

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



Agenda of: January 23, 2014

Item No.: 9

Staff: Peter Maurer

SPECIFIC PLAN AMENDMENT/TENTATIVE MAP

FILE NUMBER: SP94-0001-R/Valley View Specific Plan Amendment and TM12-1506/West Valley View Village Lot W

APPLICANT: The New Home Company

AGENT/ENGINEER: CTA Engineering and Surveying

REQUEST: 1. Specific Plan Amendment to amend the land use identified in Figure 4.2 "Valley View Land Use Plan" of the Valley View Specific Plan for the following properties:

- a. Assessor's Parcel Numbers 118-140-63 and -65 (Lots X & W) from Village Center (VC) to Core Residential (CR);
- b. Assessor's Parcel Number 118-140-61 (Lot V) from Mixed Use (MU) to Core Residential (CR);
- c. Assessor's Parcel Number 118-130-01 (The Vineyards) from Core Residential (CR) to Village Center (VC);
- d. Assessor's Parcel Number 118-130-18 (Mercy Housing) from Core Residential (CR) to Multifamily Residential (MFR); and
- e. An 11 acre portion of Assessor's Parcel Number 118-130-33 from Multifamily Residential (MFR) to Open Space (OS).

2. Amend Figure 4.1 "Land Use Table" of the Valley View Specific Plan to reflect the land use amendments made to the identified properties;

3. Tentative Map on Assessor's Parcel Number 118-140-65 (Lot W) creating 73 residential lots ranging in size from approximately 3,100 square feet to 6,200 square feet, with 7 lettered lots; and

4. Design Waivers to allow for the following:
 - a. 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
 - b. 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.

LOCATION: SP94-0001-R/Valley View Specific Plan: Both sides of Valley View Parkway, just south of White Rock Road; both sides of Clubview Drive east of Latrobe Road; and the northeast corner of Latrobe Road and Royal Oaks Drive, in the El Dorado Hills area, Supervisorial District 2.

TM12-1506/West Valley Village Lot W: Southeast corner of Latrobe Road and Clubview Drive, in the El Dorado Hills area, Supervisorial District 2. (Exhibit A)

APNs: 118-140-61, -63 and -65, 118-130-01, -18 and a portion of -33 (Exhibit B)

ACREAGE: SP94-0001-R/Valley View Specific Plan: 70 acres
TM12-1506/West Valley Village Lot W: 9.66 acres

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

ENVIRONMENTAL DOCUMENT: EIR Addendum pursuant to Section 15164 of the CEQA Guidelines

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the EIR Addendum for the Valley View Specific Plan Program EIR prepared by staff, incorporated as Attachment 3;
2. Adopt the Annual Mitigation Monitoring Report in accordance with CEQA Guidelines Section 15097, incorporated as Attachment 4;
3. Approve Specific Plan Amendment SP94-0001-R, as modified by staff, based on the Findings in Attachment 2;
4. Approve Tentative Map TM12-1506 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and

5. Approve the following Design Waivers based on the Findings in Attachment 2:
 - a. 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
 - b. 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.

STAFF ANALYSIS

This project is an amendment to the Valley View Specific Plan to allow 100% residential development in Villages V, W, and X, instead of the mixed use and commercial development originally planned for those villages. The proposals would not exceed the development potential as originally approved for the plan area. If the Specific Plan amendment is approved, then the tentative maps for these villages can be reviewed. Rather than approaching the amendment in a piecemeal way, staff reviewed all of the proposed changes to the plan comprehensively. An analysis of Village W is included with this report. The tentative maps for Villages V and X will be presented at a subsequent hearing.

The specific plan amendment is a stand-alone project, in that the amendment does not need the tentative maps to be acted upon, but maps cannot be approved without the amendment. Each tentative map is a separate project that requires the amendment, and staff is treating the amendment and the map as a single project under CEQA. Actions on the subsequent maps will rely on adoption of the EIR Addendum for the full specific plan amendment

Project Description:

Specific Plan Amendment: The proposed amendment would change the land use designation for portions of White Rock Village to reflect development that has already occurred, changing (1) the Multifamily Residential (MFR) designation on the east side of Valley View Parkway, to Open Space; (2) the school site and a portion of the Core Residential (CR) area to Village Center (VC) and MFR; (3) the Village Center (Lots W and X) from VC to CR; and Lot X from Mixed Use (MU) to CR (Exhibit D).

The White Rock Village sites are developed with multi-family residential units (Mercy Housing, Lessara, and The Vineyards.) The Village Center (Lots W & X), located at Clubview Drive and Latrobe Road are vacant. Lot V is also vacant. The Land Use Table, Figure 4.1, is proposed to be amended to reflect the changes (Exhibit E). The MFR designated land on the east side of Valley View Parkway was eliminated with final adoption of the Specific Plan. The school site was not needed by the School District and was previously permitted to be developed in multifamily housing.

Tentative Subdivision Map: TM12-1506 is a tentative map creating 73 residential lots ranging in size from approximately 3,100 square feet to 6,200 square feet, with seven lettered lots (Exhibit F) with design waivers to reduce street rights-of-way and modify sidewalk standards.

Background:

The Valley View Specific Plan (VVSP) was approved by the Board of Supervisors on December 8, 1998. The VVSP encompasses 2,037 acres, with a buildout of 2,840 residential units. To date, 1,930 units have been entitled or built within the plan area. There are five tentative maps currently being processed by the County within the plan area. If approved, these projects would increase the number of entitled units in the VVSP to 2,145. If all projects are entitled and built, 695 units would remain to be entitled within the East Ridge Village of the VVSP.

Valley View Specific Plan Amendment: The VVSP provides for approximately 1,279 acres of residential uses, including a maximum of 2,840 homes (2,409 single-family and 431 multi-family units). Approximately 10.9 acres of land was designated for commercial/office uses within the VC and MU land use designations with 5.4 acres for retail, service and or office uses within the Village Center. The remaining 5.5 acres of commercial use was designated for the MU district. No other commercial development was planned within the other villages.

Eighteen acres was designated VC, which was one percent of the VVSP. Seventy percent of the total acreage (12.6 acres) within the VC was assumed would be developed as residential, and thirty percent (5.4 acres) as commercial. The VVSP EIR assumed that there would be approximately 44,000 square feet of retail space and 15,000 square feet of office space, for a total of 59,000 square feet of gross leasable floor area within the 5.4 acre commercial area. The VC was to be the gateway to the VVSP area.

The VVSP EIR anticipated that the project would be constructed over a nine to 11-year period beginning in 1998. Full buildout was anticipated by 2009. Phasing was to occur in a manner that would allow the project to respond to market demand. The project-serving commercial development was to occur in phases as dictated by the rate of residential development.

Due to market demands and the recession, buildout of the VVSP has not occurred as anticipated. The applicant is requesting the amendment to respond to market demands and studies, discussed below showing that the site is inappropriate for commercial uses.

The residential component of the VC district was to be multi-family residential including high density townhouses or condominiums. The VVSP considered 12 dwelling units per acre for the 12.6 acres designated for residential use, which would have allowed 151 higher density units. If the VC designation was retained for the 9.66 acre project site of the proposed tentative map, 6.76 acres could be utilized for residential purposes. Based on 12 units per acre, 81 units could be built at the project site. In addition, 2.9 acres could be utilized for commercial purposes, with up to 31,581 square feet of floor area to be built.

Village Center and Mixed Use Development

Specific Plan Amendment and First Market Analysis: A site specific market analysis was prepared by the Gregory Group for the project demonstrating that the best use of the property would be for residential purposes rather than the designated VC. A detailed discussion of the market analysis and the jobs housing balance is provided in the EIR Addendum.

The market analysis suggests that with the slow recovery in the economy, an abundance of office space within El Dorado Hills and unusually high vacancy rate, there would be no demand for additional office use within the project area. In addition, because there is 314,750 square feet of un-built retail uses within existing retail centers which may offer better locations and access, the project site would not likely provide enough traffic to attract significant retail uses.

However, what the market analysis did not consider was the retail that was to be built within the VVSP was to be project-serving commercial. This was not a destination retail serving center. The retail uses would provide a convenience to the residential users within the VVSP and the adjacent EDH business park employment center. The Board of Supervisors found that by approving the VVSP, there would be economic, social and other benefits, which included:

1. Provisions of Permanent Jobs and Temporary Construction Jobs

The 2,840 residential units authorized under the VVSP was to provide housing for an estimated 7,764 people. The project was to add approximately 107,000 square feet of commercial and industrial floor area and was to provide space for an estimated 268 jobs by the year 2009. The project was expected to stimulate additional development elsewhere in the El Dorado Hills area, as allowed by the El Dorado County General Plan. Implementation of the project was to require a large number of construction jobs for all the construction and associated infrastructure (i.e., roads, water and sewer lines). These additional jobs generated by the project were to also increase in the purchasing of goods and services in the area. The VVSP was to provide for future employment opportunities that would financially benefit the entire community.

2. Economic Benefits from Taxes Generated by the Project

With the addition of 2,840 residential housing units, and office and retail uses in the project area, there was to be an eventual increase in property taxes and local sales tax from the purchase of goods and services within the community. This revenue was to be used to fund a variety of other services and capitol improvements required by the County. This revenue increase represented a significant public benefit of the project.

3. Consistency with the County's General Plan Policies

The VVSP, in its land use design, supported the policy commitments set forth in General Plan goals and policies (Goals 2.1, and 2.2; and Policies 2.1.1.2 and 2.1.1.3) which required protection of existing communities, establishment of community regions, encouragement of mixed-use development, and provision of a range of land uses. The VVSP was consistent with the General Plan goals and policies, by planning the site's development in a comprehensive manner, providing mixed-use land uses consistent with those on surrounding properties. The project was able to mitigate any land use impacts to an acceptable level through its design and location of specific land uses (e.g., relocation of playing field in relocation to existing mobile homes). The VVSP was beneficial in furthering or effectuating many County General Plan goals and policies.

4. Provision of a Diverse Housing Stock and Jobs/Housing Balance

The VVSP provided for development of 2,840 new housing units of various kinds, including substantial numbers of affordable units. The site is located adjacent to Town Center and the El Dorado Hills Business Park. These adjacent uses were expected to provide space for up to 30,000 jobs at buildout. The VVSP was to provide a variety of housing types to above-moderate-income employees in the area. The project proposed townhomes, condominiums, and apartments affordable to moderate-income households. The Specific Plan provided an opportunity for residents to live near their place of employment, thus encouraging a jobs/housing balance for the area and avoiding long commute trips with the attendant traffic and air quality effects.

The VVSP identified Policy 3.9.2.3, which states that “higher intensity land uses shall be encouraged adjacent to public transportation routes to ensure compatible and supportive relationships”. This parcel is within walking distance to the residential developments of West Valley Village and White Rock Village, a school site and adjacent to the EDH business park. The VVSP EIR envisioned that the VC district would provide an opportunity for residents and businesses located within the adjacent employment centers to commute without being dependent on the automobile.

The VVSP EIR identified Impact E-2: Transportation-Related Energy Consumption. The VVSP was seen as a part of a pattern of rapid urbanization of the Sierra foothills that would be very auto-dependent and result in relatively long commute distances to employment centers. VVSP related energy usage would be substantially reduced if a portion of the project residents, and commercial space clients used public transit, bicycled, or walked. It was identified that within the VVSP and immediate surroundings, opportunities existed for non-motorized transportation primarily by bicycle and foot. West Valley and White Rock Villages were designed to be within walking and riding distance of the neighborhood services planned for the VC. Mitigation Measure E-2 was adopted, which required the development of a bikeway and pedestrian trail system along major roadways to connect residences to the VC and existing commercial centers and park and ride lot.

The project market analysis did not consider the VVSP EIR impact analysis and goal to reduce the dependence on the automobile. By eliminating the VC, residents and other area employers would be reliant on their automobiles to drive to commercial retailers, such as those at the El Dorado Hills Town Center.

Second Market Analysis: The applicant provided a second economic analysis prepared by BAE Urban Economics. This analysis looked at travel patterns, pedestrian and bicycle access, long-term growth, site suitability for commercial development and market support.

Travel Patterns: Assuming that commute patterns of VVSP residents are similar to those of El Dorado Hills Census Designated Place (EDH CDP) residents, most of the employed residents would tend to drive towards Latrobe Road and Highway 50 in order to reach their commute destinations in locations to the west, north or east. Within the VVSP area, residents of both East Ridge Village and the White Rock Village would likely drive north via Valley View Parkway and access Highway 50 for their daily commutes at the Highway 50 interchange or the soon to be built Silva Valley Parkway interchange. For non-work shopping trips, residents would likely find

that traveling to the Town Center area would be more convenient and provide a much wider array of shopping choices than driving to the VC district at Clubview Drive and Blackstone Parkway. Only some residents of sub-areas of the Specific Plan would be likely to pass the project site via Blackstone Parkway on a regular basis. With a planned overall buildout of 1,500 residential units in West Valley Village, these travel patterns mean that commercial development at Clubview Drive and Blackstone Parkways would expect market support from considerably less than West Valley Village's 1,500 households. There would be limited market support from future development located in Valley View Specific Plan.

Pedestrian and Bicycle Access: Although Blackstone Parkway is designated to include Class 2 bike lanes, the topography and layout of the West Valley Village area is not designed to be conducive to residents by walking or by bicycle. In many planning studies that seek to encourage pedestrian access to nearby amenities, a distance of $\frac{1}{4}$ mile is often taken as the distance beyond which significant numbers of people would be willing to travel by foot. Blackstone Unit 2 is located approximately 0.3 miles from the project site at the intersection of Blackstone Parkway and Opal. Most residents in this subdivision would have to travel well over $\frac{1}{4}$ mile to reach the VC commercial area. A limited number of residents would find it convenient to travel to this location without a vehicle and the greater distance and topography would discourage non-motorized travel.

Long-term Growth: BAE recently prepared long-term growth projections for El Dorado County market areas to support updating the County's traffic model. For the El Dorado Hills Market Area, BAE projected that job growth would entail about 7,900 new employees between 2010 and 2035. This translated into a need for about 320 acres of commercial land, including land for retail/services, business park type uses, and office/medical uses. Of this, about 80 acres was identified as needed for retail and services. According to the available land supply data, there was a total of approximately 720 vacant acres zoned for commercial development in the El Dorado Hills Market Area. There is approximately nine times as much vacant land zoned to allow retail/services than there is projected demand through 2035. To the extent that there is consumer demand for new retail and service development, there would be more than sufficient land available to capture the needed demand, even with the development of the project site with residential uses.

