

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
ZONING ADMINISTRATOR  
STAFF REPORT**



<b>Agenda of:</b>	<b>March 18, 2020</b>
<b>Item No.:</b>	<b>4.a.</b>
<b>Staff:</b>	<b>Melanie Shasha</b>

**TENTATIVE PARCEL MAP**

**FILE NUMBER:** P18-0005/White Rock Village

**APPLICANT:** East Ridge Investors, LLC

**REQUEST:** A tentative parcel map dividing a vacant 136.7-acre parcel into four parcels ranging in size from 0.426 to 84.904 acres. Lots 1, 2 and 3 will be zoned Open Space (OS) and Lot 4 will be zoned Valley View-Estate Residential large lot (VV-ERLL). Access to Lot 4 will be via a private driveway from Valley View Parkway.

**LOCATION:** South-east side of the Valley View Parkway and White Rock Road intersection, in the El Dorado Hills area, Supervisorial District 2. (Exhibit A)

**APN:** 118-130-039 (Exhibit D)

**ACREAGE:** 136.7 acres

**GENERAL PLAN**

**LAND USE DESIGNATION:** Adopted Plan – Valley View Specific Plan (VVSP) (Exhibit E)

**ZONING DESIGNATION:** Valley View-Estate Residential Large Lot (ER-LL) and Open Space (OS) (Exhibit F)

**ENVIRONMENTAL DOCUMENT:** Exempt pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan of the CEQA Guidelines). The project is a part of the Valley View Specific Plan for which an Environmental Impact Report (EIR) (State Clearing House No. 9708208) was certified.

**RECOMMENDATION:** Staff recommends the Zoning Administrator take the following actions:

1. Find Tentative Parcel Map P18-0005 to be exempt under Section 15182 of the CEQA Guidelines; and
2. Approve the Tentative Parcel Map P18-0005 based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

This tentative parcel map creates four new parcels from a 136.7 acre existing parcel. Lots 1, 2 and 3 will be zoned Open Space (OS) and lot 4 will be zoned Valley View-Estate Residential large lot (VV-ERLL). Access to Lot 4 will be via a private driveway from Valley View Parkway. No design waivers involving deviation from subdivision improvement standards have been requested for this tentative parcel map. This project will continue to be a part of the Valley View Specific Plan. Staff has determined that the proposed project is consistent with the applicable Valley View Specific Plan policies.

## **OTHER PROJECT CONSIDERATIONS**

Project considerations are listed by topic in the attached Mitigation Monitoring and Reporting Program, amended for the specific project area. Discussion of the Valley View Specific Plan Mitigation Monitoring Plan is also included in this staff report when necessary to implement the outstanding items for this area. Access to lot 4 may be from one of two proposed driveways from Valley View Parkway. Staff reviewed both access locations as a part of the proposal.

## **BACKGROUND/HISTORY**

The application is consistent with the Valley View Specific Plan, which was adopted in 1998 under specific plan application SP94-0001. The specific plan had originally designated Multi-Family Residential and Residential Estate uses in the White Rock Village. Project alternatives for this parcel were limited after the approval of specific plan amendment under SP94-0001-R revised the location and type of dwellings unit and the removal of commercial uses.

The maximum number of single family dwelling units allowed is 2,840 and has one remaining dwelling to be used on this location (Exhibit M). This project will result in a single residential lot and is consistent with the February 25, 2014 addendum to the program Environmental Impact Report originally certified for the specific plan by the Board of Supervisors on December 8, 1998.

## **EXISTING CONDITIONS**

The project site is located on the southeast side of the Valley View Parkway and White Rock Road intersection in the El Dorado Hills area. The parcel is vacant and covered in a variety of grasses, shrubbery and trees, including elderberry shrubs and oak trees (Exhibits C and L). On the north side of the project is Carson Creek and one of its tributaries Screech Owl Creek. At the

intersection of Valley View Parkway and White Rock Road is a man-modified detention pond within Carson Creek. Site terrain slopes upward to the south east with a total elevation change of approximately 390 feet. The lowest point on the project site is the intersection of Valley View Parkway and White Rock Road.

