

**Subdivision Map Process – El Dorado County
Planning and Building Department 2018**

A. Subdivision Maps are required to comply with:

1. Subdivision Map Act (SMA)
2. Subdivision Ordinance (Title 16, now 120)
3. Design and Improvement Standards Manual and Grading Manual
4. General Plan and/or Specific Plan (if applicable)
5. Zoning Ordinance (Title 17, now 130)
6. Other Agencies may be involved in requirements/separate permits:
EID/GDPUD, CSDs', LAFCO, DFW, RWQCB, CALTRANS, CALFIRE

B. Subdivision process: Tentative Subdivision Map and Final Maps

1. Concurrent processing with Rezone, GP Amendment, and/or PD.
2. PD required for 50 lots or more (exceptions: see Policy 2.2.5.4)
3. Phased maps may create “phasing lots” that are non-developable.
4. Tentative Maps are discretionary. Final Maps are ministerial.

C. Tentative Subdivision Map Process (estimated 6 to 12 months)

1. Application submittal (Pre-Application or Preliminary Map recommended)
2. Agency Distribution
3. Completeness determination
4. Site Inspection
5. TAC (Technical Advisory Committee)
6. Staff Report Preparation: Planning consolidates agency comments and subdivision requirements into staff report, including:
 - A. Subdivision Recommendations: Conditions, Findings (Section A)
 - B. Subdivision Map Exhibit(s): On-site and off-site development
 - C. Recommended Environmental Documentation
7. Public Notice and Public Hearing (Planning Commission, Board of Supervisors)
8. Final Action by PC or Board is to approve the Tentative Map with Conditions of Approval, adoption of CEQA document.
9. Notice of Determination starts 30 day statute of limitations on CEQA determination.
10. Map approval is good for three years. Extensions are available.

D. Final Map Process (estimated 30 to 90 days)

1. Improvement Plan submittal, review, and approval (Transportation Division).
1. Final Map Application Submittal (to Planning)
2. Distributed to DOT and Surveyor and schedule Final Map TAC Meeting
3. Verify all Conditions of Approval have been satisfied.
4. Confirm SIA, RIA, and securities are in order (TD primary responsibility)
5. Confirm EID water meter award letter is received.
6. Board of Supervisors approves Final Map and signs any Agreements.

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E. Common Subdivision Map Processing Problems

1. Subdivision Design Problems:
 - a. Dead end road: length and number of proposed lots.
 - b. Off-site access undefined or undetermined.
 - c. Environmental Impacts not fully quantified.
 - d. Fire protection requirements not met.
 - e. Lot design standards (frontage, 3:1 length to width, flag lots)
2. Incomplete application
 - a. Submittal requirements insufficient.
 - b. Public water/sewer report not submitted or outdated.
 - c. Preliminary grading or drainage plan not submitted.
 - c. Traffic analysis incomplete.
3. Project changes during review due to:
 - a. Agency comments after distribution or TAC meeting.
 - b. Applicant redesigns based on market conditions.
 - c. Applicant redesigns based on further engineering analysis.
4. Project inconsistent with General Plan or other requirement:
 - a. See Section A.
 - b. Design Waivers
 - c. Planned Developments

F. Planning Special Considerations.

1. CEQA issues
 - a. Determination of CEQA Document: ND, MND, EIR.
 - b. Mitigation Measures need to be accepted by applicant.
 - c. Mitigation Monitoring Report needs to be prepared.
 - d. CEQA may require submittal to State Clearinghouse
 - e. Posting of NOD. DFW fees.
2. Tentative Subdivision Map Process issues:
 - a. Conditions need to be clear: Why, what, who, where, and when.
 - b. Nexus and rough proportionality
 - c. Staff report: standard information: primary issues; same conclusion.
 - d. Agency comments must be integrated w/staff report, conditions, findings.
3. Other Standard Procedures:
 - a. Confirm Project Description, APN(s), and location in LMIS.
 - b. DFW fees. Use standard staff report/finding/condition.
 - c. Local agencies may require copies of the ND/MND and NOD.
 - d. Planner's supervisor and Director needs to review the draft staff report, environmental checklist/determination, and exhibits.



El Dorado Irrigation District

10:05 PM 3:02
RECEIVED
PLANNING DEPARTMENT

Letter No.: EEO 2015-1216

October 9, 2015

VIA FIRST-CLASS MAIL

Joel Korotkin
Salmon Falls Land & Cattle Co., LLC
949 Tuscan Lane
Sacramento, CA, 95864

RECEIVED
PLANNING DEPARTMENT
15 OCT 13 PM 3:02

Subject: Facility Improvement Letter (FIL), La Canada -Annexation
APNs. 126-100-18,110-020-12 & 126-100-20 (Outside)
EDC Project No: TM08-1463

Dear Mr. Korotkin:

This letter is in response to your request dated August 19, 2015, and is valid for a period of three years. If a Facility Plan Report (FPR) for your project has not been submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new FIL will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 47 unit single family residential subdivision on 143 acres. Water service and fire hydrants are requested. The property is not within the District boundary and will require annexation before service can be obtained.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2015, there were approximately 4,088 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 49 EDUs of water supply.

Water Facilities

The Salmon Falls Tank and an 18-inch water line are located near the southeast corner of the property to be developed. The El Dorado Hills Fire Department has determined that, based on the installation of residential fire sprinklers, the minimum fire flow for this project could range from 1,000 GPM to 1,375 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, it will be necessary for you to build a new booster pump station near the tank site and construct a water line extension to your parcel. This booster pump station will need to provide both domestic flows and fire flow. The hydraulic grade line for the Salmon Falls Tank and 18-inch water line is 810 feet above mean sea level at static conditions and should be used in the FPR Analysis. Any adjacent lands that will need to be served by the pump station must be identified and included in the sizing of the station. Several surrounding parcels have proposed residential subdivisions that would require the construction of new water facilities, however at this time no projects have been initiated with the District.

Sewer Facilities

The project, as proposed, would be served by individual septic systems permitted by the County. District sewer service is not being requested.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer and Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or waste water lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or waste water facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or waste water improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and waste water facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Annexation

The applicant is charged for all costs associated with the annexation proposal. A preliminary cost benefit analysis has been completed. This project as currently defined will not have a negative financial impact on the District. Please contact Development Services regarding the annexation process.

Summary

Service to this proposed development is contingent upon the following:

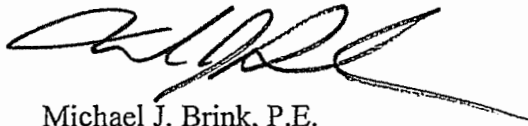
- Annexation approval from the District's Board of Directors and El Dorado County Local Agency Formation Commission
- Payment of District Annexation Impact Fee (Contact Development Services for fee calculation)
- Inclusion of lands into the District's service area from the United States Department of the Interior Bureau of Reclamation (Contact Development Services for more information)
- The availability of uncommitted water supplies at the time service is requested.
- Approval of the County's environmental document by the District (if requested)
- Approval of a Facility Plan Report by the District
- Approval of an extension of facilities application by the District
- Approval of facility improvement plans by the District

- Construction by the developer of all on-site and off-site proposed water and sewer facilities
- Acceptance of these facilities by the District
- Payment of all District connection costs

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,



Michael J. Brink, P.E.
Senior Civil Engineer

MB/MM:krc

Enclosures: System Map
FPR guidelines and transmittal

cc w/ System Map:

Michael Lilienthal, Division Chief/Fire Marshal
El Dorado Hills Fire Department
1050 Wilson Blvd.
El Dorado Hills, CA 95762

David Crosariol
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

Roger Trout, Director
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Letter No.: EEO 2015-1216
To: Salmon Falls Land & Cattle Co., LLC

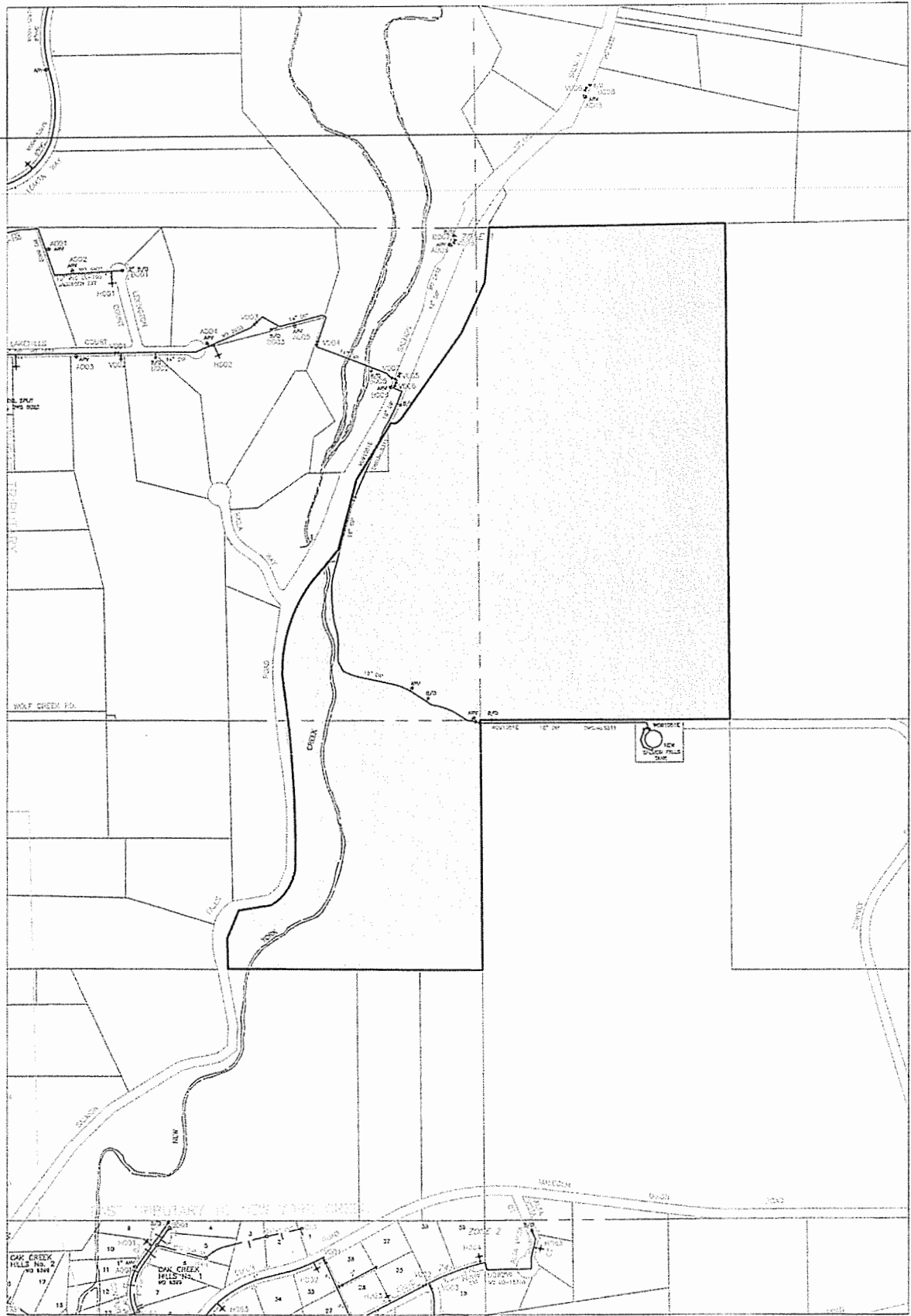


October 9, 2015
Page 5 of 5

José C. Henríquez, Executive Officer
El Dorado County LAFCO
550 Main Street, Suite E
Placerville, CA 95667

El Dorado Irrigation District
Elizabeth Wells, P.E., Engineering Manager
Marc Mackay, Associate Engineer
Development Services Division

11/10/2015 10:00 AM 11/10/2015 10:00 AM 11/10/2015 10:00 AM



Scale: 1" = 500'

El Dorado Irrigation District System Map

WARNING: For schematic purposes only. Exact pipe location must be field verified.