Site Suitability: Future commercial development would have visibility from Latrobe Road; however, access would be from Clubview Drive or Blackstone Parkway. The median between the eastbound and westbound lanes of Clubview Drive would prevent shoppers from easily moving between the retail developments on the two sides of the street. Shoppers would not have the ability to make a left turn into the development on the north side of Clubview Drive, nor would they have the ability to make a left turn onto Clubview Drive when exiting commercial development on the south side of Clubview Drive when returning to Latrobe Road. The site is likely too small to attract an anchor tenant. Anchor tenants typically attract shoppers from a distance greater than one to two miles in a location similar to the VC district, but are not likely to be attracted to this site because the physical space would preclude the development of a center large enough to accommodate an anchor tenant plus smaller in-line tenants. To entice an anchor tenant, developers often have to provide building sites at very low cost to the anchor tenant, that would enable the developer to attract smaller in-line tenants at premium rents. For this site, there may not be sufficient space to accommodate an anchor tenant and provide adequate space for in-line tenants to cover project costs.

There are approximately 136 acres of vacant R&D designated land, with approximately 29 acres developed, which has approximately 315,810 square feet of building area. Based on a ratio of 330 square feet per employee, there are approximately 957 employees within a ¼ mile of the project site. In addition, there are 223 developed single family parcels and 177 undeveloped single family parcels. The site characteristic do not conform to site selection criteria that retailers use in determining which sites they would be willing to occupy, due to factors such as limited access and visibility, low traffic counts, low population and employment density, limited presence of other activity nodes in the vicinity and availability of superior competitive locations nearby.

White Rock Village Development

Multifamily Housing: To implement the County’s goals of providing a range of housing types, a minimum of twenty percent of the housing units within the Specific Plan were to be development as multi-family residential dwellings, or 568 units. Of these units, 164 units were to be made available for rent or sale to low or very low income households. These units were to be developed in the areas designated MFR, CR, MU and VC, throughout the Specific Plan. In June 2002, a Settlement Agreement was entered into between the County, the Measure Y Committee and Mercy Housing. Mercy Housing was able to proceed with Phase 1 of the development consisting of 344 multi-family apartment units affordable to tenants of specified income levels (The Vineyards). Phase 2A of the project was approved for up to 160 multi-family units, not for rental purposes (Lessara). Phase 2B was permitted for up to 180 units (Mercy Housing), of which 168 were built. The eleven acres designated MFR which could have accommodated 132 units was limited to use as open space. To date, 672 multi-family units have been built within the Specific Plan with all units Located in White Rock Village with a land use designation of CR.

The following table provides the as-built information and the applicant’s proposal to change the densities to reflect the built environment:

Project Name	Existing Land Use	Lot Size Gross/Net (acres)	No. of Units	Existing Density Range	Proposed Land Use	Proposed Density Range
The Vineyards	CR	23.94/19	344	6-15	VC	12-18
Mercy Housing	CR	12.03/11	168	6-15	MFR	12 ¹
Lessara	CR	14.42/10	160	6-15	CR	6-15

¹ In accordance with General Plan Policy 4.3.1.2, the developer was granted a density bonus increase of 25 percent over the maximum density allowed under the land use designation and the applicable zoning designation.

The density and intensities of the Specific Plan where shifted with the Settlement Agreement, allowing 40 acres of CR to be developed with multi-family housing. The VC designation is proposed to be retained within the Specific Plan but the commercial component would be eliminated in an attempt to maintain the acreage in Table 4.1. However, identifying existing multifamily development as Village Center, with its requisite 30% of commercial development ignores the fact that the site is already fully developed as Multifamily. Staff recommends that the County recognize that the actual use of the site is MFR and change the land use and zoning accordingly. The table below summarizes the changes proposed by the applicant and recommend by staff. The highlighted lines identify the differences:

Changes to Land Use Districts		
Land Use	Proposed (acres)	Recommended (acres)
Core Residential -- CE	+ 9	+9
Multi-family Residential -- MFR	0	+19
Mixed Use -- MU	-11	-11
Village Center -- VC	+1	-18
Open Space/Buffer -- OS	+10	+10
School Sites	-10	-10

Policy Summary: The General Plan goals and policies required protection of existing communities, establishment of community regions, encouragement of mixed-use developments which combine commercial, research and development, and residential uses on a single parcel. The VVSP was consistent with those policies upon adoption, which planned for development in a comprehensive manner, providing mixed-use land uses consistent with surrounding properties.

The VVSP established a number of policies tailored to the development of the plan area. Policies established for the West Valley Village specified the creation of a Village Center which was to consist of neighborhood commercial and office uses and was to be a major node of activity. The Village Center was to be both pedestrian and vehicle accessible, architecturally distinctive, and would provide an informal place for gathering and community events. The size and type of the retail component was dependent on area needs and would be structured to be complementary to the commercial services offered by the nearby shopping centers.

The need for permanent onsite commercial area and permanent onsite jobs within the VVSP was further addressed in the County Board of Supervisors adopted Findings of Fact and Statement of Overriding Considerations in which they found that the development would add approximately 107,000 square feet of commercial and industrial floor area and provide for an estimated 268 jobs. The VVSP was to provide for future employment opportunities that would financially benefit the entire community. There is approximately nine times as much vacant land zoned to allow retail/services than there is projected demand through 2035. To the extent that there is consumer demand for new retail and service development, there would be more than sufficient land available to capture the needed demand.

Based on the analysis of the surrounding uses, review of the VVSP EIR and CEQA Findings of Fact and Statement of Overriding Considerations, and the economic analysis, staff believes there is sufficient information to support the Specific Plan Amendment to eliminate commercial uses in the plan area. The economic analysis has demonstrated that if commercial space were developed at the project site, tenants would struggle to attract sufficient business to economically justify operations.

Valley View Specific Plan Development Agreement: The Development Agreement for the VVSP was entered into on December 8, 1998 for a term of twenty years. The project description within the Development Agreement in Section F. specifies that 29 acres of land was designated for mixed uses including commercial. Section 1.8 of the Development Agreement allows for modifications to the VVSP, provided that the amendment would be consistent with the Development Agreement. Modifications that do not substantially alter the term, uses, density or intensity of use, provisions for reservation and dedication of land, conditions, terms or restrictions and requirements relating to subsequent discretionary actions, monetary contributions

by the landowner or any conditions relating to the use of the property or adversely impact any other landowner with the Specific Plan may be approved without an amendment to the Development Agreement. The requested amendment may impact landowners that expected mixed use development within the VVSP, including commercial within the VC district. Notification has been provided to the undeveloped property owners within the plan area as well as those within the required 500 feet of the site. No comments have been received as of the writing of this staff report.

Tentative Map Discussion:

Site Description:

The 9.66 acre site of the tentative map is relatively flat with natural vegetation. A wetland drainage feature runs east to west along the southern property boundary, adjacent to the lift station. A 50-foot setback has been provided. There are no trees on the site. A project entry monument sign was installed at the corner of Latrobe Road and Clubview Drive identifying Blackstone. The monument sign would be located within Open Space Lot B.

Staff has analyzed the project in detail and has provided Conditions of Approval based on agency comments. Project Discussion items include access and circulation, gates, design waivers, fire safety and water supply, sewer and recycled water, grading and drainage, noise and sound wall, open space and landscaping, rezone and tentative map and density.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	VC	AP	Village Center/Model Home Office
North	VC	AP	Village Center/Undeveloped
South	SFR	AP	Open Space/Lift Station
East	SFR	AP	Single Family Residential/Single Family Detached
West	R&D-DC	R&D	EDH Business Park/ Undeveloped and Developed

Access and Circulation: The project would be accessed from Blackstone Parkway, with two encroachments, one proposed primary access and one proposed secondary egress gate. The existing encroachments along Clubview Drive would need to be abandoned with the project. An updated traffic evaluation was prepared for the project in accordance with Mitigation Measure T-16. Complete details are provided within the EIR Addendum (Attachment 3). The Transportation Division has reviewed the traffic analysis and concurs with the finding that no additional mitigation would be required for the project. The following table provides roadway details for the project.

Table 2: 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.

Mitigation Measure E-2 requires the reduction of automobile trips through the development of a bikeway and pedestrian trail system along major roadways, connecting the Village Center and existing commercial centers and park and ride lot north of the site. A bike path is to be provided along Latrobe Road. However, a park and ride lot has not been developed within the project. A park and ride lot is located at White Rock and Latrobe Roads, at Post Street. El Dorado Transit has requested that a bus turnout and bus shelter with bench be provided adjacent to the project site, which would serve the residents within the project area.

Parking: The El Dorado Hills Fire Department has reviewed the project and has recommended that no parking be permitted along B Street with the narrow right-of-way and on one side only on the 33' road section, opposite the side with the sidewalk. Twenty three on-street parking spaces can be accommodated meeting the Fire Department's requirements and an additional 23 spaces have been provided in parking bays. This is in addition to off-street parking in garages and driveways.

Gated Access: The project would be gated, with a primary access gate and a secondary egress gate. The El Dorado Hills Fire Department requires that the gates comply with the Department's Gate Standard B-002. The Transportation Division has reviewed the gate locations and recommends that the gates comply with Article 2, Section 1273.11 of the SRA Fire Safe Regulations, requiring all gates be located at least 30 feet from the roadway and that they open to allow a vehicle to stop without obstructing traffic.

Design Waiver Requests: The applicant has requested design waivers to vary from the requirements of the Circulation Element of the Specific Plan for sidewalks and street widths as described above. Section 16.08.020 of the County Code states the County may grant a Design Waiver upon a finding the following:

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

The applicant has designed the project to provide sidewalks on one side of the streets and courts within the project, while maintaining some street parking. Sidewalk on both sides of the street would reduce the effective area available for the small single family lots. Reduction in right of way has been requested due to site constraints, which include easements and wetland setbacks. The applicant states that a full right of way would further reduce an effective development area.

The Specific Plan requires that sidewalks are to be constructed on both sides of the street within the CR district. The road widths that would be required within the VVSP would accommodate some street parking. The design of the project is driving the need for the requested design waivers. The site does not have topographic constraints nor does it have other physical constraints that would limit the development potential that would require the need for design waivers. However, based on a comprehensive review of the project, and because the applicant has redesigned the project to provide some sidewalk and street parking, findings for the requested design waivers can be made.

Fire Safety and Water Supply: An 8-inch water line is located within Clubview Drive and a 16-inch water line is located within Blackstone Parkway. The El Dorado Hills Fire Department requires the minimum fire flow for the project to be 1,000 gallons per minute for a 2-hour duration while maintaining a 20-psi residual pressure with the installation of residential fire sprinklers. The El Dorado Irrigation District has determined that the existing system can provide the required fire flow, with water line extensions.

Sewer Facilities, Recycled Water and Facility Plan Report: An existing 8-inch gravity sewer main and 10-inch sewer force main is located along the western property line.

The El Dorado Irrigation District's Board Policy 7010 requires the use of recycled water for landscape irrigation. There is an existing 12-inch recycled water line located within Blackstone Parkway and a 6-inch line located within Clubview Drive. A Facility Plan Report would be required to address the expansion of water, recycled water and sewer facilities, and the specific fire flow requirements for all phases of the project.

Grading and Drainage: A preliminary grading plan has been provided (Exhibit H). Grading and drainage improvements associated with the proposed subdivision appear to be only those associated with the required infrastructure improvements, which includes all site development and roadway to access this site.

In December 2005, an update to the Carson Creek Regional Drainage Study (2005 Update) was provided to the County. The 2005 Update included the proposed West Valley View/Blackstone project (TM99-1359).

The Transportation Division staff reviewed the 2005 Update and concluded that Lot W was evaluated in the study. Furthermore, the study made adequate assumptions that indicated that no further analysis as part of the proposed Tentative Map would be warranted. However, the applicant would be required to provide a site specific drainage report at the time of improvement plans or grading permit application. Grading would include 16,100 cubic yards of excavation and 15,900 cubic yards of embankment for road and pad development.

Noise and Sound Wall: Vehicular traffic along Latrobe Road is the major noise source to the project area. Bollard Acoustical Consultants, Inc. has prepared an acoustical analysis for the project. The result of the analysis has been discussed in the VVSP-Addendum to the Program EIR. The project noise barrier would be 10 feet in height for backyards with a lower elevation and 11 feet in height for yards that have a higher elevation (Exhibit I). The proposed barrier would mitigate residential exposure from traffic noise. In addition to the noise barrier, the consultant has recommended the use of upgraded windows for second floor windows adjacent to Latrobe Road to provide additional noise reduction. Mechanical ventilation would be required for all units to achieve compliance with interior noise level criteria.

Open Space/Landscaping: The project would have 0.88 acres of land designated as open space and landscaping throughout the subdivision. Proposed Lots C and D are comprised of 0.32 acres and abut Lot 13 of Subdivision Map J-43, Large Lot Final Map of West Valley Village, which has been designated as open space and has a wetland drainage running through the property. The required 50 foot setback has been provided.

Density: As discussed above, the site is proposed to be zoned CR. This district is intended to be developed with a mix of moderate density residential products including single family detached homes on parcels up to 6,200 square feet in area; high density single family detached homes such as patio homes; zero lot line units; attached single family homes including halfplexes, condominiums, townhomes, and multifamily units, including apartments. Seventy-three single family detached residential units are proposed. This is less than the 15 units per acre permitted in the CR district. Lot details are provided in Table 4 as provided in Exhibit M.

Development Standards: The CR Development standards require the submittal of a building envelope diagram at the time of consideration of any tentative map proposing developable single family parcels. The applicant has provided the required diagram that demonstrates that the lots would have four foot side yard setbacks, five foot rear yard setbacks and 10 foot front yard setbacks, with an 18 foot setback for the garage. In addition, for production housing projects, the application of a tentative map is required to include:

1. Site Plan showing the location of all proposed structures, parking area, landscape area, internal circulation improvements, and recreation or other common amenities;
2. A Preliminary Landscape Plan showing the types, locations and densities of all plantings, hardscape or other improvements proposed;

3. Elevations or perspective renderings of the primary exposures of all major structures and any other views or exposures requested by the Development Services Director; and
4. Fencings, signing, lighting or other design details which may be requested by the Development Services Director in order to evaluate compliance with the Specific Plan.

The applicant has provided site building envelopes, a schematic design set which includes floor plans, elevations, landscape plans and project entry design (Exhibit L). These drawings are for informational purposes, identifying how lots may be developed. They are not intended to be mandatory requirements for building permits but are intended to show how these unique lot sizes could be developed. The project would be subject to Blackstone CC&Rs and architectural review. As currently designed, there would be on-street parking, guest parking and sidewalk on one side of the street. The applicant has worked to accommodate guest parking within the project due to the limited street parking.