The applicant requests a tentative parcel map creating four new parcels from an existing vacant 136.727 acre parcel (Exhibit H). The four new parcels range in size from 0.426 to 84.904 acres. Zoning will be Open Space and Estate Residential Large Lot and is consistent with the Valley View Specific Plan and adopted amendment (Exhibits F and O). Zoning surrounding the site to the north and east of the residential lot 4 is large lot single-family residential zoning. Zoning to the south and west are Valley View -Core Residential and Valley View-Multi-Use Open Space. The 0.426 acre parcel will be located on the west side of Valley View Parkway with the three other parcels on the east side of Valley View Parkway.

## **PROJECT DESCRIPTION**

The four proposed parcels range in size from 0.426 to 84.904 acres. Zoning will be Open Space and Estate Residential Large Lot and is consistent with the Valley View Specific Plan, associated zoning and adopted amendment. The parcel map has been designed to create a single Residential lot and three Open Space lots. Lot 1 is 0.426 acres, zoned as Open Space and is located on the southwest corner of the intersection of White Rock Road and Valley View Parkway. Lot 2 is 3.315 acres, zoned Open Space and is located on the southeast corner of the intersection of White Rock Road and Valley View Parkway. Lots 3 and 4 are on the southern side of the project area. Lot 3 is 84.904 acres, zoned Open Space and surrounds lot 4. Lot 4 is 48.082 acres, zoned as Valley View-Estate Residential large lot (VV-ERLL) and includes Transitional Open Space. Transitional Open Space is described in the specific plan as an important conservation area and is described as 50-75% of the total Estate Residential lot size. In this proposal Transitional Open Space will be 36 of the 48 acres or 75% of lot 4. The remaining building envelope will be 12 acres in size and accessed from one of two proposed private driveways.

No oak trees are located within the building envelope. The Tree Preservation Plan (Exhibit I) shows the location and impacts to existing trees. No healthy trees will be removed as a part of any future development. Access to lot 4 will be through lot 3 via one of two proposed driveways (Exhibit H). These access points, which were reviewed by El Dorado Hills Fire Department, meet the standards for the Department of Transportation. A facility improvement letter (FIL) is not required by El Dorado Irrigation District because the proposed parcel lines fronts to a main line. Their comments have been included in the list of Conditions of Approval. The driveway may be gated.

## **STAFF ANALYSIS**

The project is consistent with General Plan policies 2.2.1.2 Land Use Designation; 2.2.5.21 requiring that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses; 5.1.2.1 requiring a determination of the adequacy of the public services and utilities to be impacted by that development; 5.2.1.2 requiring that adequate

quantity and quality of water for all uses, including fire protection, be provided with proposed development; and 6.2.3.2 requiring that the applicant demonstrate that adequate access exists.

The project is also consistent with the Valley View specific plan. Specific Plan Policies for the White Rock Village portion of the Valley View specific plan and their findings are made below.

The Valley View-Estate Residential large lot (VV-ERLL) parcel to be approved is consistent with the ER-LL District uses and density as described in the Specific Plan. This includes a proposed building envelope and Transitional Open Space as noted on the parcel map, a density of not greater than 0.25 units per gross acre and a minimum lot size of 2 acres. Setbacks are 30 feet from all parcel lines however the proposed building envelope is well outside the required setbacks.

## **ENVIRONMENTAL REVIEW**

Staff has reviewed the existing Valley View Specific Plan, Final EIR and Mitigation Monitoring Plan Check List developed and adopted by the Board of Supervisors for the outstanding and applicable conditions. The MMRP has been added as Conditions of Approval. Development is not proposed but will be consistent with the Mitigation Monitoring Plan Check List, as amended for this project.

There is no substantial evidence that this portion of the Valley View Specific Plan would have a significant effect on the environment, the project is exempt from CEQA pursuant to 15182. This CEQA section applies because this project is part of, and consistent with, an approved Specific Plan. The mitigation monitoring reporting program, developed to implement the EIR, has been updated for this portion of the specific plan and is included in the conditions of approval below.

The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fee is paid.