- WATERLINE
- SEWERLINE

DATE: October 6, 2015

La Canada Subdivision
 18-0327B 8 of 50
 APN: 110-020-12

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bdgdept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@edcgov.us

MEMORANDUM

DATE: October 10, 2017
TO: Karl Weiland, County Assessor
FROM: Mel Pabalinas, Senior Planner
SUBJECT: Request for Appraisal for Calculation of In-lieu Park Dedication Fees for LA Canada Tentative Subdivision Map/ TM08-1463 and TM08-1463-R

Staff Planner: Mel Pabalinas, Senior Planner (Ext 5363)

Tentative Subdivision Map file number: TM08-1463 and TM08-1463-R

Subdivision/Subdivider Name: La Canada

Assessor's Parcel Number of subdivision: 126-100-18

Number of parcels to be created: 47 residential lots and six lettered (open space/ landscape) lots

Unit or parcel size: 143.11 acres

Range or median size: Residential Lot Size Range (min-max): 43,711 square feet to 313,210 square feet

Land Use Designation: Low Density Residential (LDR)

Zoning: Estate Residential Five Acre Minimum-Planned Development (RE-5-PD)

Calculation of land required to be dedicated [16.12.090(B)(3)]: (47 dwelling units X 2.8 person/unit X 5 acres/1000 persons) = 0.658 acres

Enclosures:

- Appraisal Fee from Ridgeview Homes West, LLC
- Approved El Dorado Springs 23 Tentative Subdivision Map (January 13, 2015)

**Land Appraisal Report - In Lieu Fees
Park Land Dedication**

No.

Assessor Parcel(s)	126-100-18-100	Location	Urban	Suburban	X	Rural
Being Subdivided	47 SFR lots	Built Up	Over 75%	X	25 to 75%	Under 25%
		Growth Rate	Fully Dev.	Rapid	X	Steady
		Property Values	X	Increasing	Stable	Declining
		Demand/Supply	X	Shortage	In Balance	Over Supply
		Marketing Time	Under 3 Mo.	4-6 months	X	Over 6 months
		Present Land Use	% 1 Family	% 2-4 Family	% Apartments	% Other
Area (Size)	140.44		% Industrial	% Vacant		
Zoning	RE-5-PD (current)	Change in Present Land Use	X	Not Likely	Likely (*)	Taking Place(*)
Proposed Unit		* From:	To:			
Tentative Map	TM08-1463	Present Improvements	Do	Do Not conform to zoning regulations		
Highest and Best Use	X Present Use	Other. (Specify)				

Publi	Other
Elect	X
Gas	
Water	
San-Sewer	
Underground Elect & Tel.	yes no

Off Site Improvements		
Street Access	X	Public Private
Surface	asphalt	
Maintenance	Public	Private
Storm Sewer	Curb/Gutter	
Sidewalk	Street Lights	

Land Characteristics		
Topography	mixed	
Size	143.11	Shape irreg
View	good	Drainage
Ground Cover	mixed	

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject: If a significant item on the comparable is inferior to, or less favorable than, the subject property, a plus(+) adjustment is made, thus increasing the indicated value of the subject.

Item	Subject Property	Comparable No. 1		Comparable No. 2		Comparable No. 3	
APN	126-100-18-100	126-100-18-100		126-130-12-100		126-130-39-100	
Proximity to Subject		0		5		5	
Sales Price		6,500,000 (LISTING PRICE)		290,000		420,000	
Unit Price		140.44 ac, \$46,283 per ac		5.05 ac, \$57,425 per ac		5.37 ac, \$78,212 per ac	
Date of Sale		10/6/17 (Listing date)		5/5/16		04/24/2017	
	Description	Description	Adjust	Description	Adjust	Description	Adjust
Sales/Financing	TM	TM		SFR		SFR	
Time							
Location		comparable	0	comparable	0	comparable	0
Site/View	good	good	0	good	0	good	0
Topography	Rolling	same	0	same	0	same	0
<i>stage of Development</i>				<i>superior < 25% < 72,000 ></i>		<i>superior < 25% < 105,000 ></i>	
Net Adjustment (total)				(72,000)		(105,000)	
Adjusted Sale Price		6,500,000		234,900		315,000	
Adjusted Unit Price		46,283		43,168			

CORRELATION

Subject is a raw land.
Comp #1 is the subject property, tentative map for 47 lots ranges from 1.01 to 7.19 acre, zoning RE-5 PD. Currently is listed on MLS for \$6,500,000.
Comp #2 and #3 are in established neighborhood and are considered superior to subject. For this reason, a negative adjustment is made.

VALUE CONCLUSION | \$43,000 | per Acre/Square Foot

Appraiser:	Natasha Liu	Time:	4:00 PM	Date of Appraisal:	10/24/2017
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IN LIEU FEE

Area	X	Unit Price per Acre/Sq. Ft.	=	In Lieu Fee
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TENTATIVE MAP
LA CAÑADA
SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M.
RS 16/101/1

COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA

OWNER OF RECORD
WALTER G. AND JUDITH G. WILSON, LLC
15000 WILSON WAY
EL DORADO, CA 92520

APPLICANT
WALTER G. AND JUDITH G. WILSON, LLC
15000 WILSON WAY
EL DORADO, CA 92520

ENGINEER
CLA *California*
Civil & Surveying
15000 WILSON WAY
EL DORADO, CA 92520
TEL: 951-754-1111

MAP SCALE
1" = 200'

CONTOUR INTERVAL
5 FEET

SOURCE OF TOPOGRAPHY
USGS 7.5-MINUTE QUAD

SECTION, TOWNSHIP AND RANGE
SECTION 14, 22 & 23, T.10N., R.8E., M.D.M.

ASSESSOR'S PARCEL NUMBERS
AS PER THE COUNTY OF EL DORADO ASSESSOR'S OFFICE

PROPOSED ZONING
R-1

TOTAL AREA
1,100.00 AC.

TOTAL NO. of LOTS
100

MINIMUM LOT AREA
11,000 SQ. FT.

WATER SUPPLY and SEWAGE DISPOSAL
AS PER THE COUNTY OF EL DORADO HEALTH DEPARTMENT

PROPOSED STRUCTURAL FIRE PROTECTION
AS PER THE COUNTY OF EL DORADO FIRE DEPARTMENT

PHASING PLAN NOTICE
AS PER THE COUNTY OF EL DORADO HEALTH DEPARTMENT

ENGINEER'S CERTIFICATE
Walter G. and Judith G. Wilson, LLC
9/15/16

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ASSESSOR'S PARCEL NUMBERS
AS PER THE COUNTY OF EL DORADO ASSESSOR'S OFFICE

EXISTING ZONING
R-1

TOTAL AREA
1,100.00 AC.

TOTAL NUMBER OF PARCELS
100

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11,000 SQ. FT.

WATER SUPPLY and SEWAGE DISPOSAL
AS PER THE COUNTY OF EL DORADO HEALTH DEPARTMENT

PROPOSED STRUCTURAL FIRE PROTECTION
AS PER THE COUNTY OF EL DORADO FIRE DEPARTMENT

DATE OF PREPARATION
9/15/16

PHASING PLAN NOTICE
AS PER THE COUNTY OF EL DORADO HEALTH DEPARTMENT

ENGINEER'S CERTIFICATE
Walter G. and Judith G. Wilson, LLC
9/15/16

Lot No.	Area (A.C.)
1	11.00
2	11.00
3	11.00
4	11.00
5	11.00
6	11.00
7	11.00
8	11.00
9	11.00
10	11.00
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95	11.00
96	11.00
97	11.00
98	11.00
99	11.00
100	11.00

TYP. ROAD SECTION
SCALE: 1" = 20'

TYP. ROAD SECTION W/30' ROADWAY
SCALE: 1" = 20'

SUBSTANTIAL CONFORMANCE TENTATIVE MAP
LA CAÑADA
SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M.
RS 16/101/1

EL DORADO COUNTY NOVEMBER, 2016 STATE OF CALIFORNIA

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ASSESSOR'S PARCEL NUMBERS
AS PER THE COUNTY OF EL DORADO ASSESSOR'S OFFICE

EXISTING ZONING
R-1

TOTAL AREA
1,100.00 AC.

TOTAL NUMBER OF PARCELS
100

MINIMUM LOT AREA
11,000 SQ. FT.

WATER SUPPLY and SEWAGE DISPOSAL
AS PER THE COUNTY OF EL DORADO HEALTH DEPARTMENT

PROPOSED STRUCTURAL FIRE PROTECTION
AS PER THE COUNTY OF EL DORADO FIRE DEPARTMENT

DATE OF PREPARATION
9/15/16

PHASING PLAN NOTICE
AS PER THE COUNTY OF EL DORADO HEALTH DEPARTMENT

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9/15/16

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DATE OF PREPARATION
9/15/16

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9/15/16

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1	11.00
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9	11.00
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80	11.00
81	11.00
82	11.00
83	11.00
84	11.00
85	11.00
86	11.00
87	11.00
88	11.00
89	11.00
90	11.00
91	11.00
92	11.00
93	11.00
94	11.00
95	11.00
96	11.00
97	11.00
98	11.00
99	11.00
100	11.00

TYP. ROAD SECTION
SCALE: 1" = 20'

TYP. ROAD SECTION W/30' ROADWAY
SCALE: 1" = 20'

FINAL MAP - BOARD OF SUPERVISORS

POR. SECS. 13 & 24, T.9N., R.8E., & SECS. 18 & 19, T.9N., R.9E., M.D.M.
WEST VALLEY VILLAGE

118:14

J-43

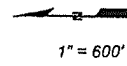
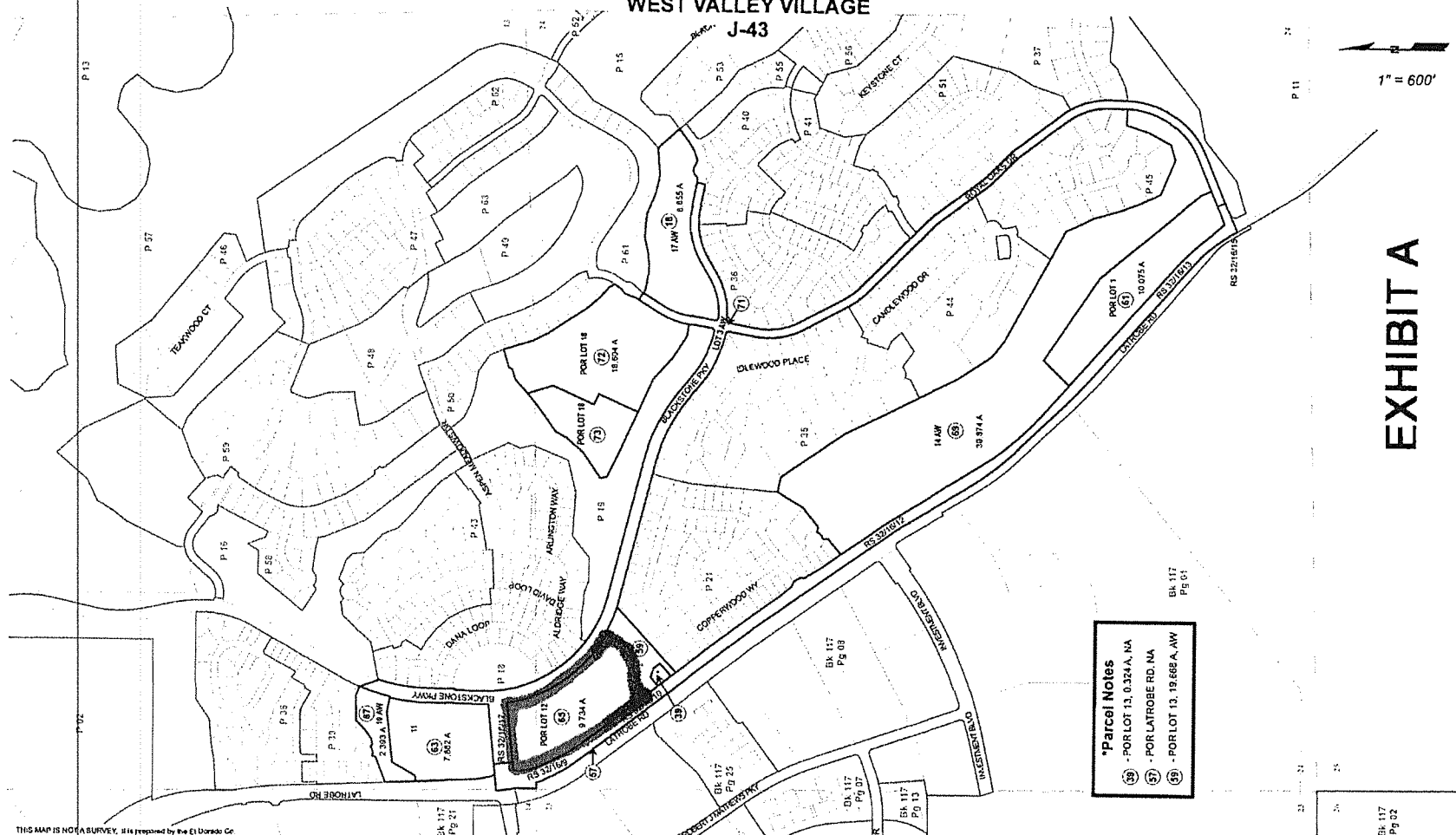