Compliance with Carry-Over Conditions of Approval from TM99-1359: A master subdivision map was approved that created the various villages within the West Valley Village portion of the Specific Plan. Several conditions applied to that map have been carried over to the subsequent tentative maps. These address funding for the Silva Valley Parkway/US Highway 50 interchange, payment of impact fees, drainage facilities, and the development of a bike trail along Latrobe Road. Those conditions that apply to the Lot W map have been incorporated into the Conditions of Approval in Attachment 2.

El Dorado Hills Area Planning Advisory Committee: The Committee provided a letter dated September 22, 2012 indicating that they would not support the project because it did not comply with County standards for the development of a single family residential project. Concerns included parking, sidewalks, road widths, landscaping and lot development. After the project was revised, the APAC re-reviewed the project and generally supports the project. Their letter dated Dec. 21, 2013 indicated that the revisions addressed concerns regarding parking, sidewalks and maintenance. However, they expressed concerns over the small lots and limited setbacks. They also recommended that Lot 10 be eliminated to provide additional parking and address possible noise concerns. Their comment letter is provided as Exhibit N.

ENVIRONMENTAL REVIEW

An Addendum to the Program EIR for the VVSP (Attachment 3) in accordance with Subsection (a) of the CEQA Guidelines Section 15164 has been prepared to determine if the project would have a significant effect on the environment. It has been determined that none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.

The County has adopted a Mitigation Monitoring Program for the Valley View Specific Plan in accordance with Section 15097 of the CEQA Guidelines. In order to ensure that the mitigation measures identified in the Addendum are implemented, the Mitigation Monitoring Program is being updated (Attachment 4).

In addition, in accordance with Subsection (c) of CEQA Guidelines Section 15097, reporting has been provided demonstrating mitigation compliance.

A Notice of Determination will be filed upon adoption of the EIR Addendum. Because an EIR was previously prepared, the Valley View Specific Plan EIR, State Clearinghouse #9708208, no new California Department of Fish and Wildlife fee is required.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Attachment 3	Addendum to the Program Level EIR for the Valley View Specific Plan
Attachment 4	Mitigation Monitoring Checklist-Valley View Specific Plan-2013 Update
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	Valley View Land Use Plan, Figure 4.2
Exhibit D	Proposed Revised Valley View Land Use Plan, Figure 4.2
Exhibit E	Land Use Table, Figure 4.1
Exhibit F	Tentative Subdivision Map
Exhibit G	Slope Map
Exhibit H	Preliminary Grading Plan
Exhibit I	Sound Wall/Berm Details
Exhibit J	Entry Gate Detail
Exhibit K	Preliminary Development Plan
Exhibit L	Schematic Design Set
Exhibit M	Table 4-Tentative Map Lot Details

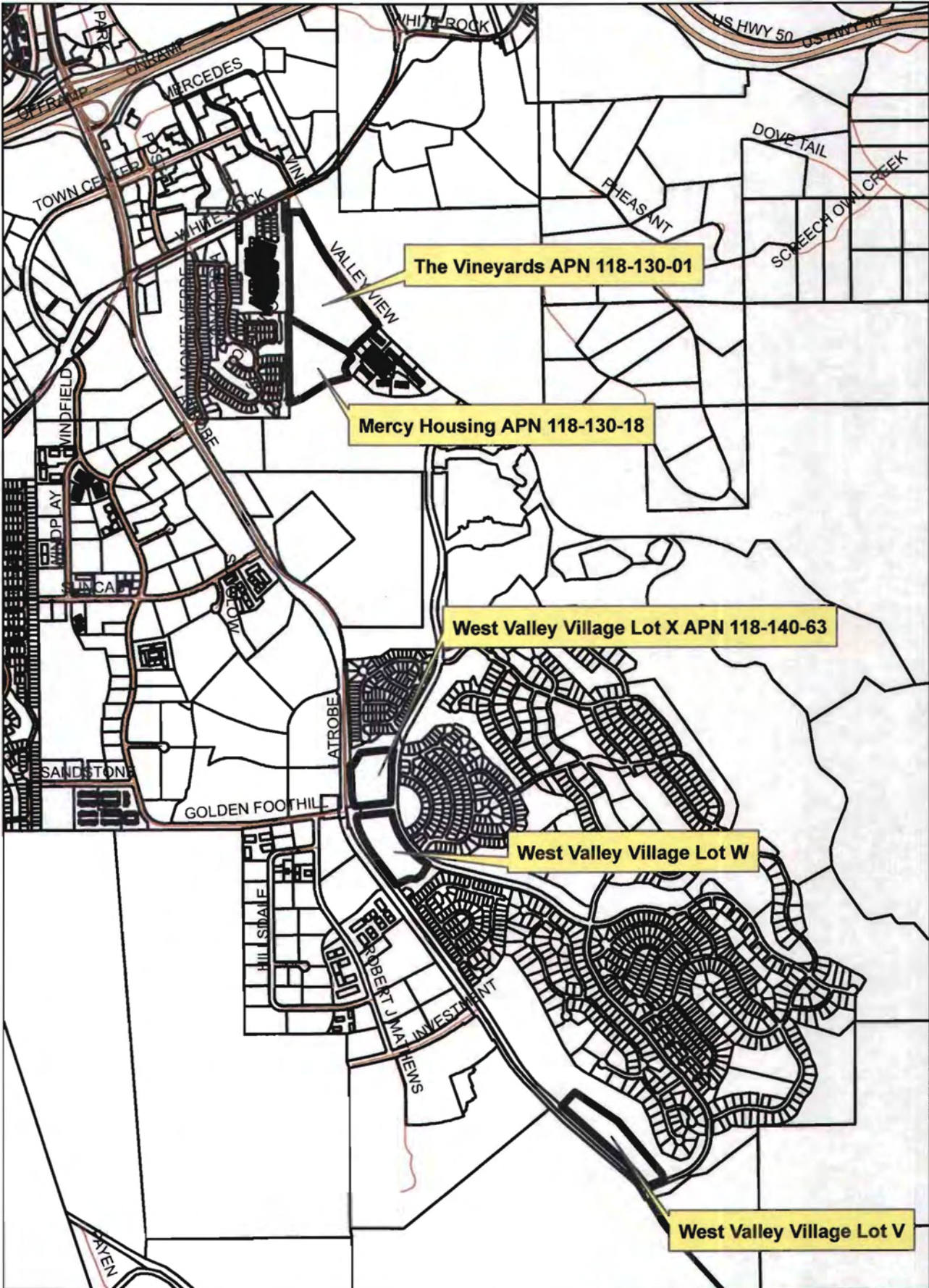
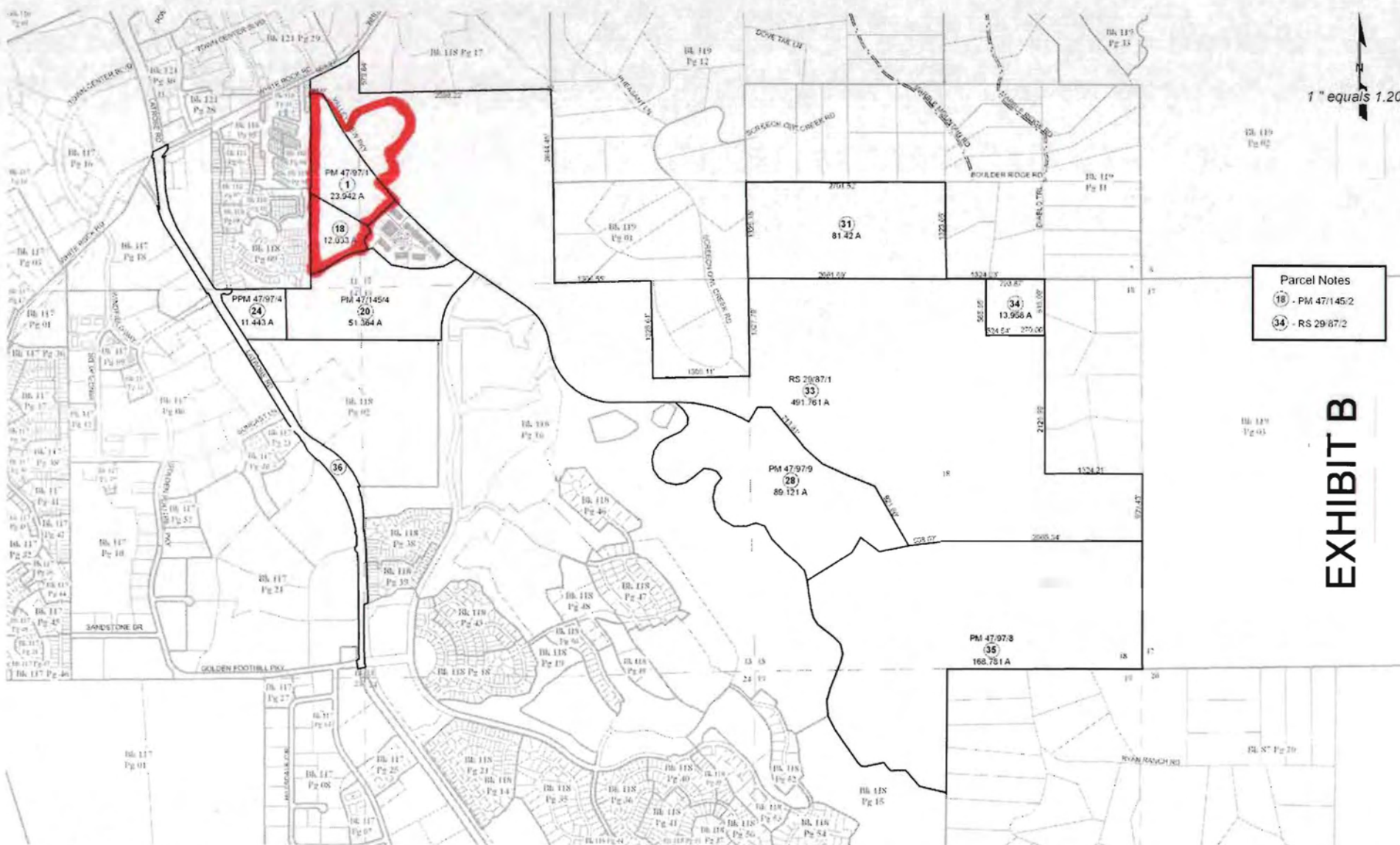


EXHIBIT A

POR. SECS. 11, 12, 13, 14, & 24, T.9N., R.8E., & POR. SECS. 7, 18, & 19, T.9N., R.9E., M.D.M.

118:13



Parcel Notes
 (18) - PM 47/145/2
 (34) - 13.956 A
 (34) - RS 29/87/2

EXHIBIT B

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

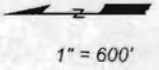
Acreages Are Estimates

Rev. Oct. 29, 2008

Assessor's Map Bk. 118 - Pg. 13
 County of El Dorado, CA

POR. SECS. 13 & 24, T.9N., R.8E., & SECS. 18 & 19, T.9N., R.9E., M.D.M.
WEST VALLEY VILLAGE
J-43

118:14



***Parcel Notes**
 67 - POR LOT 13, 0.324 A, NA
 63 - POR LATROBE RD, NA
 65 - POR LOT 13, 19.668 A, AW

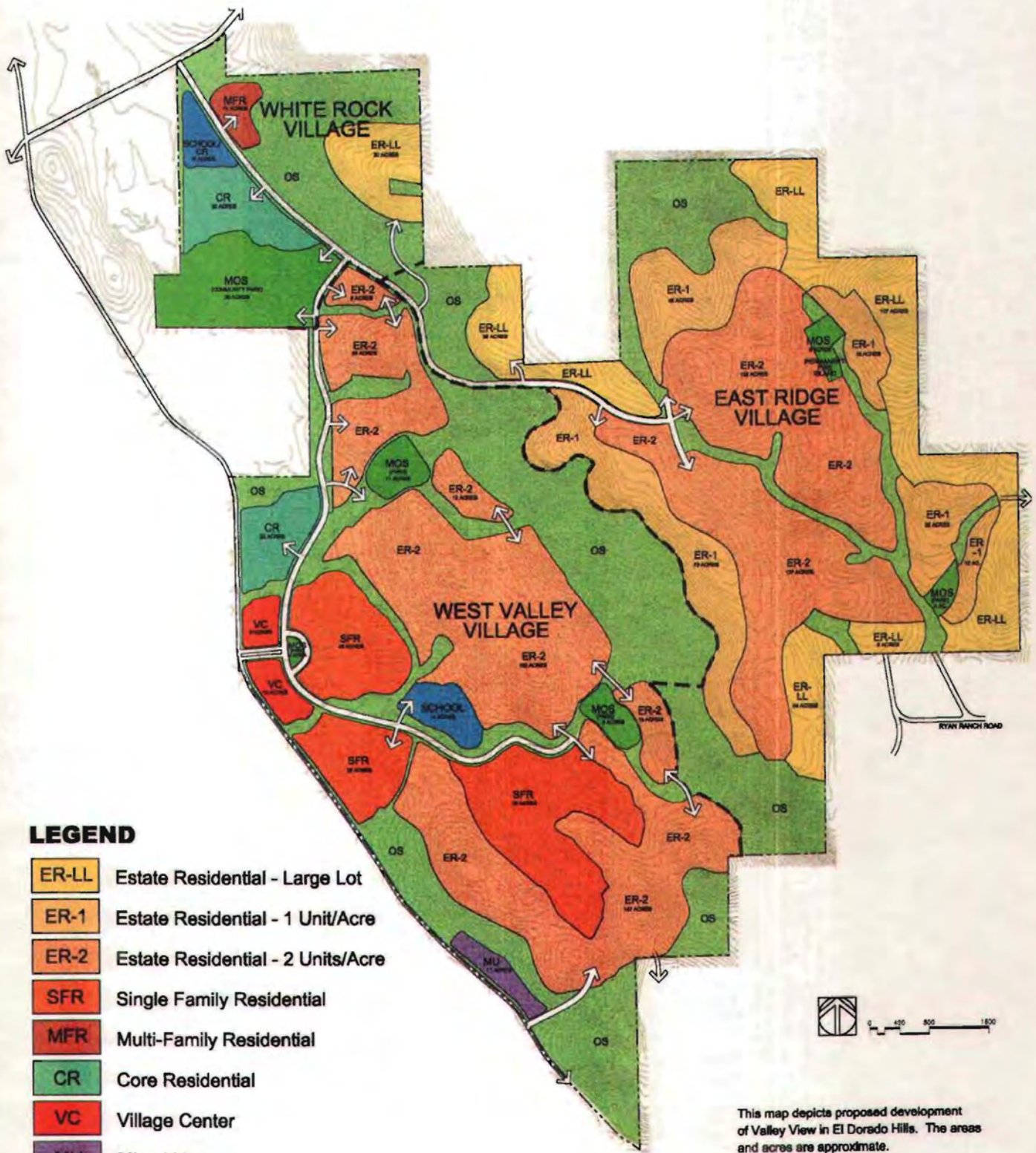
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify facts such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. Nov 7, 2013