## **AGENCY REVIEW AND CONDITIONS OF APPROVAL**

The project was routed to all interested parties including: El Dorado Irrigation District, El Dorado Hills Fire Department, El Dorado Hills Area Planning Advisory Committee, Department of Transportation, Environmental Management, and Air Quality Management District. Comments received were made part of the Conditions of Approval, below.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Vicinity Map

Exhibit B.....Location Map

Exhibit C.....Aerial Map

Exhibit D.....Assessor's Parcel Map

Exhibit E.....Land Use Designation Map

Exhibit F.....Specific Plan Zoning Map

Exhibit G.....Zoning Designation Map

Exhibit H.....Tentative Parcel Map

Exhibit I.....Preliminary Grading & Drainage Plan

Exhibit J.....Tree Preservation Plan

Exhibit K.....Preliminary Sewer & Water Exhibit

Exhibit L.....Slope Map

Exhibit M.....Valley View Unit Buildout Reconciliation

Exhibit N.....Acoustic Adjacent Transportation Noise Sources

## **FINDINGS**

### **Tentative Parcel Map P18-0005/White Rock Village Zoning Administrator/March 18, 2020**

#### **1.0 CEQA FINDINGS**

- 1.1 El Dorado County has considered the Categorical Exemption together with the comments received during the public review process. The Categorical Exemption reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

#### **2.0 GENERAL PLAN FINDINGS**

##### **2.1 The project is consistent with General Plan Policy 2.2.1.2.**

Adopted Plan (AP) land use designation recognizes areas for which specific land use plans have been prepared and adopted. These specific plans are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The maximum allowable density for the Estate Residential zoned parcel is a single dwelling unit.

Rationale: The subject parcel is in a Valley View specific plan and has been approved for Estate Residential and Open Space, and is not located within a rural center of community region. Surrounding uses are Estate Residential-10 acre (RE-10) and Multi-unit Residential (RM). The split creating four new parcels would be consistent with surrounding designations, the Valley View Specific Plan and General Plan Policy 2.2.1.2.

**2.2 The project is consistent with General Plan Policy 2.2.5.2.**

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to determine consistency with the policies of the General Plan.

**2.3 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is the final map to realize the Valley View Specific Plan and adopted amendment. The proposed parcel size of the Residential lot 4 is 48.082 acres and the three Open Space lots vary in size from 0.426 to 84.904 acres. The proposed parcel sizes and use is consistent and compatible with the development pattern of the approved specific plan and the immediate surroundings.

**2.4 The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: Public water and sewer is available for service to the site. The project as proposed will not generate an increase in solid waste, any future development would be required to comply with county recycling standards and follow CalGreen requirements during operation.

**2.5 The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The site is currently served by El Dorado Hills FD for fire protection. The El Dorado Hills FD provided comments on the parcel map which have been made a part of this approval. Public water would serve the project site.

**2.6 The project is consistent with General Plan Policy 6.2.3.2.**

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: Access is proposed from Valley View Parkway via two options. Option #1 is along the existing footprint of the access road on the north side of parcel three. Option #2 is from the unfinished portion of Valley View Parkway and through an existing 40 foot non-exclusive road and public utility easement. Option #1 will be used if access to Lot 4 is needed prior to the completion of the extension of Valley View Parkway. Both access points were reviewed by El Dorado Hills FD and their comments are made a part of this approval. An encroachment permit would be required for future access to Valley View Parkway. The project is in compliance with the General Plan Policy.

### **3.0 ZONING FINDINGS**

#### **3.1 The project is consistent with Title 130.**

Adopted specific plans are second only to a jurisdiction's general plan and bring together detailed policies and regulations into a focused development program. Valley View Specific Plan provides the Estate Residential – Large Lot (ER-LL) zoning designation and setbacks in lieu of the Zoning Ordinance. This zoning designation is used in locations containing significant slope, tree cover or exposed views. ER-LL lots are distinguished by a Primary Building Area and a Transitional Open Space Area within each lot. The Primary Building Area can also be used as a building envelope. Transitional Open Space provides conservation of habitat without development or structures, fences, or irrigation systems except to provide a green fire break.