EXHIBIT A



Parcel Notes
 (6) - POR LOT 13, 0.324 A, NA
 (7) - POR LATROBE RD, NA
 (8) - POR LOT 13, 19.888 A, AV

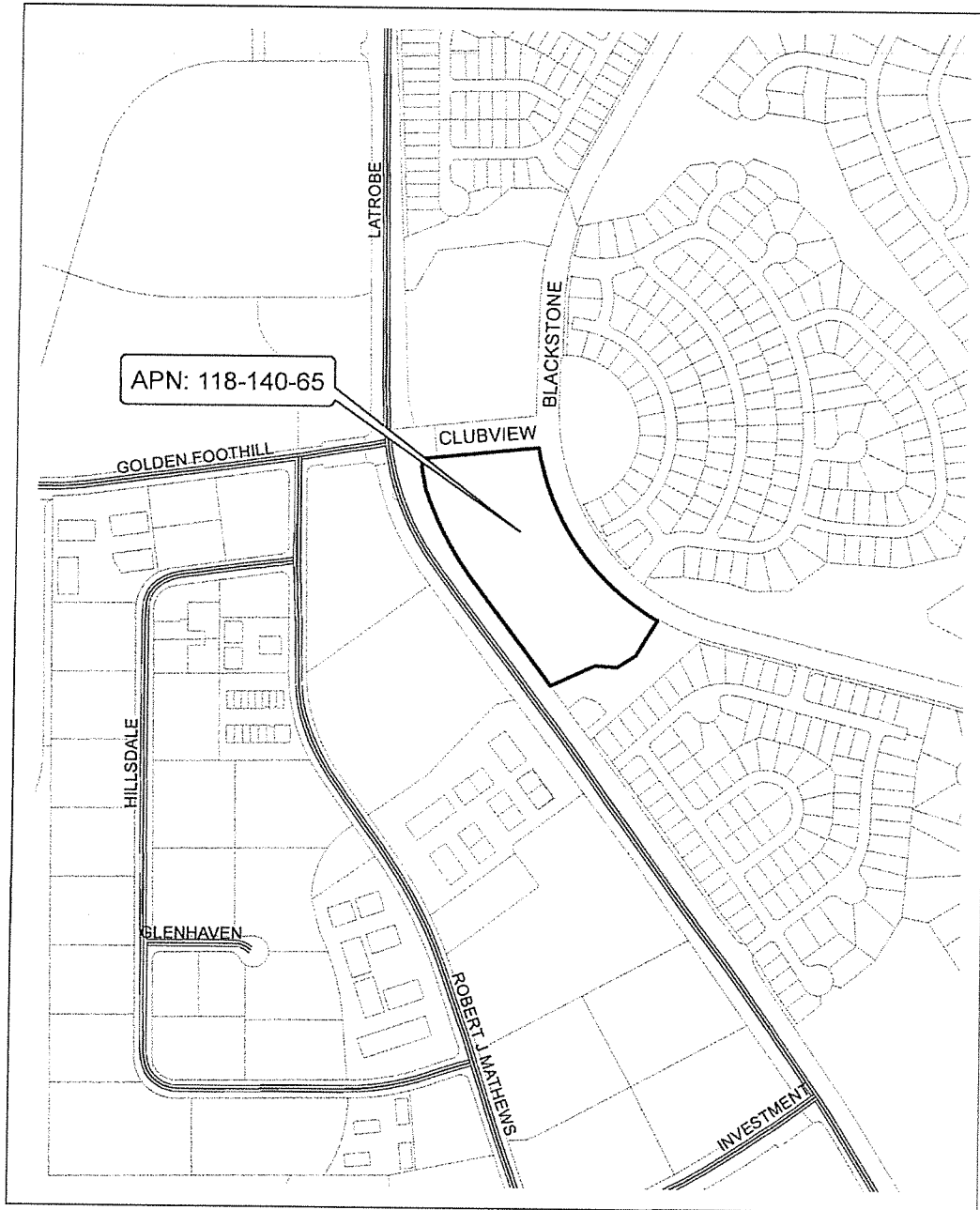
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and acreages are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Blue
 Assessor's Parcel Numbers Shown in Circles

Rev. Nov 7, 2013

Assessor's Map Bk.118, Pg. 14
 County of El Dorado, CA



File No. TM12-1506-F
Location Map
West Valley Village Lot W

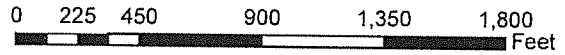
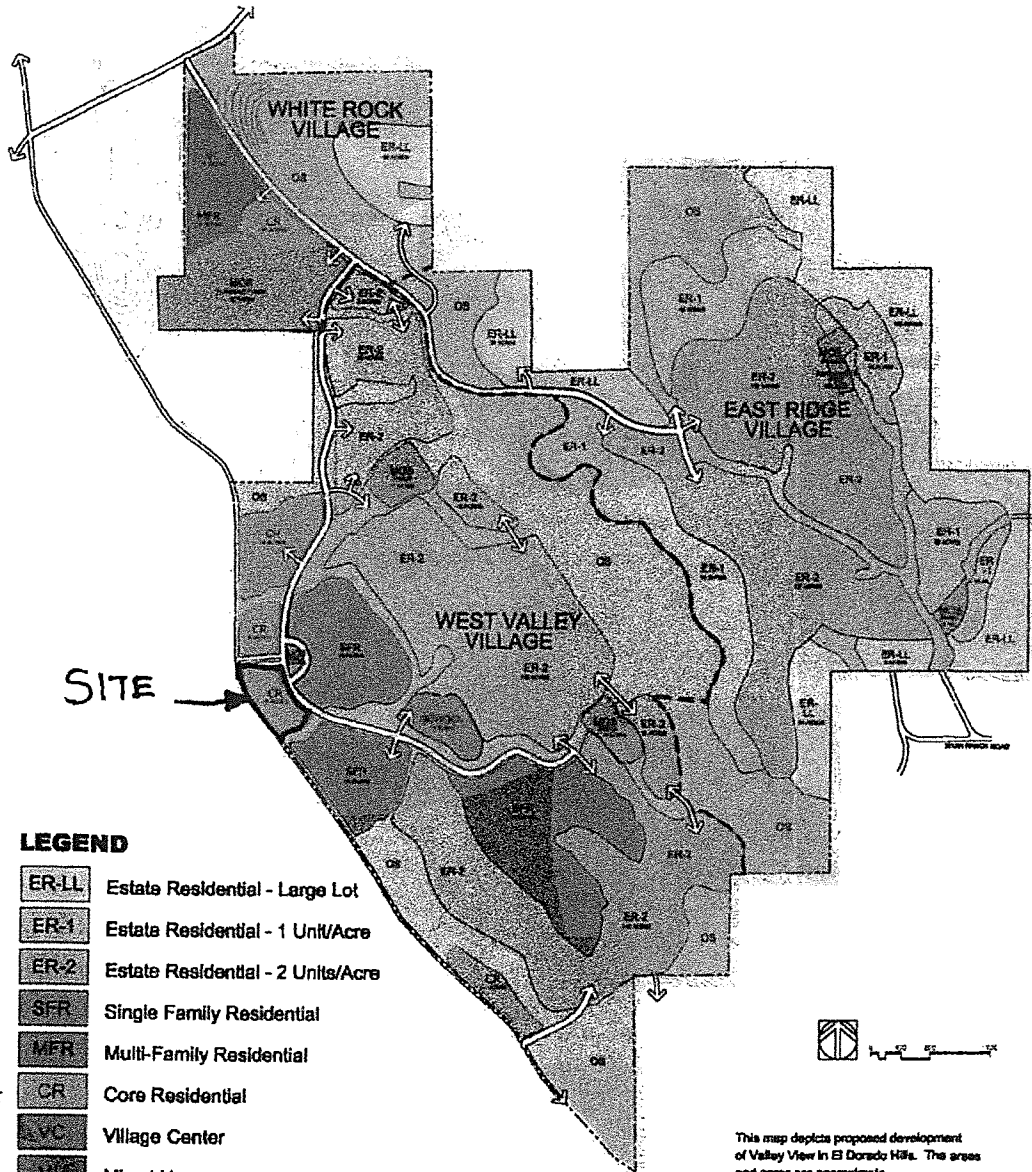


EXHIBIT B



LEGEND

- ER-LL Estate Residential - Large Lot
- ER-1 Estate Residential - 1 Unit/Acre
- ER-2 Estate Residential - 2 Units/Acre
- SFR Single Family Residential
- MFR Multi-Family Residential
- * CR Core Residential
- VC Village Center
- MU Mixed Use
- MOS Multi-Use Open Space
- OS Open Space
- SCH School Site (MOS District)
- Village Boundary

This map depicts proposed development of Valley View in El Dorado Hills. The areas and acres are approximate.

REVISED
 Figure 4.2
Land Use Plan
Valley View
 NOVEMBER, 2013

EXHIBIT C

WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY, 2015 SCALE: 1" = 100'

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1 3/8" CAP STAMPED LS5954
- SET 3/4" C.I.P. STAMPED LS 5914
- SET 1 1/2" C.I.P. STAMPED LS 5914
- SET SURVEY SPIKE AND WASHES STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- [OA] OVERALL

NOTES:

1. THIS SUBDIVISION CONTAINS 9.661 ACRES GROSS, CONSISTING OF 38 RESIDENTIAL LOTS AND 7 LETTERED LOTS AND IS CONSISTENT WITH THE TENTATIVE MAP TM12-1506 APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 25, 2014.
2. LOT "R" SHOWN HEREON IS DESIGNATED AS A "PRIVATE STREET" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION. LOT "R" IS FURTHER RESTRICTED BY PROHIBITING VEHICULAR ACCESS AND THE PLANTING OF TREES WITHIN THOSE AREAS DESIGNATED AS "RESTRICTED PLANTING AND VEHICULAR ACCESS AREAS" AND SHOWN ON SHEET 7 HEREON.
3. ALL FRONT LOT CORNERS FOR THE SIDE LOT LINES ARE MARKED BY A SLASH IN THE TOP OF CONCRETE CURB OR SIDEWALK ON THE LOT LINE PROJECTED. ALL REAR LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED LS 5914 OR AS NOTED HEREON.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
5. THIS MAP AND THE LOTS SHOWN HEREON ARE SUBJECT TO THE WEST VALLEY WILDFIRE SAFETY PLAN AND AMENDMENTS, PREPARED BY WILLIAM F. GRAPER, DATED JULY, 2006, CONTAINING WILDFIRE MITIGATION MEASURES WHICH SHALL BE IMPLEMENTED.
6. LOTS "A", "B", "C", "D" AND "E" ARE TO BE GRANTED TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS A LANDSCAPE CORRIDOR/OPEN SPACE.