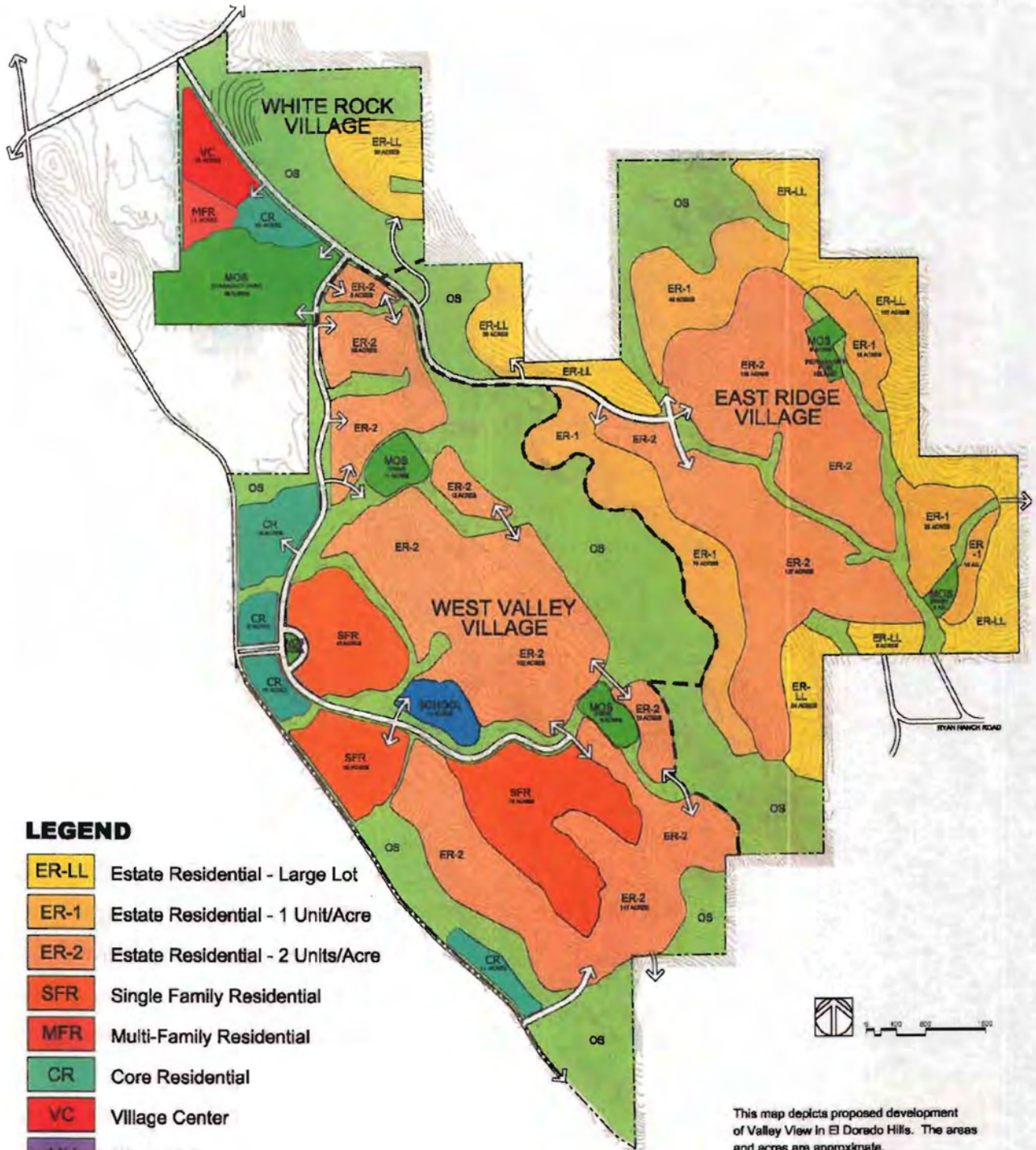
Assessor's Map Bk. 118, Pg. 14
 County of El Dorado, CA



LEGEND

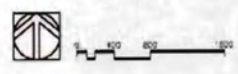
- ER-LL Estate Residential - Large Lot
- ER-1 Estate Residential - 1 Unit/Acre
- ER-2 Estate Residential - 2 Units/Acre
- SFR Single Family Residential
- MFR Multi-Family Residential
- CR Core Residential
- VC Village Center
- MU Mixed Use
- MOS Multi-Use Open Space
- OS Open Space
- SCH School Site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

Figure 4.2
Land Use Plan
Valley View



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 D

Figure 4.1
Land Use Table

Land Use District	Abbreviation	Density/ Range ¹ / Intensity ²	Original Specific Plan		Proposed Rezone Lots X, W and V to CR		Staff Recommendation		Dwelling Units ³ / Sq Footage ⁴
			Acreage	% of Plan	Acreage	% of Plan	Acreage	% of Plan	
Estate Residential [.25-2.0 dus/ac]	ER-LL	.25/	206	10%	206	10%	206	10%	2840/100 0
	ER-1	1/	172	8%	172	8%	172	8%	
	ER-2	2/	648 ⁷	32%	648 ⁷	32%	648 ⁷	32%	
Single Family Residential	SFR	4/	152	7%	152	7%	152	7%	
Core Residential	CR	6-15/	53 ⁷	3%	62 ⁷	3%	62 ⁷	3%	
Multi-family residential	MFR	12/	11	0.5%	11 ⁸	0.5%	30 ⁸	1.5%	
Mixed Use	MU	10/.20	11 ⁵	1%	0 ⁵	0%	0 ⁵	0%	
Village Center	VC	12/.25	18 ⁶	1%	19 ⁹	1%	0 ⁹	0%	
[Subtotal: Developed]			1271	62%	1270	61.5%	1270	61.5%	
Open Space/Buffer	OS	n.a.	617	30%	628	31%	628	31%	
Multiuse Open Space	MOS	n.a.	86	5%	86	5%	86	5%	
[Subtotal: Open Space]			703	35%	714	36%	714	36%	
School Sites	varies	n.a.	24	1%	14	0.5%	14	0.5%	
Major Roads	n.a.	n.a.	39	2%	39	2%	39	2%	
[Subtotal: Public]			63	3%	53	2.5%	53	2.5%	
Total			2037	100%	2037	100%	2037	100%	

¹Gross density, including local roads, expressed in dwelling units per acre. All acreages are approximate.

²Expressed as a floor area ratio (FAR), the ratio of the total gross leaseable floor area is a percentage of the site devoted to the commercial or research and development use.

³Projected dwelling units including attached units. Actual units may vary but shall not exceed a total of 2840 d.u.'s commercial or research and development use.

⁴Total gross leaseable floor area in 1000's of square feet

⁵50% of total acreage assumed to be developed as residential, 50% as office.

⁶70% of total acreage assumed to be developed as residential, 30% as commercial.

⁷CR or ER acreage will increase if school site(s) are not accepted by district.

The following two footnotes are proposed to be added to the Figure 4.1

⁸MFR Density Bonus provision per GP policy 4.3.1.2

⁹Total acreage to be developed as residential, no commercial.

OWNERS OF RECORD

THE NEW HOME COMPANY
1891 EAST ROSEVILLE PARKWAY, # 60
ROSEVILLE, CA 95661

APPLICANT

THE NEW HOME COMPANY
1891 EAST ROSEVILLE PARKWAY, #160
ROSEVILLE, CA 95661

ENGINEER

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
12121 UNIVERSITY DRIVE, FOLSOM, CALIFORNIA 95630
TEL: 916.437.1100 FAX: 916.437.1101

MAP SCALE

1" = 40'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP and RANGE

POR. SECTIONS 13 & 24, T.9N., R.9E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

APN: 118-140-65

PROPOSED SPECIFIC PLAN

VALLEY VIEW SPECIFIC PLAN: CR

PRESENT SPECIFIC PLAN

VALLEY VIEW SPECIFIC PLAN: VC

TOTAL AREA

9.66 ACRES

TOTAL NUMBER OF PARCELS

- RESIDENTIAL LOTS (1-73)..... 8.21 AC
- LETTERED LOT A..... 0.36 AC
- (P.S.E. & ROADWAY LANDSCAPE)..... 0.36 AC
- LETTERED LOT B..... 0.16 AC
- (MONUMENT & LANDSCAPE)..... 0.16 AC
- LETTERED LOT C..... 0.09 AC
- (ORNAMANE, OPEN SPACE & LANDSCAPE)..... 0.09 AC
- LETTERED LOT D..... 0.22 AC
- (ORNAMANE, OPEN SPACE & LANDSCAPE)..... 0.22 AC
- LETTERED LOTS E & F..... 2.56 AC
- (LANDSCAPE)..... 2.56 AC
- LOT R (INTERNAL ROADWAYS)..... 0.98 AC
- RD LOT: TOTAL..... 9.66 AC

MINIMUM LOT AREA

2,870 SQUARE FEET

WATER, RECYCLED WATER and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPT.)

DATE OF PREPARATION

NOVEMBER, 2013

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT KNOWN AS "WEST VALLEY VILLAGE LOT 12" OF THE VALLEY VIEW SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DGSA SIORELLI M.C.E. 071204 DATE

NOTE:

SEE "BUILDING ENVELOPE DETAIL" FOR PROPOSED TYPICAL BUILDING SETBACKS

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING WETLANDS

PLANNING COMMISSION
APPROVAL/DATE: _____

BOARD OF SUPERVISORS
APPROVAL/DATE: _____

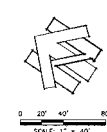
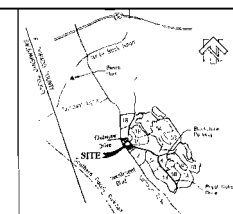
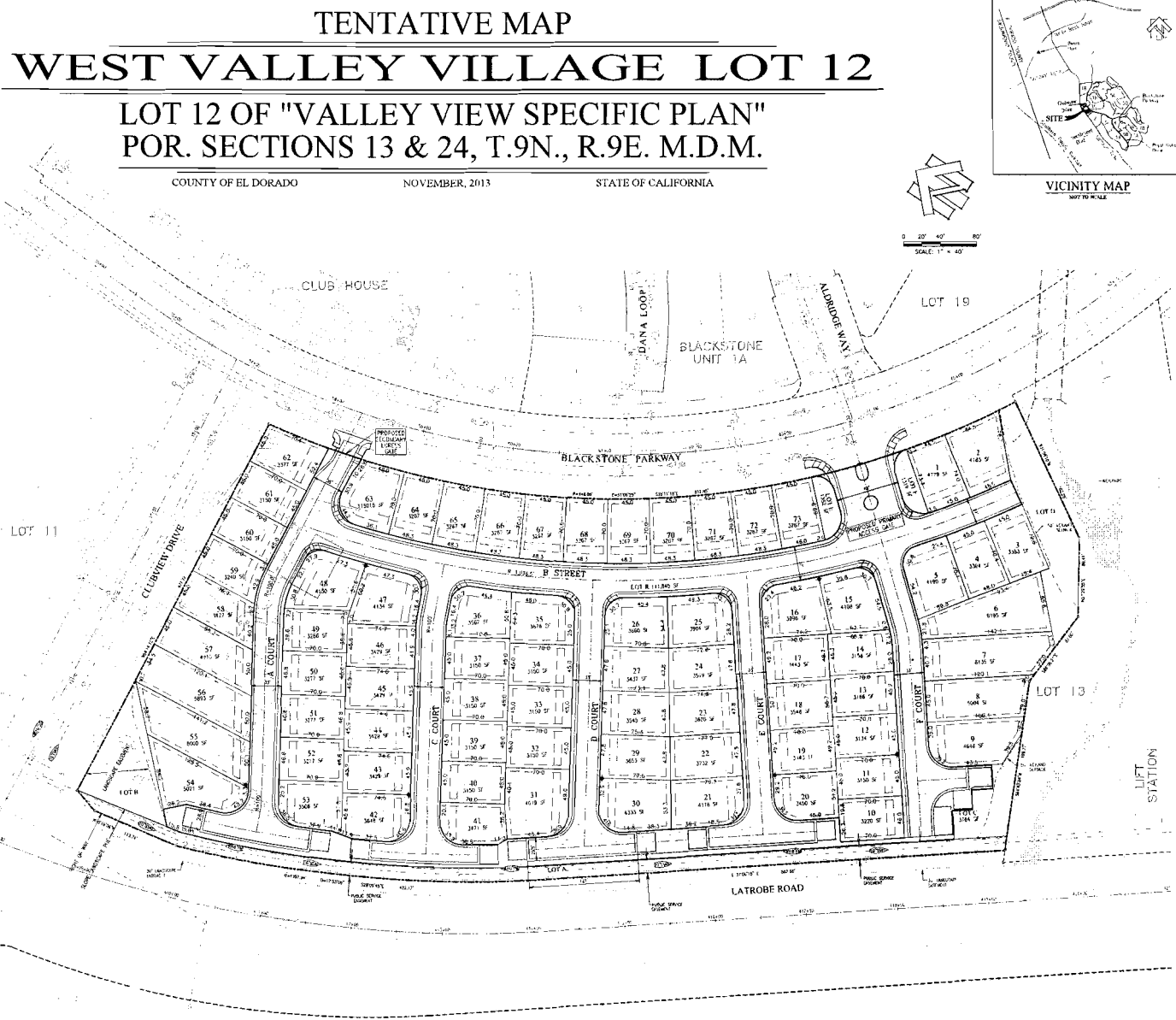
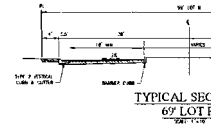
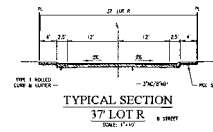
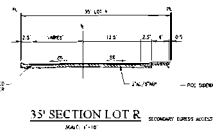
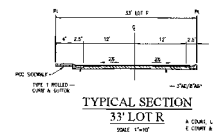
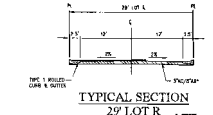
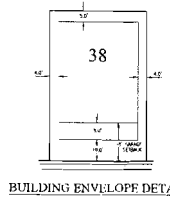