Rationale: The project has been analyzed in accordance with Valley View Specific Plan for minimum lot size, dimensions, and height and building setbacks. Setbacks for residential structures must be a minimum of 30 feet from all lot lines as required by the Fire Safe Setback for residential lots larger than a single acre. The maximum height is 36 feet from the highest finished grade except that chimneys, turrets and similar architectural projections shall not exceed 38 feet. The new residential lot would meet the minimum lot size of 2 acres and the minimum lot width of 20 feet. The project does not propose any construction. Any future development would be required to comply with the above development standards for the zone.

### **4.0 PARCEL MAP FINDINGS**

#### **4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan.**

Rationale: The project proposes to create four lots from a 136.727 acre site within the El Dorado Hills community region. The Open Space zoned lots would range in size from 0.426 to 84.904 square feet in size with a single Residential lot of 48.082 acres. The lots size, dimensions and zoning are consistent with the General Plan Findings 2.1 Community Regions which



encourages continued population growth in the community of El Dorado Hills.

**4.2 The proposed Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.**

Rationale: The proposed parcels have been analyzed and conditioned in accordance with the Open Space and Estate Residential-Large Lot zoning designation (OS, ER-LL) as shown in the Valley View Specific Plan. These lots have been found to comply with the required minimum lot area and minimum lot width requirements. As proposed and conditioned, the Parcel Map conforms to the Minor Land Division Ordinance.

**4.3 The site is physically suitable for the proposed type and density of development.**

Rationale: The proposed development meets the density requirements of the ER-LL zone, and shall conform to the minimum parcel size and development standards of the ER-LL zone district.

Open Space (OS) is “primarily for passive open spaces, buffers and environmentally sensitive natural areas intended for permanent protection from development and incompatible uses.” Development standards are described in the Valley View Specific plan for OS zoned lands as “not “subject to set standards as to shape, size or the necessity for access. Such requirements shall be determined at the time of creation of OS parcels depending upon their intended use and the nature of the resources being protected or managed.” Two of the three proposed lots are intended to be given to the HOA for maintenance of the entrance and landscaping. Lot 3 has no proposed development apart from the driveway, and includes the locations of several archaeologically sensitive sites. These sites are to be protected within this parcel in perpetuity.

**4.4 The proposed subdivision is not likely to cause substantial environmental damage.**

Rationale: An EIR, Specific Plan and Mitigation Monitoring Report Plan (MMRP) have been prepared for this project. The Valley View project as a whole will result in potentially or significant and unavoidable environmental damage as addressed in the MMR. The mitigation required for this part of the project have been summarized in Table 1.1 in the Conditions of Approval and the MMRP has been updated for this portion of the project.

**5.0 SPECIFIC PLAN POLICY FINDINGS**

**5.1 Establish a spatial and visual buffer between residential uses and the El Dorado Hills Wastewater Treatment Plant.**

Rationale: Between the proposed building envelope and the El Dorado Hills Wastewater Treatment Plant is almost 100 acres of Open Space and Transitional Open Space.

5.2 **Create opportunities for more affordable housing, including rental housing and provide for higher density housing nearest to commercial uses present in Town Center East.**

Rationale: The site is not located in the Town Center East and does not apply.

5.3 **Protect residential areas and schools from 100 year storm waters within the Carson Creek drainage.**

Rationale: The building envelope is not within the floodplain of Carson Creek drainage.

5.4 **Provide an attractive entrance statement to White Rock and East Ridge Villages from White Rock Road.**

Rationale: The two parcels within this intersection will be Open Space and available for beautification.

# CONDITIONS OF APPROVAL

## **Tentative Parcel Map P18-0005/White Rock Village Zoning Administrator/March 18, 2020**

### Project Description

1. The Tentative Parcel Map is based upon and limited to compliance with the project description; the hearing exhibits marked Exhibits A through N 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 consists of the following:

- a. Parcel Map of the 136.7 acre property consisting of:
  - i. A single Estate Residential – Large Lot (ER-LL), of 48.082 acres;
  - ii. Three Open Space lots ranging in size from 0.426 to 84.904 acres;
2. Revise the Parcel Map to clearly label the Primary Building Envelope on Lot 4.
3. **Human Remains:** If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner’s office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the Coroner and recommendations for treatment solicited (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98). This requirement shall be noted on grading plans and shall be verified prior to issuance of grading permits.

