivers.

Other Issues

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

Density Calculation

As summarize in Exhibit L, 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 included 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 119 lots within Unit 7 have been recorded consisting of 58 lots from subunit 7A and 61 from 7B. 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 would result in the addition of four residential lots. Thus, the total lots approved within West Valley Village would be 1,370. The increase in units resulting from this project is within the established density limitation and is not considered to be significant.

Agency Comments

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), Department of Transportation (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.

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 has also been reviewed for consistency and applicability with the 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 listed under Condition No. 58. No new or additional impacts have been identified beyond the impacts 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.

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 G Recorded Unit 7A Final Map
Exhibit H Aerial Photo
Exhibit I..... Site Photos
Exhibit J..... Proposed West Valley Village Unit 7A Tentative Map
Exhibit K Proposed West Valley Village Unit 7A Preliminary
Grading Plan
Exhibit L..... Density Calculation
Exhibit M..... VVSP Mitigation Monitoring Reporting Program
Checklist

ATTACHMENT 1

CONDITIONS OF APPROVAL

**Tentative Map TM10-1494/West Valley Village Unit 7A
Planning Commission/September 09, 2010**

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 K 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 to subdivide two parcels comprising of 13.6 acres creating six residential lots ranging from 1.17 acre to 3.73 acres in size; and
 - B. Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) maximum driveway grade standard of 16 percent modified to 20 percent.

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. A permit shall be required from the El Dorado County Sheriff's Department prior to blasting.
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 filing of the Final Map.

Project Specific Conditions

11. 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 remainder of Brentford Way to Royal Oaks or an acceptable alternative to create a secondary access. The improvements along the off-site Brentford Way shall be consistent to the existing improvements. These off-site improvements shall be completed to the satisfaction of the Department of Transportation 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 Brentford Way is completed.
12. On-site Access Improvements: The applicant shall construct the onsite access road serving lots 1 and 4 and the access road servicing lots 2 and 3 to a 28-foot wide roadway consistent with the provisions of the County of El Dorado Design and Improvement Standards Manual (DISM), Standard Plan 101B. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
13. Encroachment: The applicant shall construct the encroachment from the access roads serving lots 1 and 4 and lots 2 and 3 onto Brentford Way and Road U7'B' to the provisions of DISM Std 103C. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
14. 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.
15. 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.
16. Turnaround: The applicant shall provide a turn around on the access roadways to the provisions of County Standard Plan 114 or approved equivalent by El Dorado Hills Fire Department. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Standard Conditions

17. Easements: All applicable existing and proposed easements shall be shown on the project plans.
18. 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 Department of Transportation 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).
19. Sidewalks: Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
20. Curb Returns: All curb returns, at pedestrian crossing, will 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.
21. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
22. 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.
23. 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.
24. 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 County Department of Transportation, and pay all applicable fees prior to filing of the final map.
25. Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation 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.

26. 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.
27. 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.
28. Grading Plan Review: Grading and improvement 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. 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.
29. 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 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.
30. 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 Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

31. **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 Department of Transportation. 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:
- A. The site can be adequately drained;
 - B. The development of the site will not cause problems to nearby properties, particularly downstream sites;
 - C. 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.
 - D. 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 Department of Transportation, prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

32. **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.
33. **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.
34. **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.

35. 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.

36. 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.
37. 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 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.

38. 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.
39. TIM Fees: The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

EL DORADO HILLS FIRE DEPARTMENT

40. A secondary means of egress shall be provided prior to issuance of any building permit.
41. 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 hydrant shall be painted white enamel for nighttime visibility. A blue reflective roadway dot shall be located just off-center of the road, to the side closest to each fire hydrant. 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.
42. 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.
43. The driveways serving this project shall be designed to a maximum of 20% grade. Any driveway exceeding this requirement shall require installation of fire sprinklers per NFPA 13D within the dwelling unit. This condition shall be verified during review and prior to approval of Improvement Plans.
44. Any driveways greater than 150 feet shall provide a turnaround for emergency equipment per the 2007 California Fire Code. This condition shall be verified during review and prior to approval of Improvement Plans.
45. The minimum width of a driveway is 12 feet. This condition shall be verified during review and prior to approval of Improvement Plans.
46. The applicant shall develop and implement a Wildland Fire Safe Plan, subject to the review and approval by the Fire Department. This condition shall be verified during review and prior to approval of Improvement Plans.
47. 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.

48. Since all the proposed lots in this subdivision are greater than one acre, they shall conform to the 30-foot setback as required by the Fire Safe Regulation. This condition shall be verified during review and prior to approval of Improvement Plans.
49. The road system within this development shall conform to the El Dorado County Design Standards and Fire Department regulations. This condition shall be verified during review and prior to approval of Improvement Plans.
50. The minimum water flow to provide fire protection to any home in this subdivision is 1,000 gallons per minute for a home less than 3,600 square feet. Any home greater than 3,600 square feet shall meet fire flow according to Appendix B in the 2007 California Fire Code. A 50 % flow credit shall be given when fire sprinklers are installed. This condition shall be verified and enforced prior to issuance of building permit.
51. Any fencing adjacent to the open wildland shall be constructed of non-combustible material. This condition shall be verified during review and prior to approval of Improvement Plans.

OFFICE OF COUNTY SURVEYOR

52. 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.
53. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office. Proof of any signage required by the Surveyor's Office must be provided to the office prior to filing the Final Map.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

54. 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.
55. 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

56. 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.57).

VALLEY VIEW SPECIFIC PLAN EIR MITIGATION MONITORING REPORTING PROGRAM CHECKLIST

57. 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 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-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 TM10-1494/West Valley Village Unit 7A Planning Commission/September 09, 2010

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 applicable policies of the Valley View Specific Plan and 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 has been found to be consistent with the Valley View Specific Plan and the standards under 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 to 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 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 design, development, density and improvements. The site does not contain any sensitive resources. 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 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 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 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 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 *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 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 *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.

2.4 **Design Waiver**

The following design waiver requests are subject to specific findings in accordance with Section 16.08.020.A.2a-d of the El Dorado County Subdivision Ordinance. The request is followed by a response justifying the waiver.

Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) maximum driveway grade standard of 16 percent modified to 20 percent

A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

The proposed paved driveways would be constructed in previously graded areas of the property and retaining the existing slope of 20 percent.

B. Strict application of the design or improvement requirements of this article would cause

extraordinary and unnecessary hardship in developing the property.

The 20 percent driveway gradient would conform to the existing grade of the affected areas of the property. Strict application of the standard 16 percent gradient would result unnecessary additional grading disturbance that could destabilize existing subdivision grading and affect adjacent lots.

C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

Construction of the paved driveways in conformance to the existing grade within the affected areas of the property would minimize unnecessary development impacts to the adjacent properties. Construction of the driveways would be subject to permit reviews by the affected regulatory agency to ensure implementation of construction standards.

D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The proposed modified driveway gradient would not have any nullifying effects on other provisions, which the project has sufficiently met.