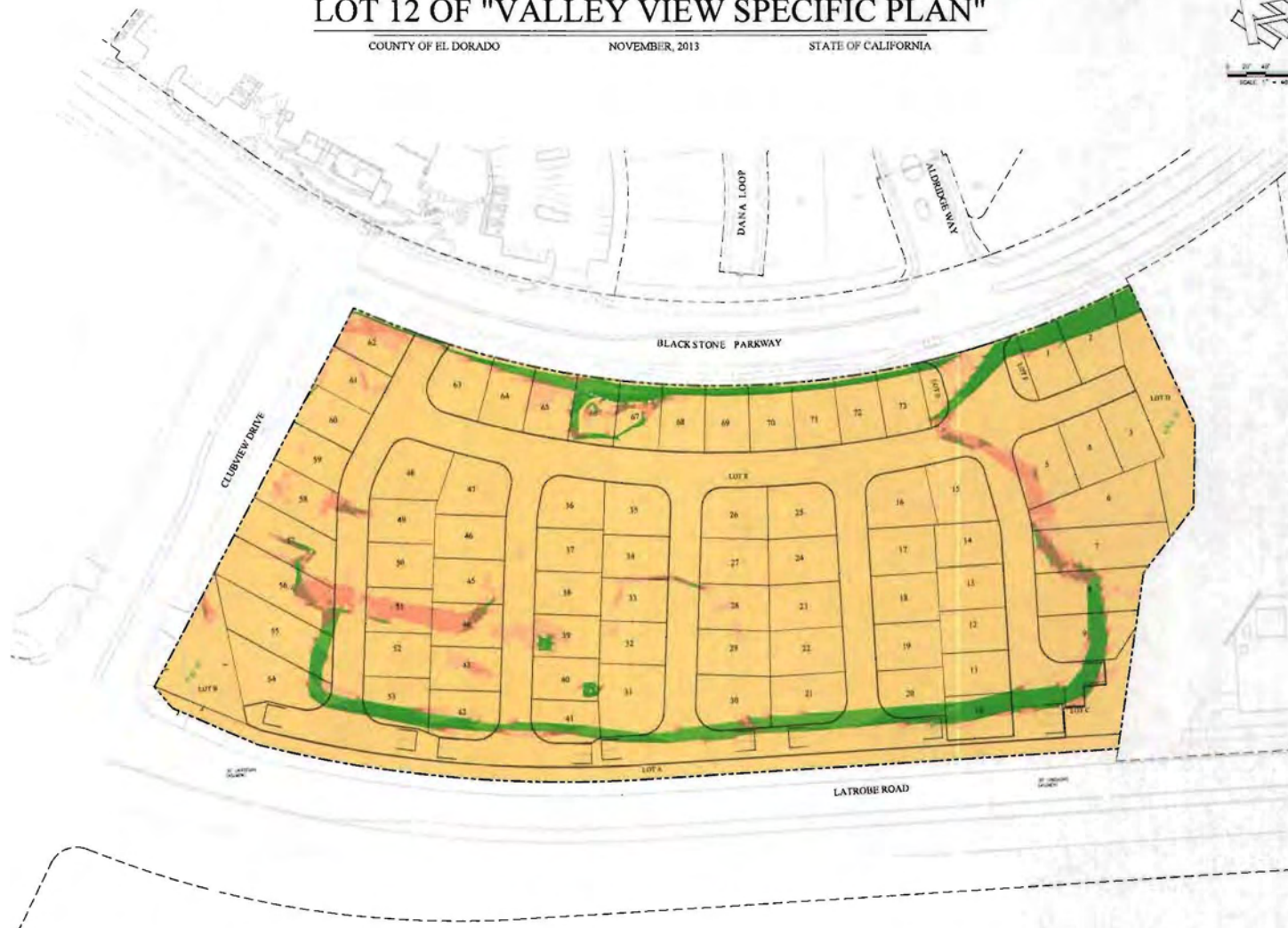
EXHIBIT F

SLOPE MAP

WEST VALLEY VILLAGE LOT 12

LOT 12 OF "VALLEY VIEW SPECIFIC PLAN"

COUNTY OF EL DORADO NOVEMBER, 2013 STATE OF CALIFORNIA



COLOR LEGEND

COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SUBJECT
	MINIMUM	MAX		
Yellow	0%	10%	8.8 AC	47.1%
Orange	10%	20%	0.3 AC	1.1%
Red	20%	30%	0.2 AC	2.3%
Light Green	30%	40%	0.1 AC	1.0%
Dark Green	40%+	40%	0.2 AC	2.1%
Dark Green	40%+	40%	0.4 AC	4.2%

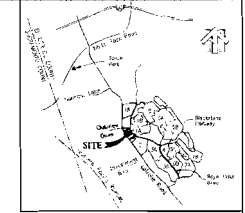
EXHIBIT G

PRELIMINARY GRADING PLAN

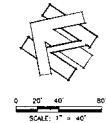
WEST VALLEY VILLAGE LOT 12

LOT 12 OF "VALLEY VIEW SPECIFIC PLAN"

COUNTY OF EL DORADO NOVEMBER 2013 STATE OF CALIFORNIA



VICINITY MAP
NORTH ARROW



0 20' 40' 80'
SCALE: 1" = 40'

- LEGEND**
- EX. CONTOUR
 - PROP. CONTOUR
 - GRADE BREAK
 - PROP. CURB, GUTTER & SIDEWALK
 - PROP. SPOT GRADE
 - EX. SPOT GRADE
 - PROP. SLOPE
 - EX. SEWER
 - EX. WATER
 - EX. STORM DRAIN
 - PROP. STORM DRAIN
 - PROP. DRAINAGE INLET
 - PROP. SD MANHOLE
 - RSP
 - CLASS C LOT
 - CLASS B LOT
 - 2:1 SLOPE
 - PAD ELEVATION
 - DRAINAGE DISCHARGE POINT
 - WETLANDS
 - OVERLAND RELEASE

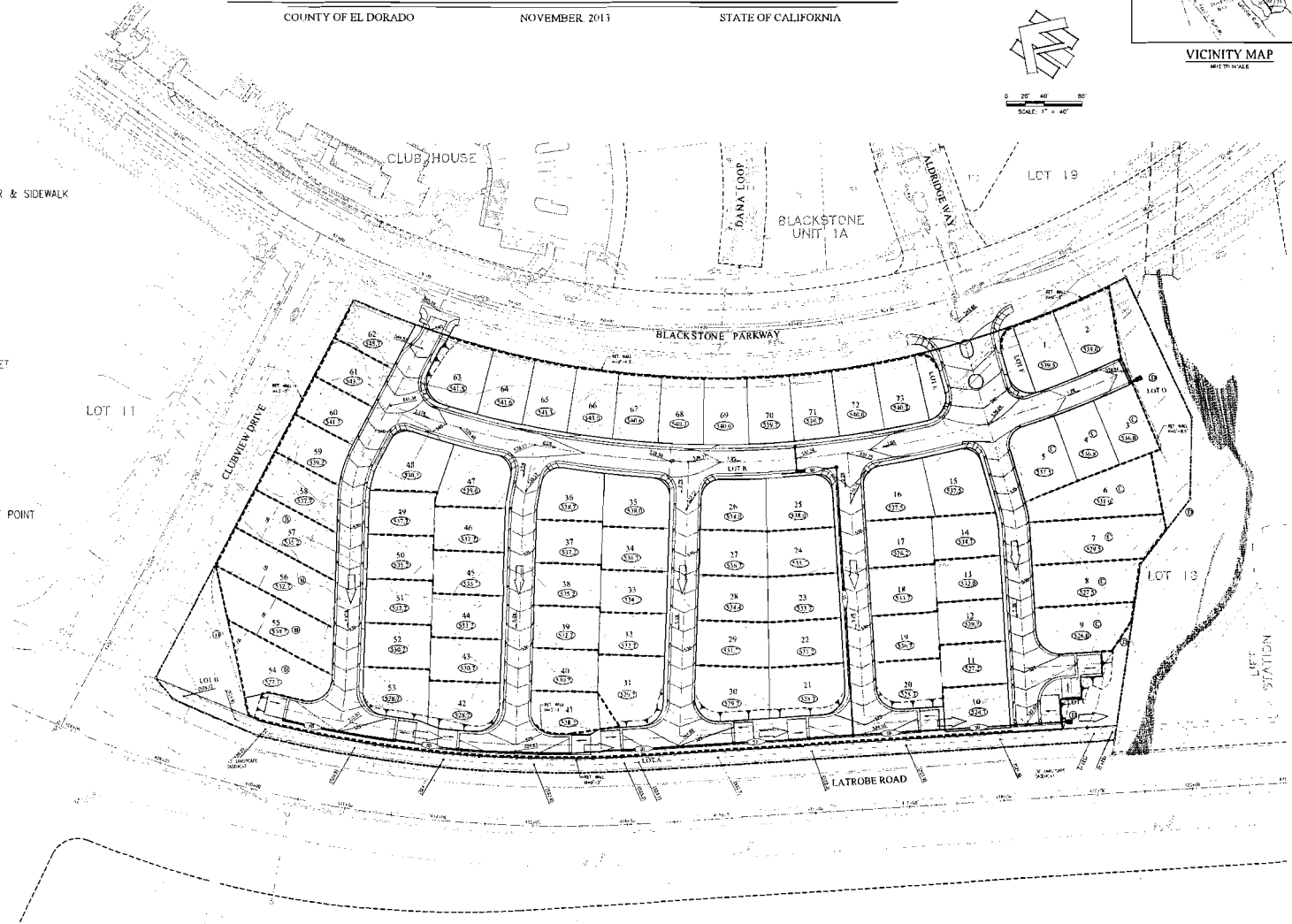


EXHIBIT H

EARTHWORK
EXCAVATION =16,100 CY
EMBANKMENT =15,900 CY

WEST VALLEY VILLAGE LOT 12 TM 12-1506

SOUND WALL/ BERM EXHIBIT; MM N-1 COMPLIANCE

COUNTY OF EL DORADO, CALIFORNIA

SCALE: 1"=40'

JANUARY, 2013

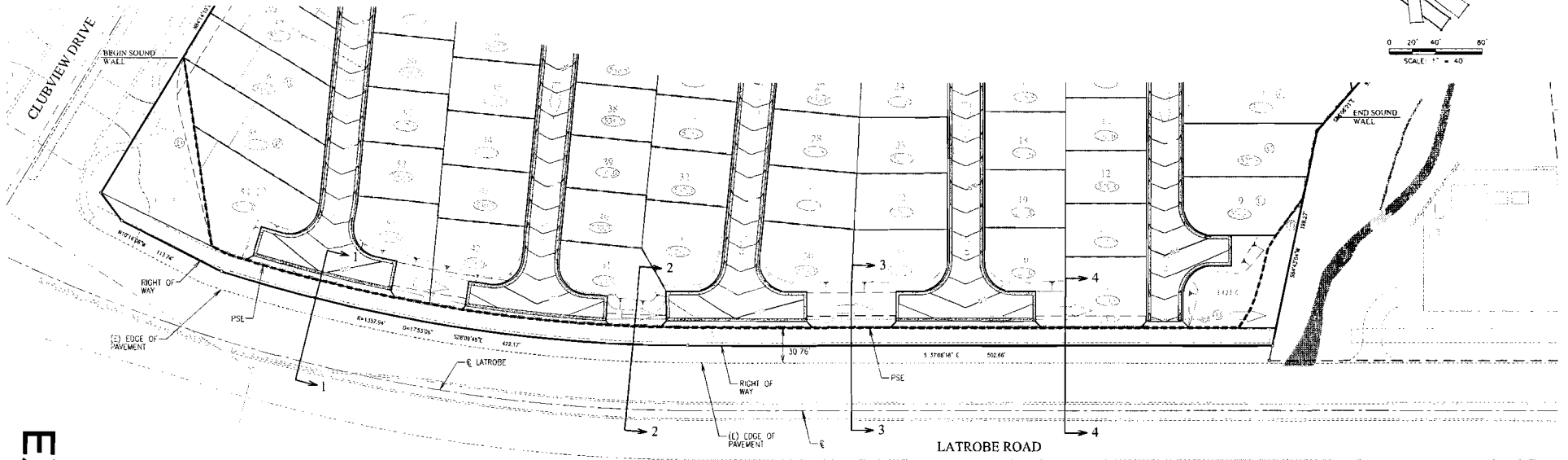
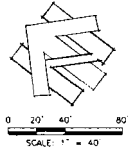
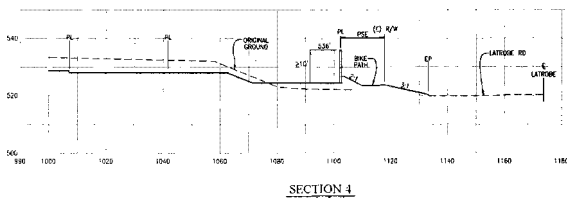
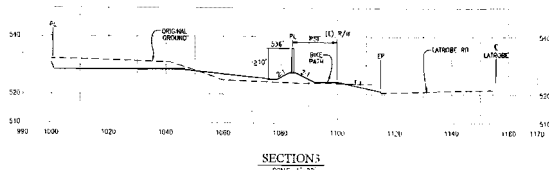
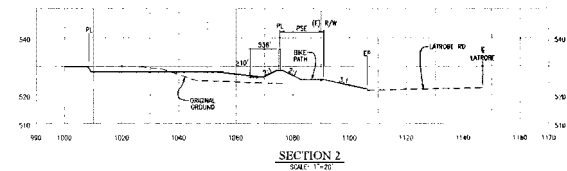
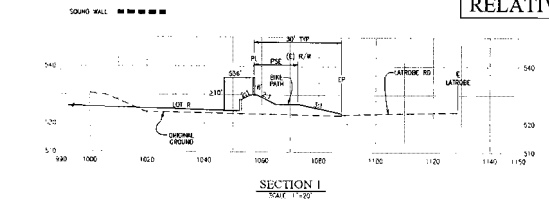