NOTICE OF RESTRICTIONS

REFER TO DOCUMENT NO. 2004-87835 FOR DECLARATION OF RESTRICTIONS RELATING TO OPEN SPACE.

REFER TO DOCUMENT NO. 2004-27112 FOR RESTRICTIONS RELATING TO ELDERBERARY AVOIDANCE AREAS.

REFER TO DOCUMENT NO. 2004-27111 FOR RESTRICTIONS RELATING TO WETLAND AREAS.

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. AFFECTS LOT "F" BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

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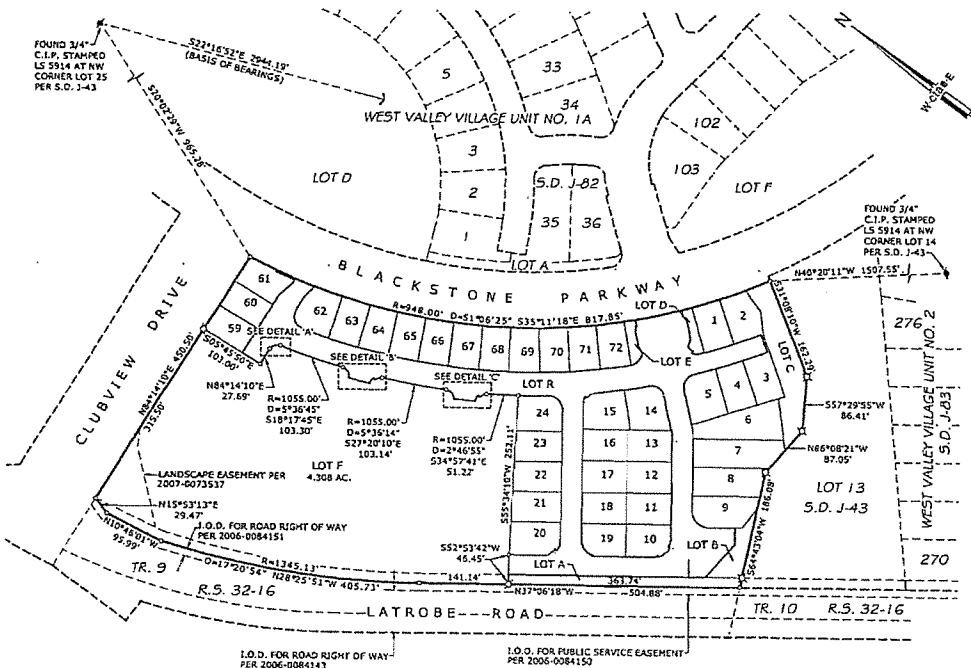
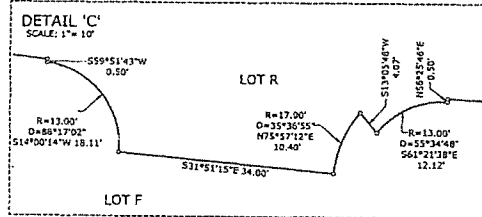
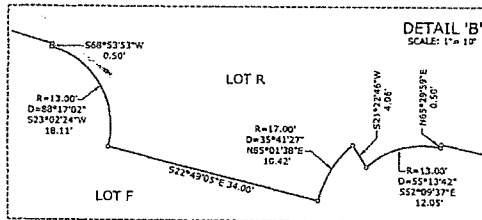
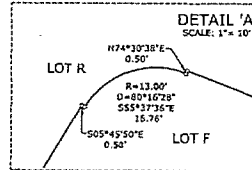
SHEET 2 OF 7

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF S.D. J-43 AS DETERMINED BY MONUMENTS SHOWN AS FOUND HEREON.

REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83



WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13
AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1"= 30'

cta Engineering & Surveying

SHEET 3 OF 7

LEGEND

- o DIMENSION POINT, NOTHING FOUND OR SET
- # FOUND MONUMENT AS NOTED
- FOUND COPPERFIELD WITH 1 3/8" CAP STAMPED LS5854
- ⌒ SET 3/4" C.I.P. STAMPED LS 5914
- ⌒ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ⊙ VEHICULAR ACCESS RESTRICTION
- PA.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE BASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- [OA] OVERALL

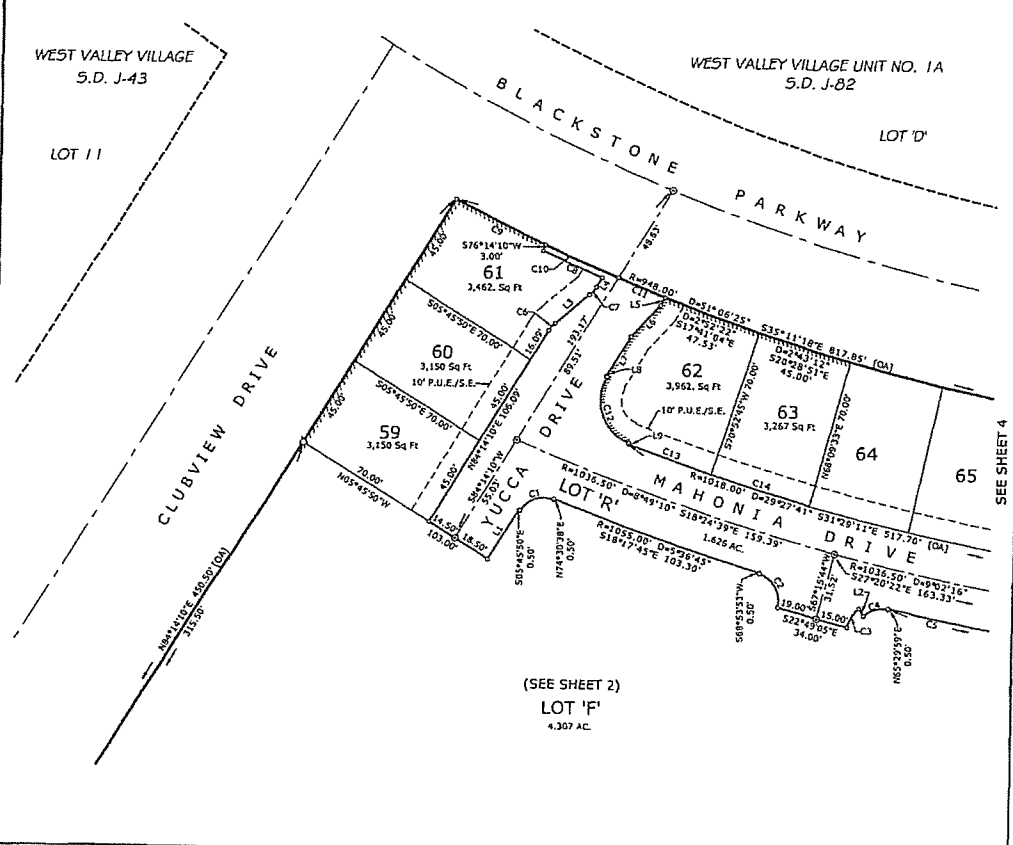
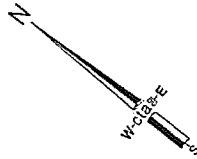
REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83

(SEE SHEET 2 OF 7 FOR NOTES AND BASIS OF BEARINGS)

LINE	BEARING	DISTANCE
L1	N84°14'10"E	22.00'
L2	S21°22'45"W	4.06'
L3	N77°35'05"W	20.94'
L4	S84°14'10"W	5.16'
L5	N84°14'10"E	31.19'
L6	S84°27'14"E	20.40'
L7	N84°14'10"E	21.86'
L8	N05°45'50"W	0.50'
L9	N73°14'40"E	0.50'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	13.00'	80°16'28"	N55°37'36"W	16.76'
C2	13.00'	88°17'02"	N23°02'24"E	18.11'
C3	17.00'	35°41'27"	S85°01'38"W	10.42'
C4	13.00'	58°13'42"	N52°09'37"W	12.05'
C5	1055.00'	5°36'14"	S27°20'10"E	103.14'
C6	15.00'	18°10'45"	N86°40'28"W	4.74'
C7	15.00'	18°10'45"	S86°40'28"E	4.74'
C8	943.73'	1°51'43"	S13°25'45"E	30.87'
C9	948.00'	2°51'59"	S11°04'06"E	47.42'
C10	948.00'	2°16'29"	S13°38'20"E	37.64'
C11	948.00'	1°28'39"	S15°30'44"E	24.35'
C12	21.00'	100°59'30"	S33°44'25"W	32.41'
C13	1018.00'	2°21'54"	S17°50'18"E	42.01'
C14	1018.00'	2°43'12"	S20°28'51"E	48.32'



(SEE SHEET 2)
LOT 'F'
4.307 AC.

WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13
AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1"= 30'

cta Engineering & Surveying

SHEET 4 OF 7

LEGEND

- o DIMENSION POINT, NOTHING FOUND OR SET
- # FOUND MONUMENT AS NOTED
- FOUND COPPERWELD WITH 1/2" CAP STAMPED LS5914
- ⊥ SET 3/4" C.I.P. STAMPED LS 5914
- ⊥ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- ==== VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- [OA] OVERALL

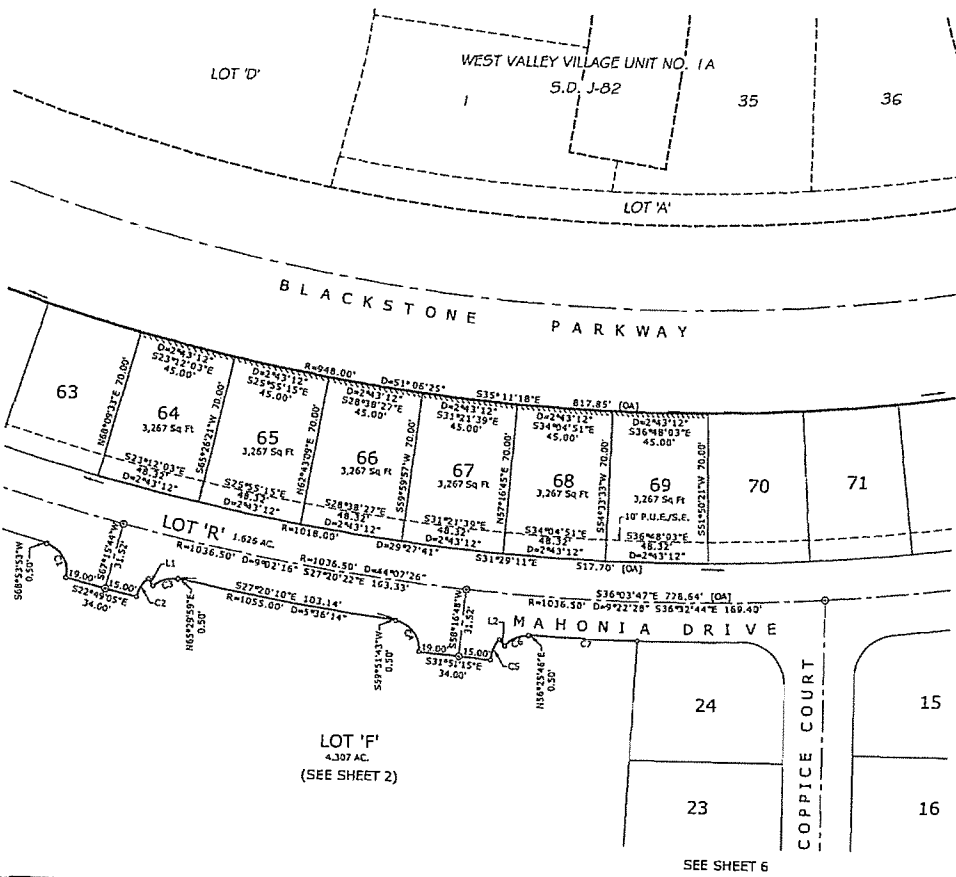
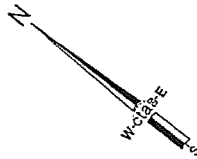
REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83