In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

4. **Tentative Map Expiration:** This tentative map shall expire 36 months from the date of approval unless a timely extension is filed.
5. **Development Services Division Fees:** Prior to final map approval, the applicant shall pay all Community Development Services fees associated with this application.

6. **Liens and Bonds:** Prior to filing the 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. **Hold Harmless:** 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.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

#### **Department of Transportation**

8. **Offer of Dedication:** Offer to dedicate, in fee, the right of way for Valley View Parkway in the varying width of 70 to 105 feet as approved by the County Engineer. Also offer to dedicate a slope and drainage easement adjacent to the east side of Valley View Parkway sufficient to contain the existing slope, plus 10 feet beyond the slope, or 10 feet outside of any existing drainage structures.

The offer(s) will be accepted by the County, since a County Service Area Zone of Benefit has already been created and funded to provide for maintenance of the roadways.

9. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along Valley View Parkway, excepting the two alternative access locations.

#### **Air Quality Management District**

10. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation

measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.

11. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
12. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
13. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
14. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf) Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
15. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

### **El Dorado Hills Fire Department**

16. **Driveways:** Driveways shall be designed to the following standards:
  - a. All driveways shall be a minimum of twelve (12) feet wide.
  - b. Driveways shall have unobstructed vertical clearance of fifteen (15) feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway width.
  - c. Driveways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if

requested by the local AHJ (Authority Having Jurisdiction). Conformance with this condition shall be verified during review of the Improvement Plans.

- d. The grade shall not exceed twenty percent (20%). Pavement/Concrete shall be required on all grades twelve percent (12%) or greater. For grades of sixteen percent (16%) – twenty percent (20%), a Type II Slurry Seal shall be applied to asphalt surfacing and concrete driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the Improvement Plans.
- e. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official. Conformance with this condition shall be verified during review of the Improvement Plans.
- f. The required turning radius is forty (40) foot inside radius and fifty-six (56) foot outside. If requested, the fire code official may reduce the minimum turning radius to a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the Improvement Plans.
- g. Turnouts are required on driveways that exceed one-hundred fifty (150) feet in length and shall be placed near the midpoint of the driveway. If the driveway extends beyond eight-hundred (800) feet in length, then turnouts shall be required every four-hundred (400) feet. Turnouts shall be designed to be ten (10) feet wide and thirty (30) feet in length with a minimum twenty-five (25) taper on each end.
- h. All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official.
- i. The driveway shall have a turnaround constructed at its terminus within 50' of building/structure.
- j. The driveway shall extend to within one-hundred fifty (150) feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.

17. **Wildland Fire Safe Plan (WFSP):** A wildfire safe plan was prepared for this project entitled Valley View Specific Plan Wildfire Plan (1998 Plan) dated August 1998. An

updated wildfire safe plan was prepared in August 24, 2014 called the Valley View Specific Plan (VVSP) East Ridge Village Amendment A Wildfire Safety Plan. This project will therefore adhere to all of the applicable requirements of the VVSP East Ridge Village Amendment A Wildfire Safe Plan, dated August 24, 2014.

18. **Underground Private Fire Mains:** All private fire service mains shall be installed per NFPA 24 & the El Dorado County Regional Fire Protection Standard Water Supply without a Purveyor Residential requirements. They shall be inspected, tested and maintained per NFPA 25.
19. **Fire Hydrants:** A drafting hydrant that is connected to a storage tank and or swimming pool will be installed for the proposed single-family detached parcel and shall be in conformance with the El Dorado County Regional Fire Protection Standard Water Supply without a Purveyor Residential. A swimming pool is preferred due to capacity.
20. **Fire Hydrant Visibility:** The drafting hydrant will need to have a sign per the El Dorado County Regional Fire Protection Standard Water Supply without a Purveyor Residential.
21. **Fire Access During Construction:** In order to provide this parcel with adequate fire and emergency medical response during construction, the driveways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site.
22. **Vegetative Fire Clearances:** Prior to June 1<sup>st</sup> each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.