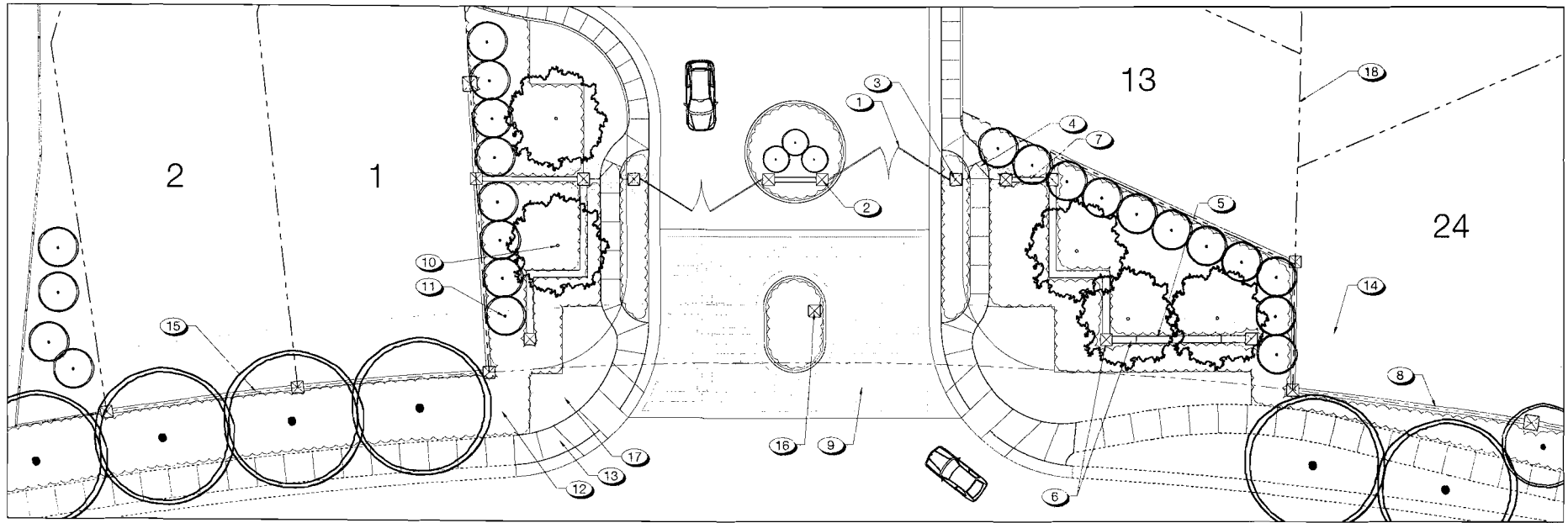
EXHIBIT I

PER TRAFFIC NOISE ANALYSIS BAC REQUIRED BARRIER HEIGHT $\geq 10'$
RELATIVE TO BACK YARD ELEVATION; FIGURE 5.2 APPLIES

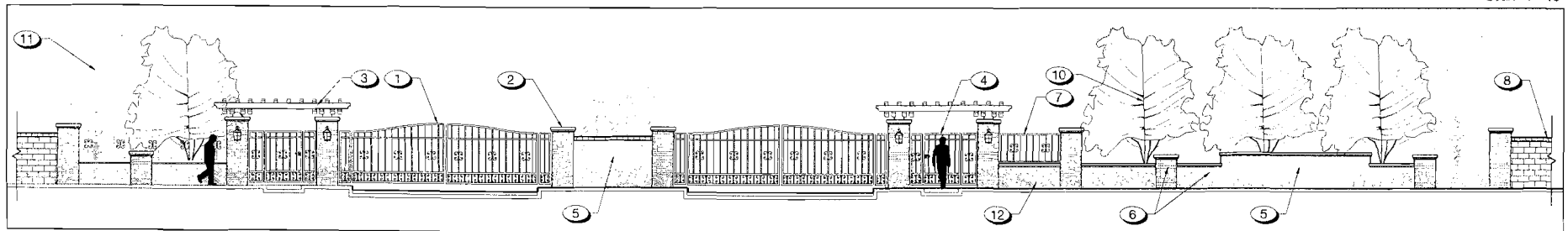


cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
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T 916.638.0119 • F 916.638.2479 • www.ctaenr.com

M:\12-1506\12-1506-01\12-1506-01-01\12-1506-01-01-01\12-1506-01-01-01-01.dwg



Plan Enlargement
Scale: 1"=10'



Entry Elevation
Not to Scale/Enlarged to Shown Detail

Project Elements Legend

- | | | | |
|--|--|-------------------------------------|-----------------------------------|
| ① Ornamental Entry Gate (style/detailing to be determined following Architectural Design Charette) | ⑤ Project Entry Signage and/or Logo (to be determined) | ⑩ Multi-stem Specimen Tree, typ. | ⑮ Project boundary, typ. |
| ② Stone Veneer Pilaster, typ. | ⑥ Low Stucco Planter Wall with Stone Veneer Pilasters, typ. | ⑪ Columnar Tree, typ. | ⑯ Gate Call Box |
| ③ Metal Entry Trellis with Light Fixtures, typ. | ⑦ Low Stucco Wall with Ornamental Metal Fence, typ. | ⑫ Shrub/Groundcover Plantings, typ. | ⑰ Sodded Turf, typ. |
| ④ Pedestrian Entry/Security Gate, typ. | ⑧ Masonry Soundwall and Cap, typ. | ⑬ Concrete Sidewalk, typ. | ⑱ Housing Lot Property Line, typ. |
| | ⑨ Stamped/Colored Concrete Paving (pattern to be determined) | ⑭ Existing PUE, typ. | |



The HLA Group Landscape Architects & Planners, Inc.
1050 Twentieth Street, Suite 200 / Sacramento, California 95811
916.447.7470 / 916.447.8270 fax / www.hlagroup.com

Blackstone Lot W - The New Home Company
Project Entry - Plan Enlargement #1
El Dorado Hills, California

L2
September 20, 2011



WEST VALLEY VILLAGE, LOT 12 PRELIMINARY DEVELOPMENT PLAN

EL DORADO COUNTY, CALIFORNIA



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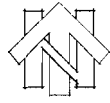
updated NOVEMBER, 2013

PLAN PRODUCT SUMMARY

PLAN DESIGNATION	DRIVEWAYS RIGHT	DRIVEWAYS LEFT	TOTAL
PLAN 1	12	12	24
PLAN 2	12	12	24
PLAN 3	15	10	25
TOTAL LOTS			73

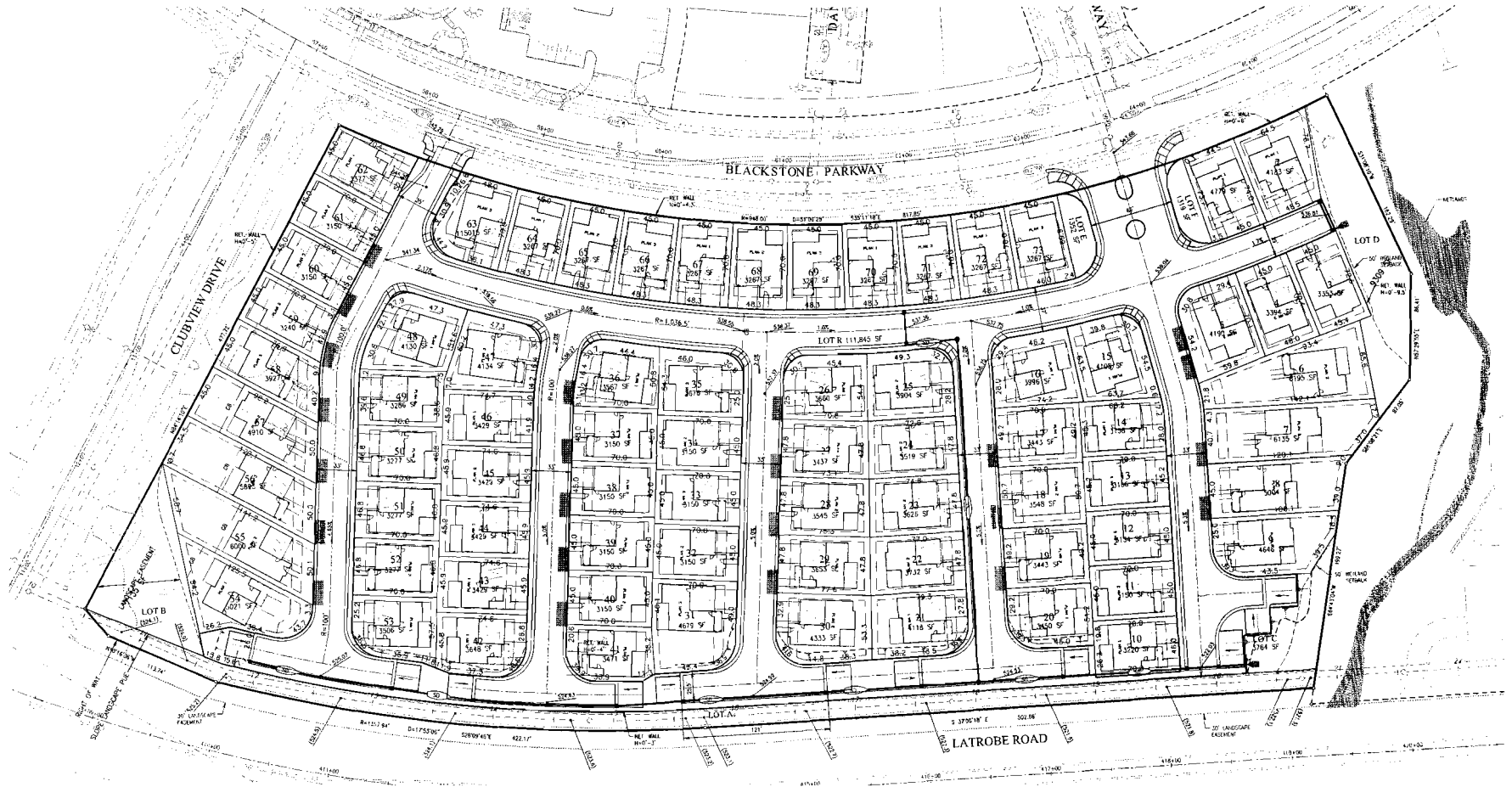
LEGEND


-  POSSIBLE PARALLEL PARKING STALL
-  46 TOTAL GUEST PARKING STALLS



0 20' 40' 80'
SCALE: 1" = 40'

EXHIBIT K



cta  Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning
3223 Morini Circle, Rancho Cordova, CA 95742
T: (916) 838-9194 • F: (916) 838-2475 • www.cta.com

BLACKSTONE

SCHEMATIC DESIGN SET

JZMK JOB 13005
15 NOVEMBER 2013



CHARACTER ELEVATION



SITE CONTEXT / VICINITY MAP



LOCATION: _____
EL DORADO HILLS, CA

THE NEW
HOME
COMPANY

APPLICANT:
THE NEW HOME COMPANY
CONTACT: AARON SUSSMAN
2220 DOUGLAS BLVD,
SUITE 240
ROSEVILLE, CA 95661

TEL: 916.771.2223
FAX: 916.771.4199

J Z M K
PARTNERS

ARCHITECT:
JZMK PARTNERS
CONTACT: ERIC ZUZIAK
3080 BRISTOL STREET,
SUITE 650
COSTA MESA, CA 92626

TEL: 714.426.6900
FAX: 714.426.6901

SHEET INDEX

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P-26	PERSPECTIVE VIEW

PROPOSED GENERAL STATISTICS:

Home counts: 73 Total new Homes; Single Family Detached
Project Size: Approximately 6.43 Acres
Proposed Density: 11.35 DU/AC

Conceptual Unit Mix:

SFD 1	3 BR + STUDY, 2.5 BA	2,000 S.F.	24	33%
SFD 2	3 BR + LOFT/OPT. BR 4, 3.5 BA	2,238 S.F.	24	33%
SFD 3	3 BR + OFFICE, OPT. BR 4, 3 BA	2,333 S.F.	25	34%

Total: 2,190 S.F. /AV. 73 100%

Parking:

- 2-car attached direct access side-by-side garages for all homes
- xx Guest Parking Spaces
- xx Total Parking Spaces
- xx Total Parking Spaces/Home ratio

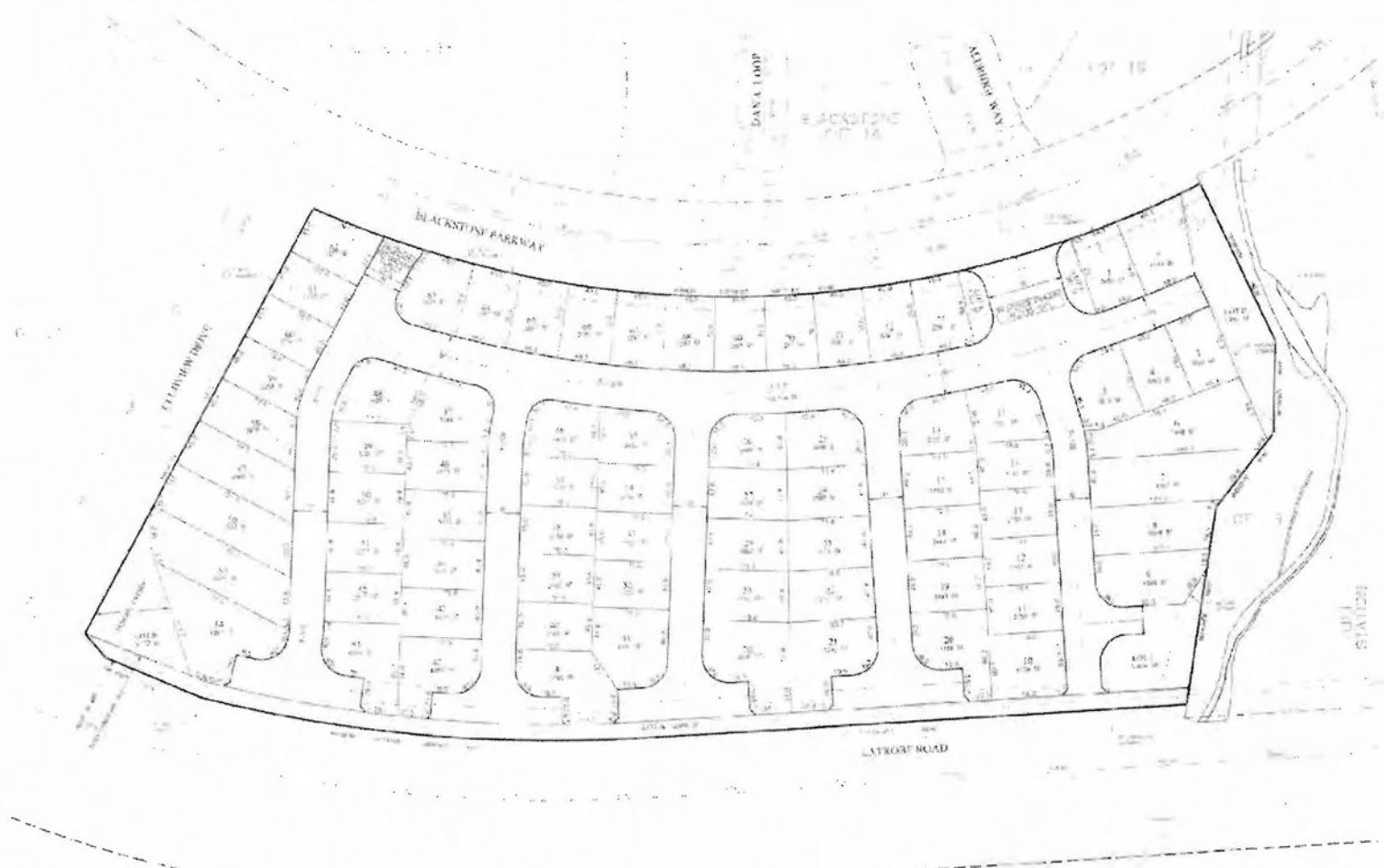
Building Height:

Approximately 28'-0" (36'-0" max.)