(SEE SHEET 2 OF 7 FOR NOTES AND BASIS OF BEARINGS)

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S21°21'46"W	4.06'
L2	S13°03'49"W	4.07'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	13.00'	88°17'02"	N23°02'24"E	18.11'
C2	17.00'	75°41'22"	S85°01'38"W	10.42'
C3	13.00'	55°13'42"	N52°09'37"W	12.05'
C4	13.00'	88°17'02"	N14°00'14"E	18.11'
C5	17.00'	35°36'55"	S75°57'12"W	10.40'
C6	13.00'	55°34'48"	N61°21'38"W	12.12'
C7	1055.00'	2°46'55"	S34°57'41"E	51.22'



WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1"= 30'

cta Engineering & Surveying

SHEET 6 OF 7

LEGEND

- o DIMENSION POINT, NOTHING FOUND OR SET
- # FOUND MONUMENT AS NOTED
- FOUND CORNER WELD WITH 1 3/8" CAP STAMPED LS5854
- SET 3/4" C.I.P. STAMPED LS 5914
- ⊕ SET 1 1/2" C.I.P. STAMPED LS 5914
- ⊙ SET SURVEY SPIKE AND WASHER STAMPED LS 5914
- VEHICULAR ACCESS RESTRICTION
- P.U.E./S.E. PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- [OA] OVERALL

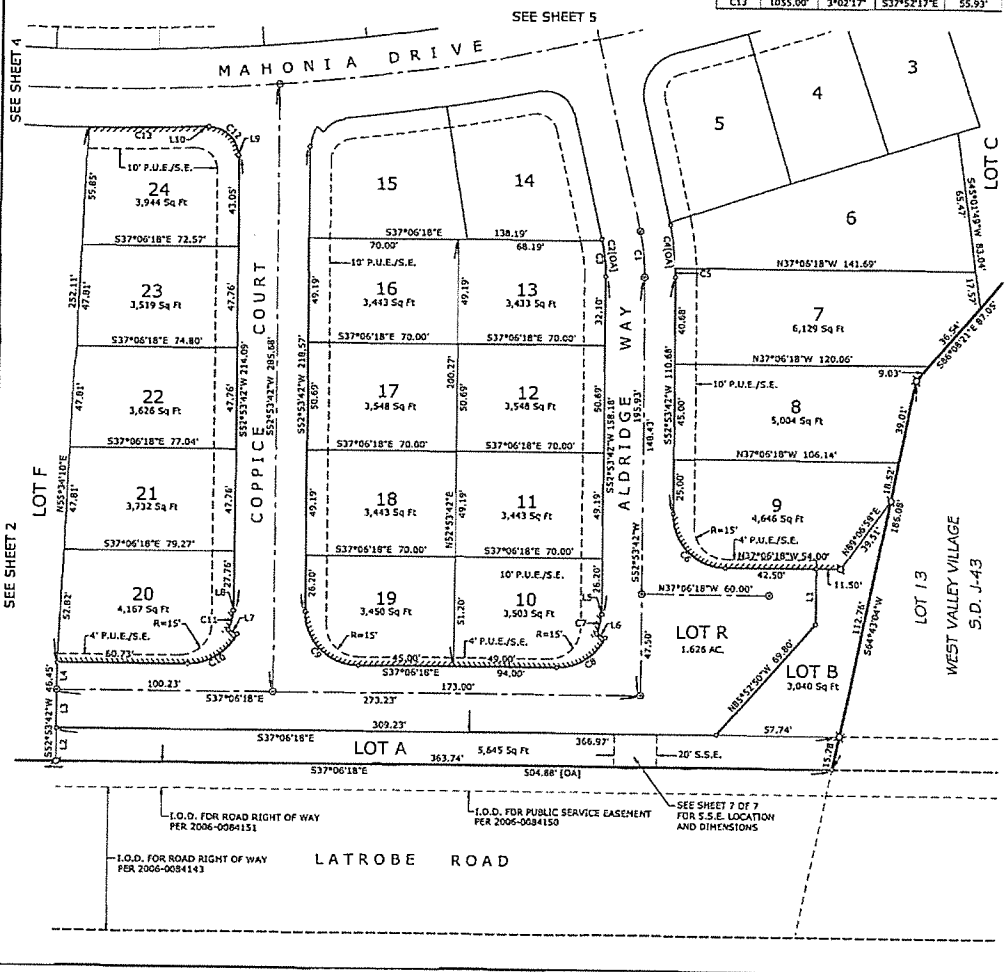
REFERENCES

1. S.D. J-43
2. S.D. J-82
3. S.D. J-83

(SEE SHEET 2 OF 7 FOR NOTES AND BASIS OF BEARINGS)

LINE	BEARING	DISTANCE
L1	N52°53'42"E	26.00'
L2	S52°53'42"W	15.45'
L3	S52°53'42"W	18.25'
L4	S52°53'42"W	12.75'
L5	N37°06'18"W	0.50'
L6	S12°32'59"E	4.50'
L7	N12°32'59"W	4.50'
L8	S37°06'18"E	0.50'
L9	N37°06'18"W	0.50'
L10	N50°36'35"E	0.50'

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	100.00'	12°32'49"	N48°37'17"E	21.85'
C2(OA)	81.50'	12°32'49"	N48°37'17"E	17.81'
C3	81.50'	12°06'07"	N48°50'29"E	17.18'
C4(OA)	114.50'	12°32'49"	N48°37'17"E	25.02'
C5	114.50'	2°00'47"	N51°48'48"E	4.32'
C6	25.00'	90°00'00"	S37°53'42"W	35.36'
C7	20.50'	25°57'11"	N65°52'17"E	9.21'
C8	25.00'	64°17'55"	S69°15'18"E	26.61'
C9	25.00'	90°00'00"	S37°53'42"W	35.36'
C10	25.00'	64°17'55"	S69°15'18"E	26.61'
C11	20.50'	25°57'11"	N65°52'17"E	9.21'
C12	13.00'	92°17'07"	N66°45'08"E	18.75'
C13	1055.00'	3°02'17"	S37°52'17"E	55.93'



WEST VALLEY VILLAGE LOT 12 UNIT NO. 1

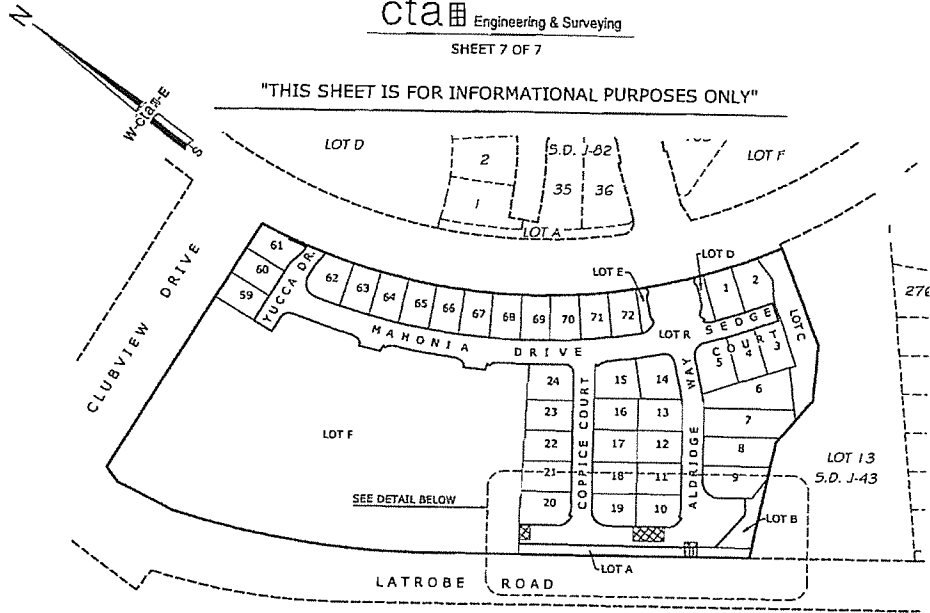
A PORTION OF LOT 12 OF S.D. J-43 BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHWEST 1/4 OF SECTION 24, T. 9 N., R. 8 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
MARCH, 2015 SCALE: 1"= 100'

cta Engineering & Surveying

SHEET 7 OF 7

"THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY"



LEGEND

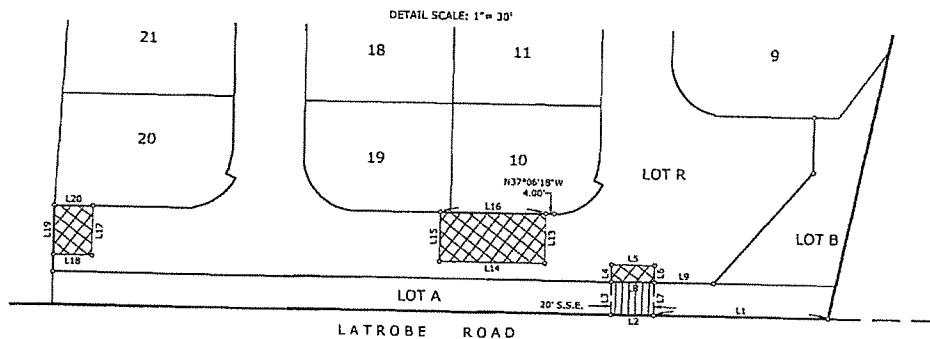
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
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- S.S.E. SANITARY SEWER EASEMENT
- OVERALL

- RESTRICTED PLANTING AND VEHICULAR ACCESS AREA WITHIN LOT 'R'
- RESTRICTED PLANTING AREA WITHIN LOT 'A'

NOTES

NO BLOCK OR CONCRETE TYPE WALLS OR FENCES, OR PLANTING OF ANY PERMANENT SHRUBS, OR TREE, ON ANY PART OF THE RESTRICTED AREAS OF LOTS 'A' AND 'R' AS SHOWN HEREON SHALL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE AFFECTED UTILITY AGENCY. THE OWNER SHALL NOT MODIFY GRADING WITHIN THE EASEMENT SUCH THAT THE DEPTH OF COVER OVER THE PIPE(LINE)S IS REDUCED OR INCREASED UNLESS APPROVED IN WRITING BY THE AFFECTED UTILITY PURVEYOR. ANY OF THE ABOVE DESCRIBED ITEMS PLACED WITHIN THE RESTRICTED AREAS, MAY BE REMOVED BY ANY UTILITY AGENCY HAVING JURISDICTION WITHOUT LIABILITY FOR DAMAGES ARISING THEREFROM.