### **El Dorado Irrigation District**

23. **Water Service:** Since the proposed parcel where the house is proposed does not front a water main, the meter will be located on an adjacent parcel. The applicant will need to execute an "Offsite Agreement" with EID which will be recorded against the parcel.
24. **Water Pressure:** Based on available water at the proposed meter location, the applicant will have about 55 psi at the meter which complies with State Water Board requirements. The applicant will have boost the pressure at their expense to get the water to the high building pad. Without the booster station, the water would only get halfway up the hill. The applicant will need to enter into a "Low Pressure Agreement" with EID which will be recorded against the parcel. This is standard practice.
25. **Easement:** The pipeline between the meter and the parcel will need to extend across other parcels. The applicant will need to provide proof they have an easement for the

waterline (which we require for their protection so it is documented they have the right to be there).

26. **Fire Protection/Service:** EID will not be able to provide a fire hydrant near the parcel. The applicant will need to work with the Fire Marshall on required fire protection/storage.
27. **Sewer Service:** The applicant will need to execute an “Offsite Agreement” with EID which will be recorded against the parcel.
28. **Valley View Specific Plan (VVSP) Mitigation Monitoring Reporting Program (MMRP)**

Table 1 below details the mitigation measures from the MMRP which are applicable to the project and have not yet been previously satisfied.



**Table 1. VVSP EIR Mitigation Measures Applicable to Valley View Tentative Subdivision Map**

Identified Impact	Mitigation Measure Designation	Timing	Enforcement Agency	Note
Impact PF-1: Lack of Reliable Long-Term Water Supply.	PF-1	Prior to Final Map	Planning Services Division	El Dorado Irrigation District confirmed that water and sewer service is available from a main line along Valley View Parkway
Impact BR-3: Loss of Oak Woodland/Oak Savannah Habitats.	BR-3	Prior to Tentative Map, Prior to approval Grading Permit	Planning Services Division	The project shall implement all applicable measures of the <i>Oak Tree Protection, Re-vegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan</i> (prepared by Ralph Osterling Consultants Inc. dated December 17, 2014)  Prior to issuance of grading permit, a pre-construction survey shall be submitted evaluating potential presence of raptor and songbird nests, and bat roosts.
Impact BR-4: Reduction of the Habitat Quality of Oak Woodland During Construction.	BR-4	Prior to Tentative Map, During Project Construction	Planning Services Division	The project shall implement all applicable measures of the <i>Oak Tree Protection, Re-vegetation, and Monitoring Plan for East Ridge Village of the Valley View Specific Plan</i> .
Impact BR-7: Reduction of Habitat Quality of Riparian Areas During Construction.	BR-7	During Project Construction	Planning Services Division	This mitigation measure has been satisfied with the issuance of a grading permit for the construction of the major crossings and approval and implementation of the U.S. Army Corp of Engineers Wetland Permit. However, for future construction if a 1600 California Department of Fish and Wildlife (CDFW) permit is necessary and application with the CDFW will be submitted for impacts to any riparian impacts.
Impact BR-9: Reduction of Habitat Quality of Wetlands During Construction.	BR-9	Prior to Issuance of a Grading Permit, During Project Construction		
Impact BR-12: Impacts on Bats	BR-12	Prior to approval Grading Permit	Planning Services Division	This mitigation measure shall be added as a note to the construction drawings and/or a biologist shall be hired prior to do a pre-construction survey to address this mitigation measure.
Impact BR-13: Impacts on Raptors:	BR-13	Prior to approval Grading Permit	Planning Services Division	This mitigation measure shall be added as a note to the construction drawings and/or a biologist shall be hired prior to do a pre-construction survey to address this mitigation measure.
Impact BR-14: Impacts on the	BR-14	Prior to approval Grading Permit	Planning Services Division	The applicant shall consult with the USFWS during the Section 7 process