Construction Type:

Type V: 2-Story Detached Single Family Homes

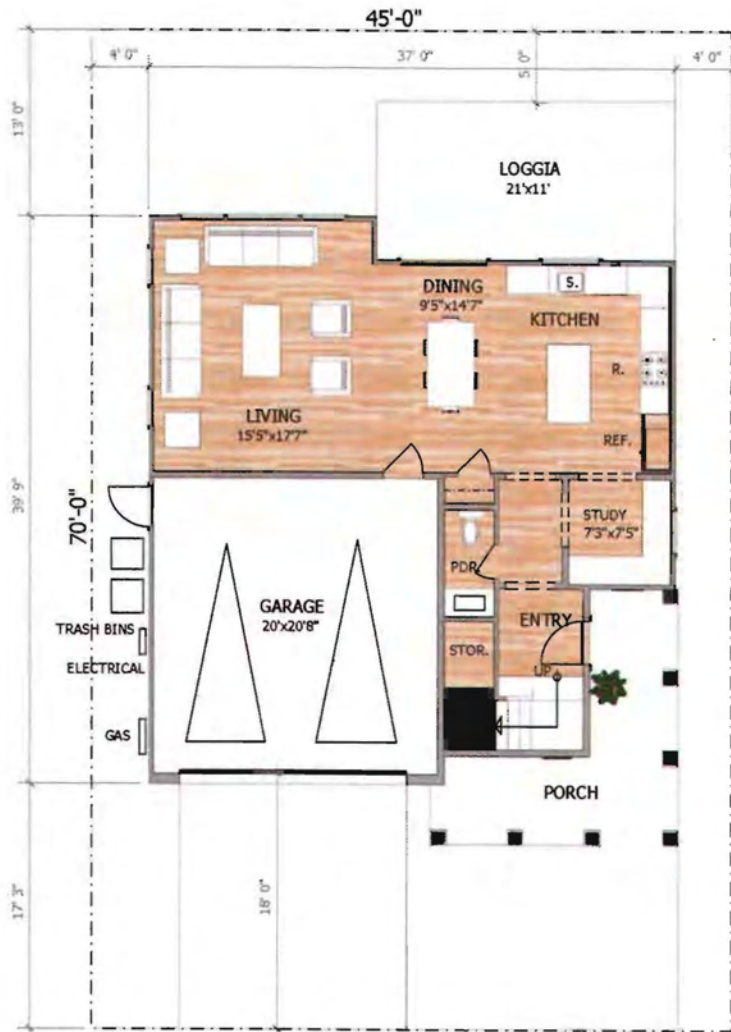
EXHIBIT L



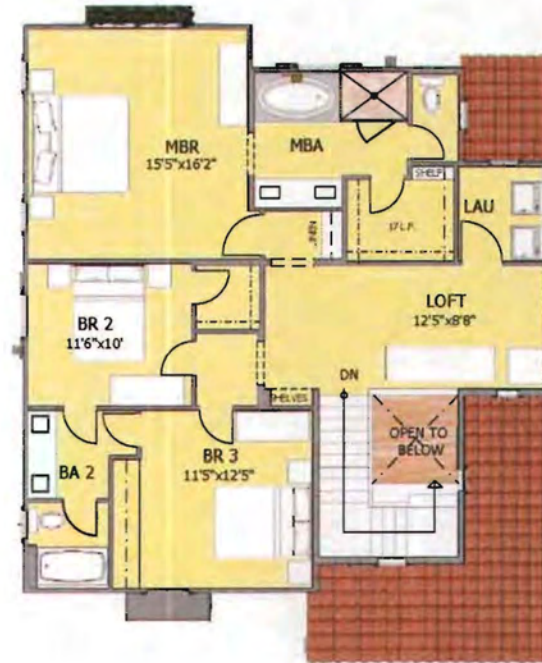
THE NEW
HOME
COMPANY

TENTATIVE TRACT MAP
BLACKSTONE
EL DORADO HILLS, CA

JZMK
LANDSCAPE ARCHITECTS
JOB # 13005 11-15-2013 P-01



FIRST FLOOR



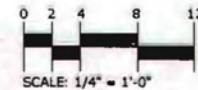
SECOND FLOOR

PLAN 1-FLOOR PLANS

3BR + STUDY, 2.5BA APPROX. 2,000 SF

BLACKSTONE
EL DORADO HILLS, CA

NOTE: FLOOR PLAN SHOWN REFLECTS THE SPANISH COLONIAL STYLE.



JZMK
ARCHITECTS

JOB # 13005 11-15-2013 P02

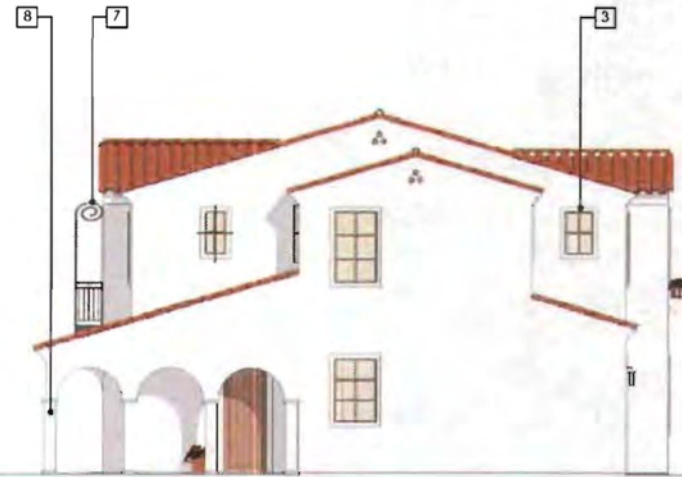
THE NEW
HOME
COMPANY



PLAN 1 - SPANISH COLONIAL PERSPECTIVE



FRONT ELEVATION



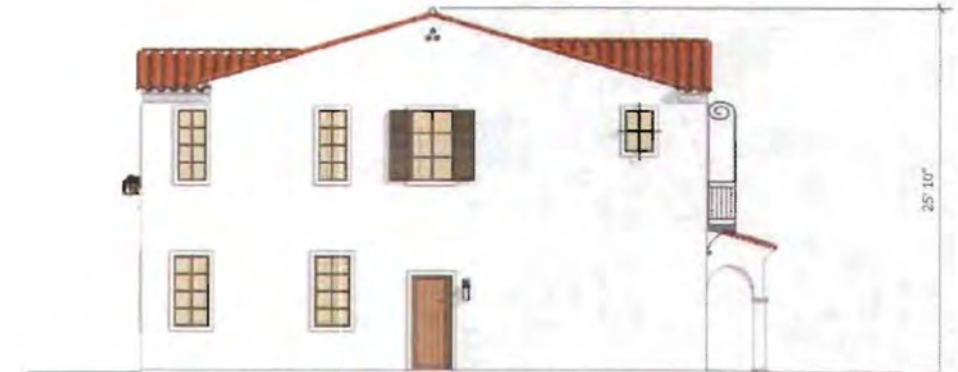
RIGHT ELEVATION



REAR ELEVATION

FINISH LEGEND

- | | |
|------------------------|------------------------|
| 1 STUCCO | 5 SHUTTER |
| 2 S-TILE ROOF | 6 W.I. POT SHELF |
| 3 WINDOW SURROUND | 7 DECORATIVE W.I. BARS |
| 4 DECORATIVE CLAY PIPE | 8 STUCCO COLUMNS |

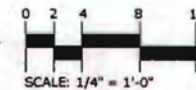


LEFT ELEVATION

PLAN 1 - SPANISH COLONIAL ELEVATIONS

THE NEW
HOME
COMPANY

BLACKSTONE
EL DORADO HILLS, CA



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PARTNERS

JOB # 13005 11-15-2013 P-01



PLAN 1 - MONTEREY PERSPECTIVE

THE NEW
HOME
COMPANY

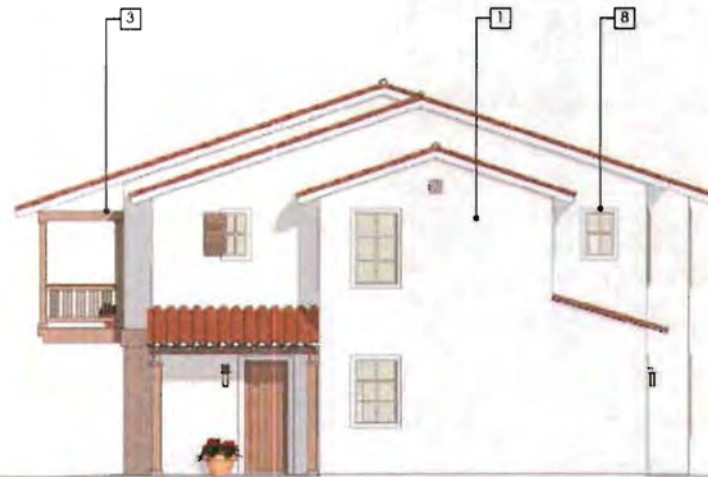
BLACKSTONE
EL DORADO HILLS, CA

JZMK

ARCHITECTS
JOB # 13005 11-15-2013 P-05



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

FINISH LEGEND

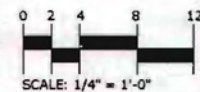
- | | |
|-----------------|-------------------|
| 1 STUCCO | 5 WOOD POST |
| 2 S - TILE ROOF | 6 SHUTTER |
| 3 WOOD BEAM | 7 BRICK |
| 4 WOOD RAILING | 8 WINDOW SURROUND |



LEFT ELEVATION

PLAN 1 - MONTEREY ELEVATIONS

BLACKSTONE
EL DORADO HILLS, CA



J Z M K
ARCHITECTS
JOB # 13005 11-15-2013 P-06



PLAN 1 - RURAL ITALIAN PERSPECTIVE

THE NEW
HOME
COMPANY

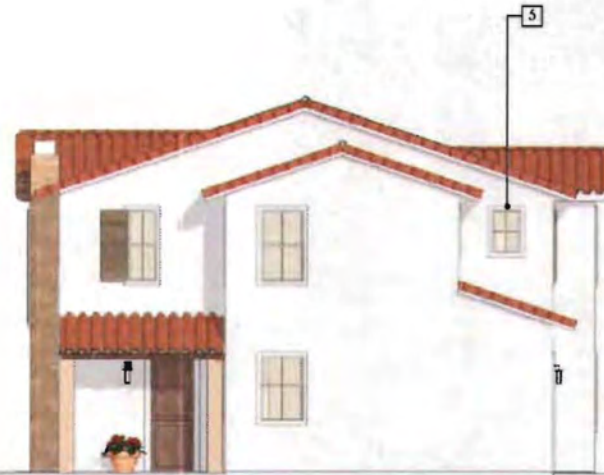
BLACKSTONE
EL DORADO HILLS, CA

JZMK
ARCHITECTS

JOB # 13005 11-15-2013 P-07



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

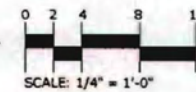
FINISH LEGEND

- | | |
|-----------------|-------------------|
| 1 STUCCO | 5 WINDOW SURROUND |
| 2 S - TILE ROOF | 6 WOOD CORBEL |
| 3 WOOD BEAM | 7 STONE VENEER |
| 4 SHUTTER | |