LINE	BEARING	DISTANCE
L1	S37°06'18"E	82.51'
L2	S37°06'18"E	20.00'
L3	S52°53'42"W	15.45'
L4	S52°53'42"W	9.00'
L5	N37°06'18"W	20.00'
L6	S52°53'42"W	8.00'
L7	S52°53'42"W	15.45'
L9	N37°06'18"W	23.00'
L13	N52°53'42"E	23.00'
L14	S37°06'18"E	50.00'
L15	S52°53'42"W	23.00'
L16	N37°06'18"W	30.00'
L17	S52°53'42"W	23.00'
L18	N37°06'18"W	17.73'
L19	N52°53'42"E	23.00'
L20	S37°06'18"E	17.73'



VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM12-1506-F – West Valley Village, Lot W (Lot 12)

TM12-1506 - As approved by the Board of Supervisors on February 25, 2014

Conditions of Approval TM12-1506

1. **Project Description:** This Tentative Subdivision Map is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:

Exhibit F	Tentative Subdivision Map
Exhibit G	Slope Map
Exhibit H	Preliminary Grading and Drainage Plan
Exhibit I	Sound Wall/Berm Details
Exhibit M	Table 4-Tentative Map Lot Details

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 tentative map 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 Map to subdivide 9.66 acres into 72 single-family residential lots and seven lettered lots; and
- b. Design Waivers to allow the following:
 1. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and
 2. Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, 33 feet for the tee courts, and 29 feet for the stub street.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of lots, open space and landscape areas, public improvements, 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

EXHIBIT F

compliance with this project description and the approved hearing exhibits and conditions of approval attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Staff Verification: Consistent. County review of West Valley Village Lot W plans including Improvement Plan, Grading Plan, Oak Tree Preservation and Replacement Plan and Final Map have been verified for conformance with the above condition of approval. Note: Only 38 of the 72 residential lots are being created in this first phase of the map.

Mitigation Measures from the Certified Program EIR for the Valley View Specific Plan

The following are the applicable adopted Mitigation Measures from the Valley View Specific Plan EIR and additional Mitigation Measures provided within the project Addendum required as a means to reduce potential significant environmental effects to a level of insignificance:

Public Facilities and Services

2. **MM PF-1:** Require that (a) no final subdivision map, final parcel map, or building permit shall be issued for the project until water meters or equivalent water guarantees for the proposed urban development levels are obtained from EID or other water purveyors, consistent with El Dorado County General Plan Objective 5.1.2 and Policies 5.1.2.1, 5.2.1.2, 5.2.1.3, and 5.2.1.4; (b) the project shall incorporate water conservation measures specified in Mitigation Measure PF-3 below; and (c) no grading permit shall be issued for the project, or any portion thereof, unless and until the applicant has reached final agreement with EID regarding a fully vested right to water service to the portion of the project site affected by the grading permit. (Note: Condition #5 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) modified this mitigation measure by stating that "all tentative maps shall be conditioned to require a water meter award letter for all residential lots" (emphasis added).

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Approval of the Facilities Plan Report and improvement plans by El Dorado Irrigation District (EID), meter award letter from EID, and Transportation Division approval of the Final Map warrants compliance with this condition of approval.

3. **MM PF-2:** In order to ensure adequate use of reclaimed water as a means of reducing its dependence on EID potable water supply, measures (a) through (d) listed in section IV.E1(d)4 of the EIR shall be completed as a condition of any future project rezoning or subdivision approval.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Approval of the Facilities Plan Report and improvement plans by El Dorado Irrigation District (EID), meter award letter from EID, and Transportation Division approval of the Final Map warrants compliance with this condition of approval.

4. **MM PF-3:** The applicant shall implement water conservation measures to reduce the amount of water used by the project and reduce the potential effects of extended drought conditions (MM PF-3).

Timing/Implementation: Prior to Final Subdivision Map Approval and Building Permit Issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: The Developer will supply recycled water to every residential lot and the community areas for landscaping. The size of the front yards has been reduced to reduce the amount of recycled water being used. Also, the irrigation systems use the most efficient sprinklers and drip irrigation methods. Homes will be equipped with high efficiency water fixtures.

5. **MM PF-4:** Require that no final subdivision map, final parcel map, or building permit shall be issued for the project until EID has demonstrated (in a manner acceptable to the El Dorado County Department of Transportation) that adequate wastewater service is available to serve the development in question.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: Approval of the Facilities Plan Report and improvement plans by EID and meter award letter from EID show compliance with this condition. Approval of the final map by the Transportation Division is further proof of satisfaction of this condition.

Biological Resources

6. **MM BR-9:** The applicant shall be responsible for mitigating impacts on wetlands during construction by implementing protective buffer zone construction fencing of sensitive habitat. Provide a 50-foot buffer zone as recommended in the El Dorado County General Plan EIR, measured from the edge of the jurisdictional wetland. Keep all construction vehicles and supplies out of these fenced areas.

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: A 50 foot buffer from the wetlands at the south end of the project is indicated on the grading and improvement plans. Notes on both sets of plans draw attention to the buffer and direct the contractor to respect the protected area provided by the buffer.

7. **MM BR-15:** Human access and usage of the project site needs to be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and (e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws.

Timing/Implementation: Prior to Final Subdivision Map Approval and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Transportation Division approval of the final map shows compliance with this condition. An open space fencing plan was developed for Blackstone. During construction activities, temporary orange fencing and wire fencing will be installed around the biological resources and/or open space. Along open space areas, permanent fencing, consisting of tube steel fencing and post and cable fencing, will be installed by homebuilders and master developer.

Geology and Soils

8. **MM SG-3:** Minimize topographic modifications of the site to reduce sedimentation and erosion potential. Require drainage facilities to be lined as necessary to prevent erosion of the site soils. Prior to tentative map approval, require the project applicant to perform a detailed geotechnical investigation to confirm site characteristics and to identify site soils that may be subject to erosion when excavated and exposed to weathering. Require erosion control measures implemented during and after construction to conform with National Pollution Discharge Elimination System (NPDES) storm drain standards and El Dorado County standards (including El Dorado County Department of Transportation erosion control specifications). Where possible, design collection systems to divert natural drainage away from parking facilities, roadway surfaces and buildings, and to collect water concentrated by impervious surfaces and convey it away from the site in accordance with the above-mentioned standards.

Timing/Implementation: Prior to Final Subdivision Map Approval

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) were filed with the State on March 25, 2014, and approved on April 16, 2014. Additionally, notes on the approved plans directing the contractor's attention to the County Erosion Specifications Control shows compliance with this condition.

9. **MM SG-4:** Require that cut slopes parallel or subparallel to the geologic structure be eliminated where possible or reinforced with retaining structures. Any cut or fill slopes and their appurtenant drainage facilities should be designed in accordance with Uniform Building Code Appendix Chapter 33, Sections 3312 and 3313 and in general should be no steeper than 2:1 (horizontal to vertical) unless authorized by the El Dorado County Building Department based on corroborating evaluation by the project geotechnical engineer. Slope angles should be designed to conform to the competence of the material into which they are excavated.

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division/Development Services Division

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

10. **MM SG-5:** Require that trenches greater than five feet in depth be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform with local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or dewatering as necessary.

Timing/Implementation: Prior to Final Subdivision Map Approval and prior to Grading Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: General notes on the plans direct the contractor's attention to this safety requirement. Transportation Division approval of the improvement plans shows compliance with this condition.

Hydrology and Water Quality

11. **MM H-5:** Require the applicant to (a) obtain a general construction activity stormwater permit under NPDES regulations, (b) obtain a County General Grading Permit, (c) include a County-approved erosion and sediment control plan in the project drainage plans, and (d) prepare a Storm Water Pollution Prevention Plan as part of the NPDES permit. Clear all drainage culverts and downstream receiving channels from accumulated sediment after each project construction phase is completed. These measures would reduce project construction-related erosion and sedimentation impacts, but not necessarily to a *less-than significant level*. The effect of project construction-related erosion and sedimentation would therefore remain a *significant, unavoidable impact*.

Timing/Implementation: Prior to Grading Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Transportation Division

Staff Verification: A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) were filed with the State under EDID# 5S09C369456. Additionally, issuance of a grading permit shows compliance with this condition.

Air Quality

12. **MM AQ-3:** In addition to the general restriction on open-hearth fireplaces included in the main text of the EIR under *Mitigation Measure AQ-2*, the

following restriction should be adopted as a development standard for the *MF* and *CR* land use districts: Only natural gas fueled fireplaces are permitted.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Air Quality Management District/Development Services Division

Staff Verification: This condition will be enforced at time of building permit.

Noise

13. **MM N-1:** Noise attenuation such as earth berms or combination earth berm /wall shall be installed at the time of development of project residential structures within the affected Latrobe Road frontage area (i.e., within the projected 60 dBA Ldn contour) and shall be designed according to the recommendations of an acoustical engineer, subject to the approval of the County. Special noise abatement measures and specifications in the architectural design of single and multi-family residential structures shall also be implemented within the affected frontage area. Single- and multi-family housing shall incorporate noise abatement measures as necessary to achieve an interior noise level of 45 dBA Ldn or less. Multi-family housing, which is subject to the requirement of Title 24, Part 2, of the State Building Code, shall be reviewed and an Acoustical Report submitted to the County prior to issuance of a building permit.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: A sound wall will be constructed along the perimeter of the project as recommended in the Traffic Noise Analysis by Bollard Acoustical Consultant November 2013. Additionally, Transportation Division approval of the improvement plans shows compliance with this condition.

14. **MM N-5:** For all construction within the specific plan area, implement the following measures pertaining to construction scheduling, public notification, and equipment maintenance and use:
- (a) *Construction Scheduling.* Limit noise generating construction activities near sensitive land uses to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. Prohibit construction on Sundays.
 - (b) *Construction Equipment.* Properly muffle and maintain all construction equipment powered by internal combustion engines.
 - (c) *Idling Prohibitions.* Prohibit unnecessary idling of internal combustion engines near sensitive receptors.

- (d) *Equipment Location.* Locate all stationary noise-generating construction equipment, such as air compressors and portable power generators, as far as practical from noise sensitive land uses.
- (e) *Quiet Equipment Selection.* Select quiet construction equipment whenever possible.
- (f) *Noise Disturbance Coordinator.* Designate a project Noise Disturbance Coordinator (such as a County staff person or a superintendent already working at the construction site) responsible for responding to local complaints regarding construction noise. Include the name and the phone number of the disturbance coordinator on the construction schedule notification mailed to nearby residents. Post a related sign at the main entry points to the portion(s) of the project under construction.

Timing/Implementation: Prior to Grading and Building Permit issuance and during Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Note 13 on Sheet 23 of the improvement plans draws the contractor's attention to this requirement. Approval of the final map by the Transportation Division is further proof of satisfaction of this condition.

Cultural Resources

- 15. **MM CR-6:** The applicant shall implement the following:
 - (a) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
 - (b) If human remains are inadvertently discovered, cease work immediately and notify the county coroner, in accordance with California law.
 - (c) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: Prior to Grading and Building Permit issuance and During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Notes 18 and 43 on Sheet 2 of the improvement plans draws the contractor's attention to this. Additionally, County approval of the grading plans and improvement plans shows compliance with this condition.

16. **MM CR-7:** Further consultation with the local Native American community is required in order to determine areas of potential traditional cultural importance. The applicant shall implement the following:
- (a) Maintain the initial contacts established with the Shingle Springs Band of Miwok and the El Dorado Indian Council during the archaeological inventory phase as part of ongoing operations.
 - (b) In consultation with local Native Americans, research the available project-specific ethnographic data pertaining to local Nisenan and Miwok groups within the project vicinity.
 - (c) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.
 - (d) If human remains are inadvertently discovered, cease work immediately and notify the county coroner.
 - (e) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.

Timing/Implementation: During Project Construction

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Note 43 under the section titled "Standard General Notes – Roadwork, Grading, and Drainage" on Sheet 2 of the improvement plans shows compliance with this condition. Additionally, County approval of the grading plans and improvement plans shows compliance with this condition.

Energy

17. **MM E-1:** Require the project to comply with Title 24 Energy Efficiency Standards.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: This condition will be satisfied at time of building permit.

18. **MM E-2:** Reduce automobile trips by facilitating and encouraging use of local public transit opportunities and other alternative modes of transportation. Implement the following measures:
- Develop a bikeway and pedestrian trail system along major roadways to connect residences to the Village Center and existing commercial centers and park-and-ride lot north of the site.