Valley Elderberry Longhorn Beetle.				to determine mitigation requirements. Some or all of the VELB mitigation may (also) need to proceed under Section 10 of the Endangered Species Act.
Impact SG-3: Grading Impacts	SG-3	Prior to Final Map	Transportation Division and Building Division	This mitigation measure has been partially satisfied with the completion of the geotechnical report that has been submitted with the TM packet. The remainder of the mitigation measure deals with NPDES and SWPP requirements, which shall be applied to the project.
Impact SG-4: Hazards from Cut-and-Fill Slopes.	SG-4	Prior to approval Grading Permit	Transportation Division	This mitigation measure will be applied during design and the construction phase.
Impact SG-5: Hazards Due to Trench Wall Instability	SG-5	Prior to approval Grading Permit	Transportation Division	This mitigation measure will be applied during design and the construction phase.
Impact SG-10: Exposure to Asbestos Dust	SG-10	Prior to Tentative Map, Grading Permit, Occupancy	Building Division	This mitigation measure will be applied during design and the construction phase. Require that any identified asbestos contamination be disclosed to future property owners, as required by law.
Impact H-1: Increased Flows in Tributary 4 of Carson Creek	H-1	Prior to Final Map	Transportation Division	Project drainage shall be verified for consistency with the Carson Creek Regional Drainage Study.
Impact H-5: Construction-Related Soil Erosion and Sedimentation.	H-5	Prior to approval Grading Permit	Transportation Division	The project shall implement SWPP and NPDES, as conditioned.
Impact H-6: Urban Runoff Pollutant Discharge into Creeks.	H-6	Prior to Tentative Map	Transportation Division	REGIONAL DRAINAGE STUDY COMPLETED
Impact AQ-1: Air Quality Impacts from Construction.	AQ-1a, 1b, 1c, 1d	Prior to approval Grading Permit, During Project Construction	Transportation Division	The project shall implement measures in the East Ridge Air Quality and Greenhouse Gas Analysis (GHG) prepared by PMC (July 2014).
Impact AQ-3: Air Quality Impacts from Residential Uses.	AQ-3	Prior to Issuance of Building Permit	Building Division	Only natural gas fueled fireplaces are permitted.
Impact N-2: Land Use/Noise Conflicts along Interior Roadway Frontages	N-2	Prior to Tentative Map, Prior to Issuance of Building Permit	Planning Services Division, Building Division	Location of residential building site is in excess of acoustic impact area. See Exhibit Q
Impact N-4: Existing-Plus-Project Traffic Noise Impacts along White Rock Road.	N-4	Prior to Tentative Map	Planning Services Division,	TIM fees are to be paid as a part of the residential development, all other mitigation previously met.
Impact N-5: Construction Noise	N-5	Prior to approval Grading Permit, Prior to Issuance of	Planning Services Division	An Acoustical Analysis (prepared by Bollard Acoustical Consultants dated April 17, 2015) has been submitted for

		Building Permit		the project. All referenced applicable noise mitigation measures shall be applied.
Impact N-6: Cumulative-Plus-Project Traffic Noise Impacts along White Rock Road	N-6	Prior to Tentative Map	Planning Services Division	Implementation of mitigation measure N-4 to be completed with the development of the residence.
Impact CR-2: Impacts on Placer Mining Sites (CA-Eld-80/H, V12, V21, V25, V39, V40, V41).	CR-2	Prior to Tentative Map	Planning Services Division	Site V-39 is located within the Open Space.
Impact CR-4: Impacts on Way Station Site (V18).	CR-4	Prior to Tentative Map	Planning Services Division	Site V-18 is located within Open Space. Applicant shall hire a qualified professional archaeologist to prepare an archaeological testing report for site V-18 to submit to the County and the North Central Information Center.
Impact CR-6: Impacts on Buried/Undiscovered Heritage Resources.	CR-6	Prior to Tentative Map	Planning Services Division	Retain a qualified archaeologist to prepare and disseminate a contractor awareness training program, one week prior to the start of construction, for all construction supervisors.
Impact CR-7: Impacts on Buried/Undiscovered Traditional Cultural Properties.	CR-7	Prior to Tentative Map	Planning Services Division	All portions of the mitigation measure as described in Exhibit M shall apply.
Impact E-1: Long-Term Project Energy Use Impact.	E-1	Prior to Issuance of Building Permit	Building Division	Compliance with Title 24 shall be verified prior to issuance of building permits.
Impact E-2: Transportation-Related Energy Consumption	E-2	Prior to Issuance of Building Permit	Building Division	This mitigation measure will occur at the time of building permit issuance. However, the Tentative Map has bikeways and pedestrian circulation plan and bus turnouts provided in the project.