

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



Agenda of: May 23, 2013
Item No.: 8
Staff: Mel Pabalinas

TENTATIVE MAP

FILE NUMBER: TM10-1500/West Valley Village Unit 3C

APPLICANT: West Valley, LLC

REQUEST:

1. Tentative Subdivision Map to subdivide four parcels comprising 8.63 acres creating eight custom graded residential lots ranging from 0.86 acre to 1.46 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 1,700 feet southwest of Royal Oaks Drive and Blackstone Parkway in the West Valley Village (Blackstone) portion of Valley View Specific Plan, in the El Dorado Hills area, Supervisorial District 2. (Exhibits A and A.1)

APNs: 118-440-30, -31, -32, and -33 (Exhibit B)

ACREAGE: 8.63 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;
2. Approve Tentative Map TM10-1500 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 based on the Findings in Attachment 2.

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 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, three park sites, five lots reserved for future development under separate applications, and one lot for a future elementary school. The development in West Valley Village has been named Blackstone.

Unit 3 of the West Valley tentative map consisted of a total of 118 residential lots, which is further arranged into sub-units 3A with 54 lots and 3B with 64 lots (Exhibit F.1). Unit 3B Final Map, which includes four large lots located on the knoll area of the site, was recorded in August 2007 (Exhibit G). The four large parcels, which are identified as Lots 396 through 399, can be accessed via Loganberry Court to the south and Lynwood Court to the north.

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

1. Tentative Subdivision Map

The project would result in the division of the four large lots within Unit 3B into a total of eight (8) residential lots varying from a minimum lot size of 0.83 acres to a maximum size of 1.42 acres (Exhibit H). The proposed residential lots 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 0.93 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 existing topography of the project site. Particularly, Lots 2 and 6 to 8 are configured in a flag shape which is allowed in the VVSP and DISM standards, including minimum street frontage of 25 feet (for adjoining flag lots) and maximum length of “pole” portion of the lot of 250 feet. The property line between the adjoining lots is located along the center of the “pole” portion of the lot.

Each residential lot would have graded building pads while avoiding portions of the lots constrained by steep slopes (Exhibit I). Each lot is subject to the minimum ER-2 standard building setbacks, which are 20 feet front yard, seven feet side yard, and 35 feet rear yard.

Access and Circulation: The primary road connection to the site would be via Candlewood Drive which connects to existing public collector roads, Blackstone Parkway to the north and Royal Oaks Drive (via Sageberry Lane) to the southeast. From Candlewood Drive, Loganberry Court provides connectivity to individual driveways serving Lots 3-7 while Lynwood Court provides connection to Lots 1, 2, and 8. Given that Candlewood Drive and peripheral roads are currently not constructed, the project is conditioned that prior to Final Map recordation, that these be constructed to County road standards.

The proposed lots would be accessed via shared private individual driveways. Lots 2 and 8, which are designed as flag lots per the VVSP standards, would have access off Lynwood Court. Similarly, Lots 6 and 7 are also designed as flag lots with a shared driveway off Loganberry Court. Lots 1, 3, 4, and 5 would have private driveways directly at the terminus of both respective courts.

Each shared driveway would be constructed with a minimum width of 25 feet (12 ½-foot driveway for each lot), 1-foot wide shoulders, and varying gradient from 10 to 20%. Specific sections of both shared and individual driveways would have a maximum grade of 20 percent in excess of the DISM 16 percent standard grade, subject to a requested Design Waiver further discussed below.

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 Blackstone Drive and Royal Oaks Drive. These existing utilities were originally constructed based on the Facility Plan Report (FPR) required by 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 drainage facilities along Blackstone Parkway and Royal Oaks Drive. Fire hydrants shall be installed in accordance with the applicable local fire regulations, as recommended by El Dorado Hills Fire Department. A revised Facility Plan Report (FPR), which details the necessary facility improvements, may be required for this subdivision, 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 layout of each driveway (Exhibit K). Three oak trees located with portions of Lots 4 and 5 shall be preserved. Prior to any disturbance, construction permits such as grading permit and Improvement Plan shall be reviewed by the affected agencies.

Easement Modifications: Various easements were established as part of the original recorded map for Unit 3B (Exhibit J). These easements vary from drainage and utility lines to serve the affected lots to slope easements for protecting steep features of the property. For this proposed subdivision, these existing easements may be modified or abandoned to accommodate the proposed lotting of the new lots. Details of these easements shall be further verified during review of Final Map for this unit.