- Require the installation of secure bicycle parking facilities at project schools, commercial areas and parks.
- Wire each housing unit to allow use of emerging electronic communication technology. Implement feasible travel demand management (TDM) measures for a project of this type. This would include a ride matching program (i.e., an information service for residents interested in carpooling) and a public education program to inform residents of ridesharing and transit opportunities.

Timing/Implementation: Prior to Building Permit issuance

Enforcement/Monitoring: El Dorado County Community Development Agency-Development Services Division

Staff Verification: Blackstone (West Valley Village) has a variety of pedestrian and bicycle trails existing and planned throughout the community to promote and facilitate alternative modes of transportation. The trails include existing pedestrian and bicycle facilities along the public collector roads, a planned Class A bicycle trail along Latrobe Road (currently in plan check to be built by another contractor), and planned multi-use trails in the open space areas.

Development Services Division (Planning)

19. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. The required application fees shall be paid to process the time extension.

Staff Verification: The tentative map was approved on February 25, 2014 and is in effect until February 24, 2017. The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

20. **Processing Fees:** Prior to filing of the Final Map, Development Services shall verify that all Development Services Department fees have been paid.

Staff Verification: All Development Services Division fees are paid to date.

21. **Hold Harmless Agreement:** 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.

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

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

22. **Notice of Determination Filing Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. No final map shall be recorded or grading permits issued until said fees are paid.

Staff Verification: A Notice of Determination and \$50.00 recording fees were filed and paid on March 31, 2014.

23. **Liens for Assessment or 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).

Staff Verification: Signature on the Mylar Map by the Tax Collector shows compliance with this condition.

24. **Blasting Activities:** If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Staff Verification: Note 32 under the section titled "Standard General Notes – Roadwork, Grading, and Drainage" on Sheet 2 of the improvement plans shows compliance with this condition.

25. **Removal of Notice of Restriction:** A Notice of Restriction was placed on the Lots V, W, and X with the recording of the Phase O large lot map for West Valley Village, which states the following:

On lot V, development shall be limited to non-residential only, with a square footage limitation of 60,000 square feet. Similarly, on Lots W and X, development shall be limited to non-residential only, with a square footage limitation 60,000 square feet for Lot W and 60,000 square feet for Lot X, or a combination of 120,000 square feet between the two Lots. Any development beyond those limitations which is consistent with the Valley View Specific Plan, which includes residential, multi-family, commercial, office and mixed use, shall

require an additional or supplemental traffic study meeting the requirements of the Valley View Specific Plan's EIR Mitigation Measure T-16 as adopted by the Board of Supervisors.

The Notice of Restriction shall be removed for Lot W with the approval of this Tentative Map.

Staff Verification: Planning Services approval of the tentative map shows compliance with this condition.

Transportation Division – Conditions from TM99-1359

26. **Silva Valley Parkway Interchange Funding (26):** The applicant shall fund the Silva Valley Parkway interchange in the manner set forth below.

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

- 1) Improvements including the extension of a minimum of two lanes beginning at Silva Valley Parkway from the existing four lane¹

improvements located adjacent to the School site to a connection with the existing White Rock Road, together with the construction of the bridge abutments for the new Parkway overpass². The applicant shall provide the funding for the construction of the north and south bridge abutments. The roadway improvements are the obligation of a third party and should be constructed, or under construction, prior to the funding obligation contained herein. However, if such roadway improvements are not substantially completed, as determined by the Department of Transportation, the applicant shall secure the funding for the roadway improvements, subject to reimbursement³. In addition, the project includes the construction of auxiliary lanes eastbound⁴ from the El Dorado Hills Boulevard interchange on-ramp to the planned Silva Valley Parkway Interchange off ramp, west bound from the Silva Valley interchange west bound on ramp to the El Dorado Hills interchange westbound off ramp, and east bound from the Silva Valley Parkway Interchange on ramp to the Bass Lake truck climbing lanes. No improvement to the existing bridge crossing at White Rock Road shall be required for this improvement.

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

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

Staff Verification: The Silva Valley Interchange is currently under construction which shows compliance with the condition.

27. **Impact Fees (29):** It is anticipated as part of the current General Plan update process that a comprehensive update of the County's various impact fee programs will be completed. This update may substantially alter the existing impact fee programs. The developer shall be responsible to pay fees associated with all impact fee programs in effect at the time building permits are issued.

Staff Verification: Fees will be paid at time of building permit. The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

28. **Drainage Facilities (31):** Prior to the filing of a final map, the applicant shall construct and/or bond to ensure the construction of all drainage facilities as described in the Preliminary Engineering Report for West Valley View Specific Plan Master Drainage Study, dated September 28, 1999.

Staff Verification: Approval of the Subdivision Improvement Agreement shows compliance with this condition.

29. **Drainage Easements (35):** The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

Staff Verification: Approval of the improvement plans shows compliance with this condition.

30. **Bike Trail (61):** A Class I bicycle and pedestrian trail shall be constructed along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills Community Services District standards. If bike paths are included in the RIF program, the applicant shall be eligible for reimbursement or credits.

Staff Verification: The improvement plans for the Class I bike trail are currently in plan check and a Road Improvement Agreement is forthcoming. The bike trail will be constructed, by the master developer, on the east side of Latrobe Road from Chubview Drive north to the existing bike trail near the wastewater treatment plant. The developers of this subdivision are not responsible for the development of this bike trail.

Transportation Division - Project Specific Conditions

31. **Road Improvements:** The applicant shall construct the roads in Lot W in conformance with the Design and Improvements Standards Manual (DISM) and as shown in Table 1:

Table12: Roadway Details

Road	Right-of – Way Width	Road Width	Drive Aisle Width	Notes
Main B Street	37 feet	29 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on both sides of the ROW. ROW width based on modified DISM Standard Plan 101B.
T Courts	33 feet	29 feet	(2) 12-foot aisle	Includes curb, gutter pans and sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.
Primary Access	69 feet	61 feet	(2) 12-foot aisle	Includes curb and gutter, barrier curb, and sidewalk on both sides of ROW. ROW width based on modified DISM Standard Plan 101B.
Secondary Gated Egress	35 feet	30.5 feet	(2) 12-foot aisle	Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.
B Street-end	29 feet	29 feet	(2) 12-foot aisle	Includes curb and gutter pans within the ROW. ROW width based on modified DISM Standard Plan 101B.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

32. **Primary Gate:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider

than the width of the traffic lane(s) serving that gate. All gates shall be designed and constructed with turnarounds acceptable to the Transportation Division and the Fire Department.

Staff Verification: Transportation Division and Fire District approval of the improvement plans shows compliance with this condition.

33. **Secondary Egress Gate:** The secondary egress gate shall be at least two feet wider than the width of the traffic lane(s) serving that gate. The gate shall be designed to allow egress in the event of an emergency or at the desire of the fire department.

Staff Verification: Transportation Division and Fire District approval of the improvement and landscape plans shows compliance with this condition.

34. **Encroachment for Primary Access Gate:** The applicant shall construct the encroachment from the primary access gate onto Blackstone Parkway to the provisions of DISM Std 103C.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

35. **Encroachment for Secondary Access Gate:** The applicant shall construct the encroachment from the secondary egress gate onto Blackstone Parkway to the provisions of DISM Std 110.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

36. **Bike Trail:** The applicant shall construct a class 1 bicycle and pedestrian trail along the fronting portion of Latrobe Road adjacent to the project site. This shall be in conformance with Condition of Approval #61 of West Valley Village Tentative Map TM99-1359.

Staff Verification: The improvement plans for the Class I bike trail are currently in plan check and a Road Improvement Agreement is forthcoming. The bike trail will be constructed, by the master developer, on the east side of Latrobe Road from Clubview Drive north to the existing bike trail near the wastewater treatment plant. The developers of this subdivision are not responsible for the development of this bike trail.

37. **Turnaround:** The applicant shall provide a turn around on the roadways to the provisions of County Hillside Standard Plan Exhibit C, #4 of 5, or an approved equivalent by local fire district.

Staff Verification: Transportation Division and Fire District approval of the improvement and landscape plans shows compliance with this condition.

38. **Drainage – Overland Release Path:** The applicant shall provide a clear drainage overland release path with appropriate easements and building setbacks to the provisions of the County of El Dorado Drainage Manual.

Staff Verification: Transportation Division and Fire District approval of the improvement plans shows compliance with this condition.

39. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

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

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

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California.

Staff Verification: Transportation Division approval of the improvement plans and issuance of a grading permit shows compliance with this condition.

40. **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.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

Transportation Division - Standard Conditions

41. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

42. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" sign as required by the Transportation Division review of the Improvement Plans and 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).

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

43. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

44. **Curb Returns:** All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

45. **Maintenance Entity:** The proposed project shall form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. Transportation shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: A Master HOA, the Blackstone Master Association, endorsed and filed with the Secretary of the State on August 31, 2006, is currently in place and this project is within the boundary of this HOA. Transportation Division approval of the improvement plans shows compliance with this condition.

46. **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.

Staff Verification: Note 41 on Sheet 2 of the improvement plans draws the contractors attention to this requirement.

47. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division, and pay all applicable fees prior to filing of the final map.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

48. **Subdivision Improvement Agreement & Security:** The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Transportation Division for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of Transportation 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.

Staff Verification: Execution of the Subdivision Improvement Agreement (SIA) and related bonds shows compliance with this condition.

49. **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.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition. Transportation Division approval of the improvement and grading plans shows compliance with this condition.

50. **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 Transportation 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 Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Staff Verification: Transportation Division approved the grading plans and a Subdivision Grading Agreement (SGA) has been executed.

51. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

52. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

53. **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 Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Staff Verification: A soils report was prepared by Youngdahl (March 2014 E89283.076) and submitted to the Transportation Division with the grading plans. Transportation Division approval of the grading plans shows compliance with this condition.

54. **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.

Staff Verification: Transportation Division approval of the improvement plans shows compliance with this condition.

55. **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.

Staff Verification: Transportation Division and Planning Division approval of the improvement plans and final map shows compliance with this condition.

56. **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.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

57. **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 Transportation. 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. Transportation shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Staff Verification: Transportation Division approval of the improvement and grading plans and the filing of a NOI/SWPPP shows compliance with this condition. WDID#5S09C369456.

58. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant’s expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Transportation Division Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

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

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

59. **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 Transportation with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

El Dorado Hills Fire Department

60. **Secondary Egress:** The applicant shall provide a secondary means of egress prior to any construction or a phasing plan may be approved by the Department, prior to issuance of a building permit.

Staff Verification: Transportation Division and Fire District approval of the improvement plans shows compliance with this condition.

61. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 6,200 square feet or less in size. All homes shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

Staff Verification: Note 6 in the Fire Department Notes of the improvement plans shows compliance with this condition.

62. **Fire Hydrant Locations:** This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant shall be determined by the Fire Department.

Staff Verification: Note 10 in the Fire Department Notes of the improvement plans shows compliance with this condition.

63. **Fire Hydrant Visibility:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.

Staff Verification: Note 11 in the Fire Department Notes of the improvement plans shows compliance with this condition.

64. **Parking Restrictions:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Parking restrictions shall be as follows:

- a. Typical Section 29' Lot R: No parking allowed. Street curbs shall be marked red.
- b. Typical Section 33' Lot R: Parking allowed on side of street opposite sidewalk only. Street curb shall be marked red adjacent to sidewalk.
- c. Typical Section 35' Lot R: No parking allowed. Street curbs shall be marked red.
- d. Typical Section 37' Lot R: Parking allowed on one side of street (developer may choose which side may be designated as allowable for parking). Street curb shall be marked red on one side of the street.

In lieu of marking the curb red, the streets may be signed every 25 feet "No Parking Fire Lane"

Staff Verification: Fire District approval of the improvement plans and specifically sheet 17-Fire Lane Exhibit shows compliance with this condition.

65. **Traffic Calming Devices Prohibited:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

66. **Combustible Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.

Staff Verification: A building permit will not be permitted until this condition is satisfied. Issuance of a building permit shows compliance with this condition. The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

67. **Gate Standards:** Any gate shall meet the El Dorado Hills Fire Department Gate Standard B-002.

Staff Verification: Fire District approval of the gate and improvement plans shows compliance with this condition.

68. **Wildland Fire Safe Plan:** This development shall develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the State Fire Safe Regulations. This shall address the homes that back up to the open wildland areas that surround this project.

Staff Verification: The approval of the Valley View Specific Plan Wildland Fire Safe Plan, dated August 1998, and Amendment D, dated January 8, 2014, show compliance with this condition.

69. **Non-Combustible Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

Staff Verification: The applicant stated in letters dated February 9 and March 16, 2015, that they acknowledge this condition.

El Dorado County Surveyor

70. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.

Staff Verification: A monumentation bond shows compliance with this condition.

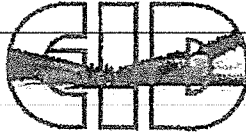
71. **Road Naming:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map.

Staff Verification: A Road Name Petition was approved on July 20, 2014, which shows compliance with this condition.

County of El Dorado Air Quality Management District

72. **Fugitive Dust and Air Quality:** 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.

Staff Verification: Note 16 and 17 under Section entitled “Standard General Notes – Roadway, Grading, and Drainage” on Sheet 2 of the improvement plans shows compliance with this condition.



El Dorado Irrigation District

METER AWARD LETTER

This serves as an award for:

Date: April 13, 2015

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

New Home Company Northern CA a DE LLC

West Valley Village Lot 12 (W) Phase 1

2220 Douglas Blvd. Ste. 240

Blackstone, El Dorado Hills, CA

Roseville, CA 95661

APN: 118-140-65

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)
Note: If the agent is making the application, a duly notarized authorization must be attached.

FOR SUBDIVISIONS - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

FOR PARCEL SPLITS - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

The District hereby grants this award for:

WATER: 19.5 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 19.5 EDUs (Equivalent Dwelling Unit).

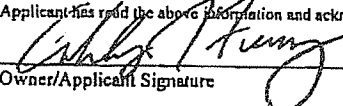
WASTEWATER: 19 EDUs (Equivalent Dwelling Unit).

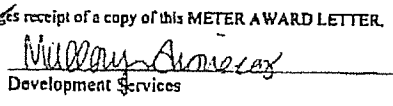
Project No. / Work Order No: 2071DEV 679684
Service Purchase Project No.: 2201SP

Comments: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection.

It is the property owner's responsibility to notify the District upon final map.

Applicant has read the above information and acknowledges receipt of a copy of this METER AWARD LETTER.


Owner/Applicant Signature


Development Services

Original Copy - Project File

1 Copy - Applicant

1 Copy - County/City

EXHIBIT G

OWNER OF RECORD

APPLICANT

ENGINEER

MAP SCALE

CONTOUR INTERVAL

SOURCE OF TOPOGRAPHY

SECTION, TOWNSHIP and RANGE

ASSESSOR'S PARCEL NUMBERS

PROPOSED ZONING

TOTAL AREA

TOTAL NO. of LOTS

MINIMUM LOT AREA

WATER SUPPLY and SEWAGE DISPOSAL

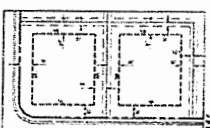
PROPOSED STRUCTURAL FIRE PROTECTION

PHASING PLAN NOTICE

ENGINEER'S CERTIFICATE

GROSS AND NET LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	36,725	25,781	25	31,951	21,007
2	47,232	26,349	26	36,991	26,047
3	35,355	23,429	27	32,529	21,585
4	41,982	25,389	28	36,991	26,047
5	35,841	23,482	29	36,991	26,047
6	36,329	23,430	30	43,340	32,396
7	44,294	31,371	31	46,721	35,772
8	33,228	22,326	32	42,326	31,371
9	39,342	27,323	33	33,228	22,326
10	43,375	31,371	34	46,721	35,772
11	47,232	32,323	35	42,326	31,371
12	36,991	26,047	36	42,326	31,371
13	46,721	35,772	37	35,841	23,482
14	42,326	31,371	38	32,323	21,371
15	32,323	21,371	39	46,721	35,772
16	42,326	31,371	40	46,721	35,772
17	32,323	21,371	41	32,323	21,371
18	46,721	35,772	42	46,721	35,772
19	32,323	21,371	43	42,326	31,371
20	32,323	21,371	44	42,326	31,371
21	32,323	21,371	45	36,991	26,047
22	46,721	35,772	46	46,721	35,772
23	32,323	21,371	47	42,326	31,371
24	36,991	26,047			

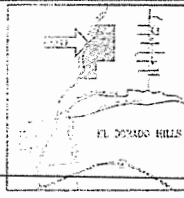


TYP. BUILDING SETBACKS (RESPD)

LEGEND: PROPOSED FIRE MOUND, EXISTING WELLS, SIDE OF HIGHWAY, DEVELOPMENT ENVELOPE, LOT LINES, SUBDIVISION BOUNDARY, NEW BUILDING SETBACKS, EXISTING BELL, ROAD CENTER OF HIGHWAY

TENTATIVE MAP LA CAÑADA SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M. RS 16/101/1

COUNTY OF EL DORADO SEPTEMBER, 2006 STATE OF CALIFORNIA



VICINITY MAP

OWNERS OF RECORD, APPLICANT, ENGINEER

cta Engineering & Surveying

MAP SCALE 1" = 200'

CONTOUR INTERVAL 1' = 1 FEET

SOURCE OF TOPOGRAPHY, SECTION, TOWNSHIP and RANGE

ASSESSOR'S PARCEL NUMBERS

EXISTING ZONING

TOTAL AREA

TOTAL NUMBER OF PARCELS

MINIMUM LOT AREA

WATER SUPPLY and SEWAGE DISPOSAL

PROPOSED STRUCTURAL FIRE PROTECTION

DATE OF PREPARATION

PHASING PLAN NOTICE

ENGINEER'S CERTIFICATE

LOT AREAS

TYP. BUILDING SETBACKS (RESPD)

TYP. ROAD SECTION

TYP. ROAD SECTION W/ 36' ROADWAY

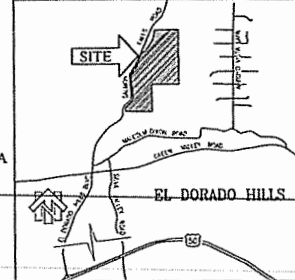
TYP. ROAD SECTION

TYP. ROAD SECTION W/ 36' ROADWAY

SUBSTANTIAL CONFORMANCE TENTATIVE MAP

LA CAÑADA SECTIONS 14, 22 & 23, T.10N., R.8E., M.D.M. RS 16/101/1

EL DORADO COUNTY NOVEMBER, 2016 STATE OF CALIFORNIA

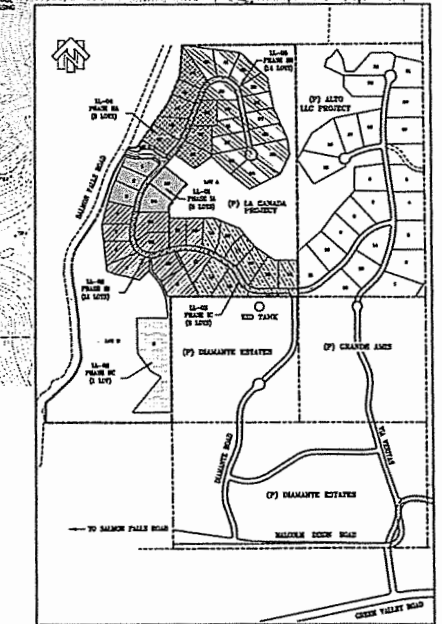
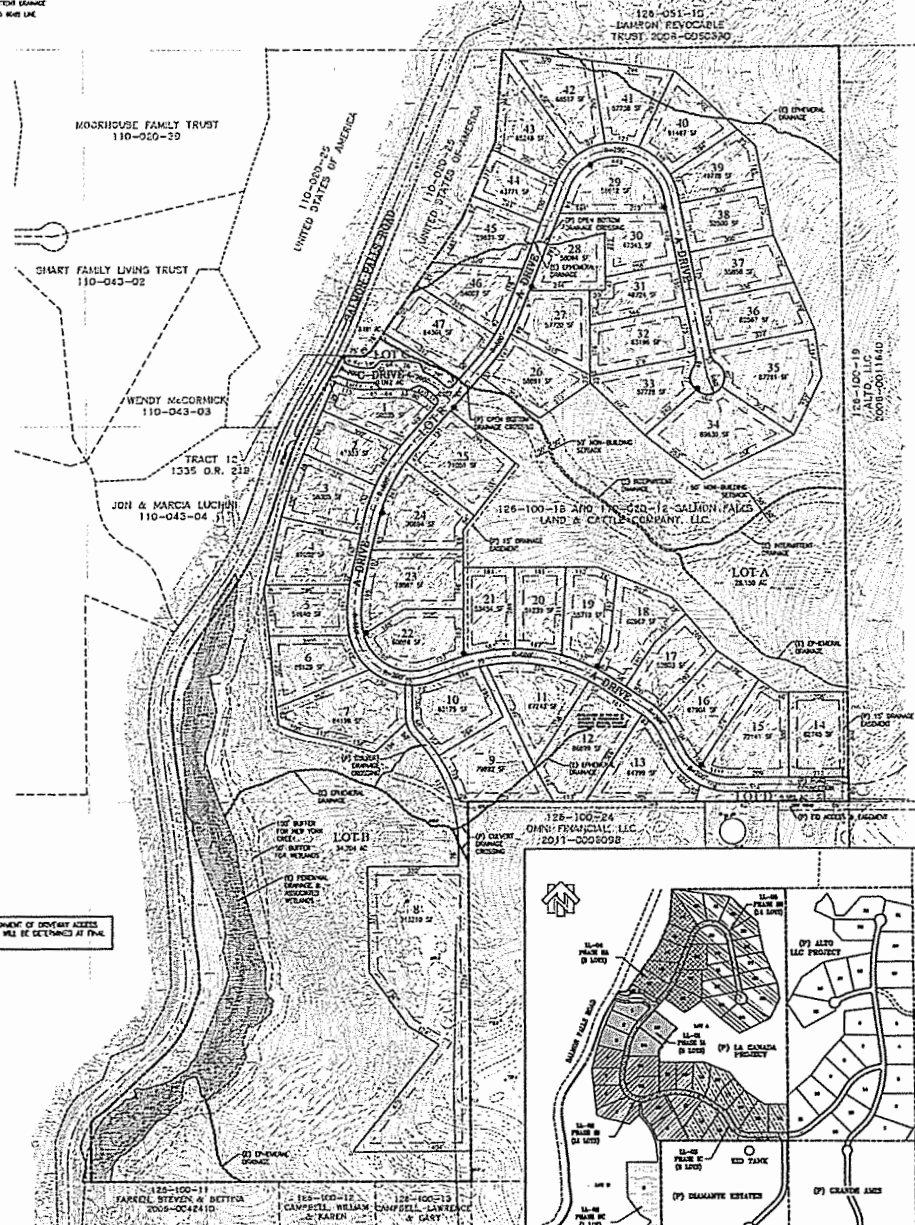


VICINITY MAP

LEGEND: PROPOSED FIRE MOUND, EXISTING WELLS, SIDE OF HIGHWAY, DEVELOPMENT ENVELOPE, LOT LINES, SUBDIVISION BOUNDARY, NEW BUILDING SETBACKS, EXISTING BELL, ROAD CENTER OF HIGHWAY



SCALE: 1" = 200'



PHASE 0 - LARGE LOT, CIRCULATION & PHASING PLAN