2. Design Waiver

The project includes a request for design waiver of specific DISM standard involving a modification to proposed improvements that would serve the development. Specifically, as shown in Exhibit I, a minor section of these proposed shared and individual driveways serving Lots 4 to 8 would be paved with a gradient of 20 percent, which deviates from the DISM-Hillside Standard maximum of 16 percent. The shared driveway would be constructed with 25-foot wide, less than 250 feet in length, pavement within an easement that includes 1-foot wide shoulders and a drainage ditch on both sides leading into the identified building pad within each flag lot (Lots 6-8). The individual private driveway for Lots 4 and 5 would be paved with a minimum width of 12.5 feet and length less than 200 feet, proceeding into the building pads.

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. Both DOT and El Dorado Hills Fire Department have reviewed and support the design waivers subject to recommended conditions of approval. Findings supporting approval of the Design Waiver request are provided in Attachment 2.

Project Setting

The vacant site is comprised of annual grasses and a stand of oak trees. The site drains primarily to the east of the property, ranging from 10 to 40 percent gradient. The site is surrounded by vacant residential and open space lots that are also within the VVSP.

General Plan/Valley View Specific Plan

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 contains specific policies regulating 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) 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 Policies	Product Design and Review	Consistent. Each lot would support 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.

Other Issues

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

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 118 lots within Unit 3A and 3B 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 3C would result in the addition of four 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), 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, 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 3 (Portion of West Valley View
Tentative Map)
Exhibit G Recorded Unit 3B Final Map
Exhibit H Proposed West Valley Village Unit 3C Tentative Map
Exhibit I..... Proposed West Valley Village Unit 3C 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 TM10-1500/West Valley Village Unit 3C
Planning Commission/May 23, 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:
 - A. Tentative Subdivision Map to subdivide four (4) parcels comprising 8.63 acres creating eight (8) residential lots ranging from 0.83 acre to 1.42 acres in size;
 - 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. 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. 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. 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.

DEPARTMENT OF TRANSPORTATION

DOT Specific Project Conditions

11. Road Improvements: The applicant shall construct the access roads (Lynwood Court and Loganberry Court) to Unit 3C 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 Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
12. 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 #20, related to roadway and grading and drainage for TM99-1359:
 - Candlewood Drive from Blackstone Parkway to Sageberry Lane
 - Sageberry Lane

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 all roadways listed above are completed.

13. Encroachment: The applicant shall construct the encroachments from Candlewood Drive onto Blackstone Parkway and from Sageberry Lane onto Royal Oaks 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. Encroachment: The applicant shall construct the encroachments from Lynwood Court and Loganberry Court onto Candlewood Drive 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.

15. 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.
16. 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.
17. 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 Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

DOT Standard Conditions

18. Easements: All applicable existing and proposed easements shall be shown on the project plans.
19. 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).
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:
 - 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 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. Conformance with 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. Conformance with 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. Conformance with 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. Conformance with this condition shall be verified during review and prior to approval of Improvement Plans.
45. The development shall be subject to existing Wildland Fire Safe Plan. Conformance with this condition shall be verified during review and prior to approval of Improvement Plans.
46. 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.
47. Residential lots in this subdivision that are greater than one acre shall have a 30-foot setback as required by the Fire Safe Regulation. This condition shall be verified during review and prior to approval of Improvement Plans.
48. 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.
49. 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.
50. 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

51. 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.

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

52. 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.
53. 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

54. 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

55. 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 TM10-1500/West Valley Village Unit 3C Planning Commission/May 23, 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 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 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 has been found to be consistent with the Valley View Specific Plan and the standards under 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 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 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 four lots is 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. 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)

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 request is subject to specific findings in accordance with Section 16.08.020.A.2a-d of the El Dorado County Subdivision Ordinance.

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 construction of the proposed 20% grade driveways would minimize overall site grading, unnecessary cuts, and use of retaining walls, preserving the integrity of the existing slopes and the hillside.

B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

Strict application of the standard 16 percent gradient would result to unnecessary additional cuts and excavation and landform disturbance that could destabilize existing subdivision grading and affect adjacent properties.

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 would be limited to specific residential lots. The driveways would be constructed to applicable standards in the County DISM and El Dorado Hills Fire Department, which allows for driveways up to 20% grade. Construction of the driveways would be subject to permit reviews by the affected regulatory agency to ensure implementation of construction standards. Therefore, this waiver will not be detrimental to health, safety 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 design waiver would modify the driveway gradient standard for specific residential lots in the proposed subdivision. This modified driveway gradient does not meet the DISM but complies with the requirements of the El Dorado Hills Department. The DOT has reviewed and supports this waiver. Construction of the driveways would be subject to permit reviews by the affected regulatory agency to ensure implementation of the applicable driveway construction standards. The subdivision meets the applicable County standards, VVSP requirements, and General Plan policies and therefore, this waiver will not have any nullifying effects on other provisions of the County codes and ordinances.