PLAN 1 - RURAL ITALIAN ELEVATIONS

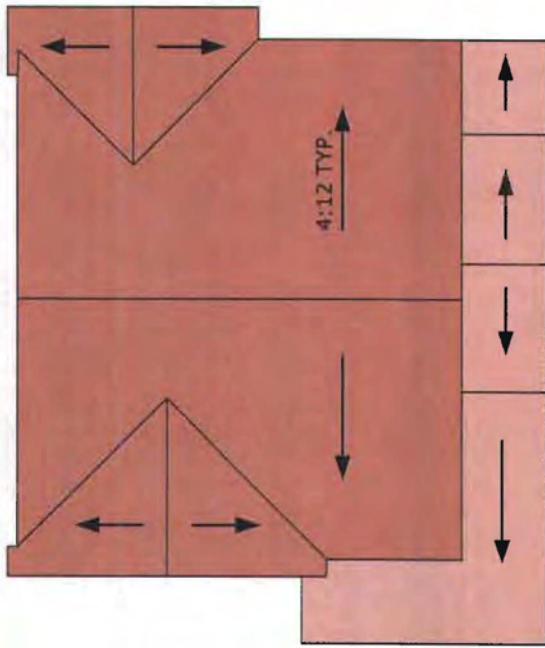
BLACKSTONE
EL DORADO HILLS, CA

THE NEW
HOME
COMPANY

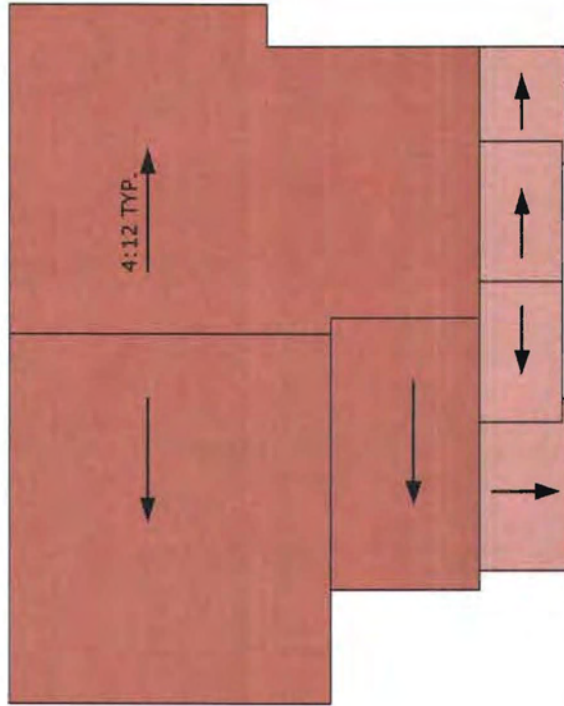


J Z M K
ARCHITECTS

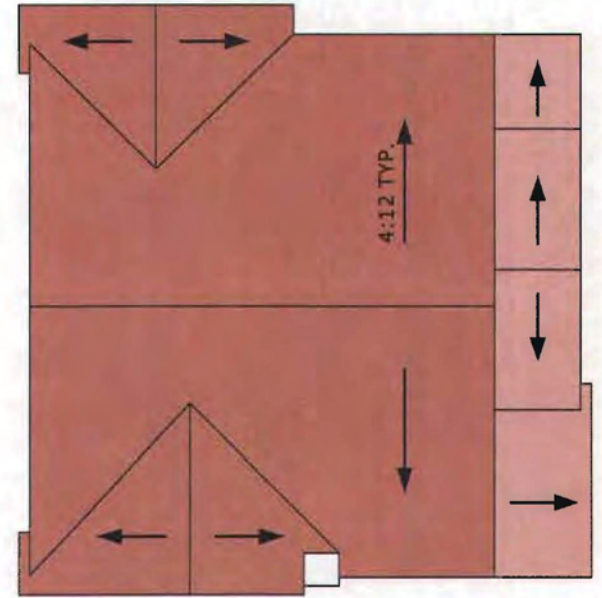
JOB # 13005 11-15-2013 P-08



ROOF PLAN - SPANISH



ROOF PLAN - MONTEREY

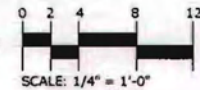


ROOF PLAN - RURAL ITALIAN

PLAN 1 - ROOF PLANS

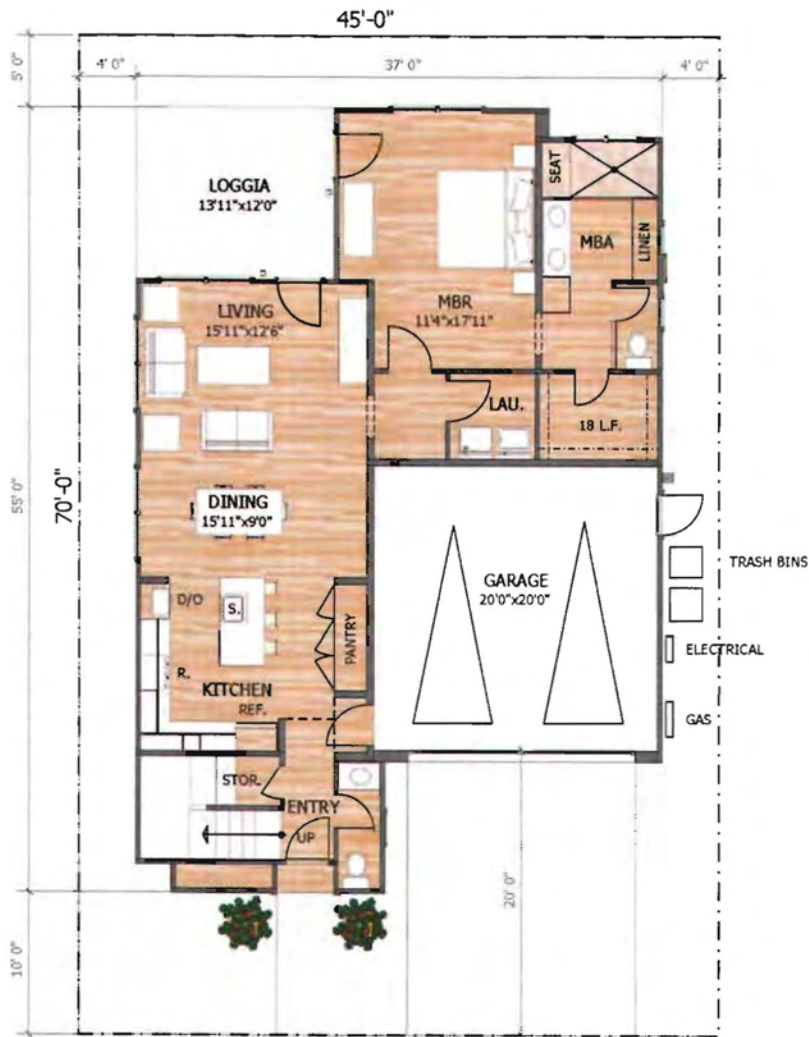
THE NEW
HOME
COMPANY

BLACKSTONE
EL DORADO HILLS, CA



J Z M K
ARCHITECTS

JOB # 13005 11-15-2013 P-09



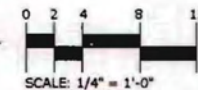
FIRST FLOOR



SECOND FLOOR

PLAN 2-FLOOR PLANS
 3BR + LOFT/OPT. BR 4, 3.5 BA APPROX. 2,238 SF
BLACKSTONE
 EL DORADO HILLS, CA

NOTE: FLOOR PLAN SHOWN REFLECTS THE MONTEREY STYLE



J Z M K
 ARCHITECTS

JOB # 13005 11-15-2012 P-10



PLAN 2 - SPANISH COLONIAL PERSPECTIVE

THE NEW
HOME
COMPANY

BLACKSTONE
EL DORADO HILLS, CA

JZMK
ARCHITECTS

JOB # 13005 11-15-2013 P-11



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

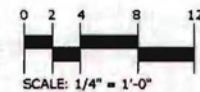
FINISH LEGEND

- | | |
|------------------------|------------------------|
| 1 STUCCO | 5 SHUTTER |
| 2 S-TILE ROOF | 6 W.I. POT SHELF |
| 3 WINDOW SURROUND | 7 DECORATIVE W.I. BARS |
| 4 DECORATIVE CLAY PIPE | 8 STUCCO COLUMNS |
| | 9 BRICK ACCENT |

PLAN 2 - SPANISH COLONIAL ELEVATIONS

THE NEW HOME COMPANY

BLACKSTONE
EL DORADO HILLS, CA



JZMK
ARCHITECTS

JOB # 13005 11-15-2013 P-12



PLAN 2 - MONTEREY PERSPECTIVE

THE NEW
HOME
COMPANY

BLACKSTONE
EL DORADO HILLS, CA

JZMK

ARCHITECTS
JOB # 13005 11-15-2013 P-13



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

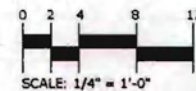
FINISH LEGEND

- | | |
|-----------------|-------------------|
| 1 STUCCO | 5 WOOD POST |
| 2 S - TILE ROOF | 6 SHUTTER |
| 3 WOOD BEAM | 7 BRICK |
| 4 WOOD RAILING | 8 WINDOW SURROUND |

THE NEW
HOME
COMPANY

PLAN 2 - MONTEREY ELEVATIONS

BLACKSTONE
EL DORADO HILLS, CA



J Z M K
ARCHITECTS

JOB # 13005 11-15-2013 P-14



PLAN 2 - RURAL ITALIAN PERSPECTIVE

THE NEW
HOME
COMPANY

BLACKSTONE
EL DORADO HILLS, CA

JZMK

ARCHITECTS
JOB # 13005 11-15-2013 P-15



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

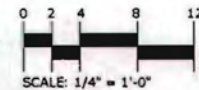
FINISH LEGEND

- | | |
|-----------------|-------------------|
| 1 STUCCO | 5 WINDOW SURROUND |
| 2 S - TILE ROOF | 6 WOOD CORBEL |
| 3 WOOD BEAM | 7 STONE VENEER |
| 4 SHUTTER | |

PLAN 2 - RURAL ITALIAN ELEVATIONS

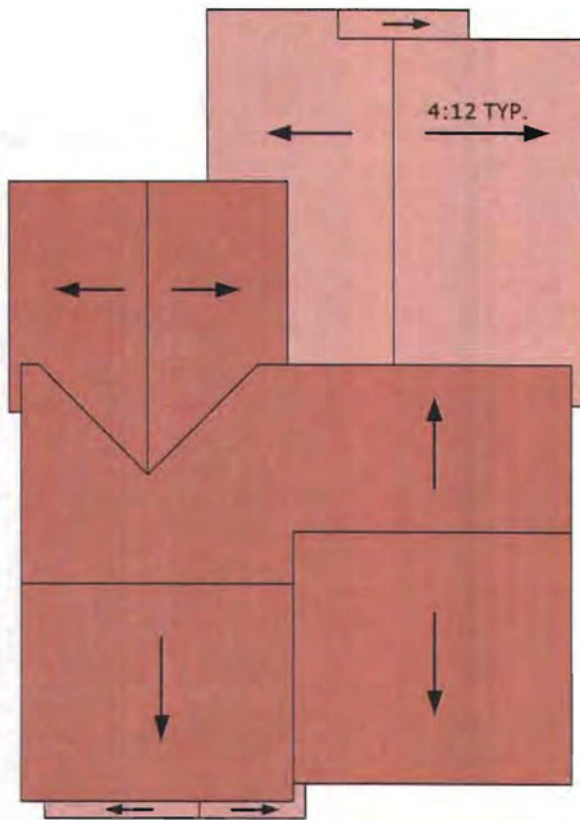
BLACKSTONE
EL DORADO HILLS, CA

THE NEW
HOME
COMPANY

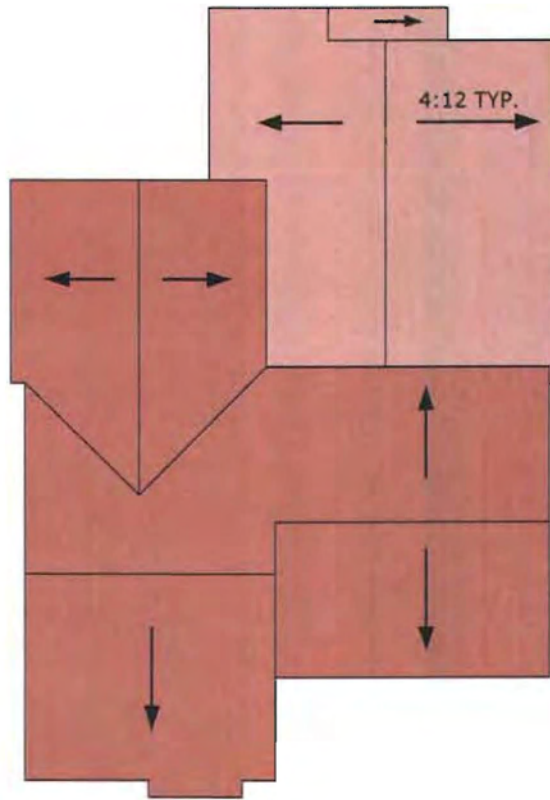


J Z M K
ARCHITECTS

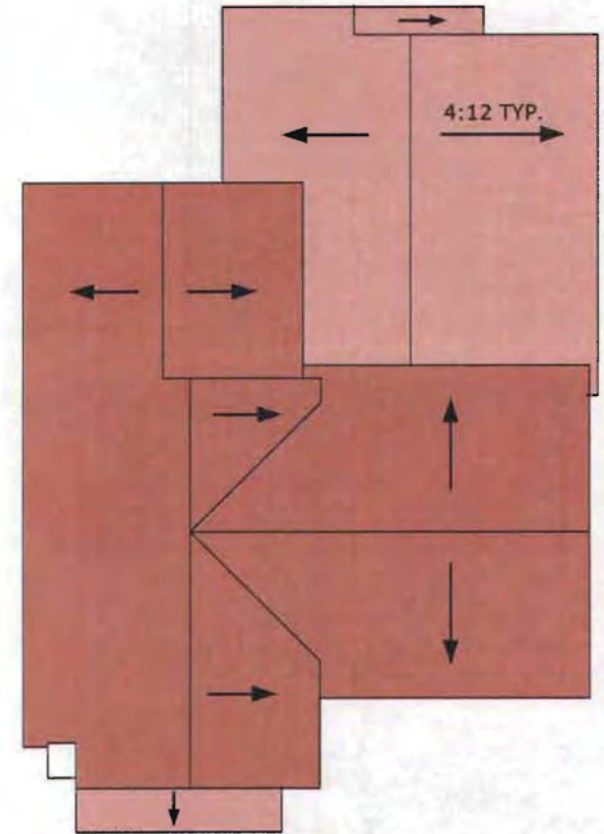
JOS # 13005 11-15-2013 P-16



ROOF PLAN - MONTEREY



ROOF PLAN - SPANISH

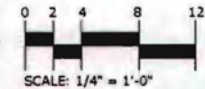


ROOF PLAN - RURAL ITALIAN

PLAN 2 - ROOF PLANS

BLACKSTONE
EL DORADO HILLS, CA

THE NEW
HOME
COMPANY

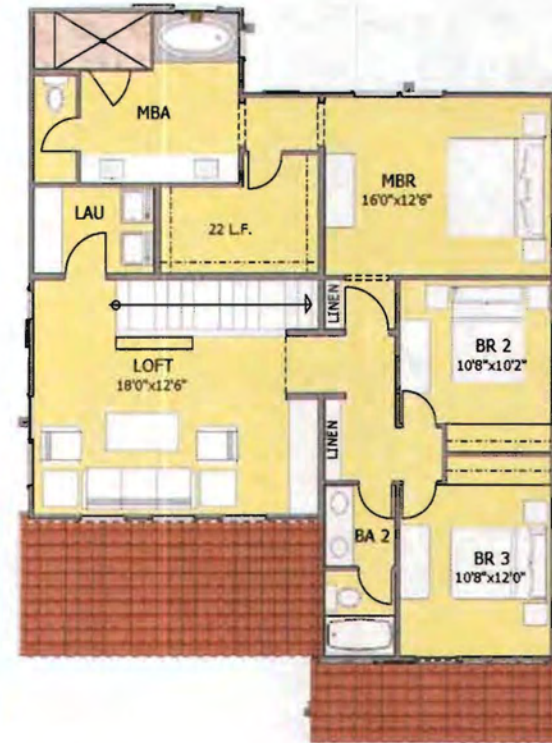


J Z M K
ARCHITECTS

JOB # 13005 11-15-2013 P-17



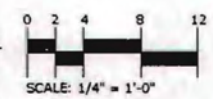
FIRST FLOOR



SECOND FLOOR

PLAN 3-FLOOR PLANS
 3BR + OFFICE/OPT. BR 4, 3BA APPROX. 2,333 SF
BLACKSTONE
 EL DORADO HILLS, CA

NOTE: FLOOR PLAN SHOWN REFLECTS THE RURAL ITALIAN STYLE



J Z M K
 ARCHITECTS

JOB # 13005 11-15-2013 P-18

THE NEW
 HOME
 COMPANY



PLAN 3 - SPANISH COLONIAL PERSPECTIVE

THE NEW
HOME
COMPANY

BLACKSTONE
EL DORADO HILLS, CA

JZMK

ARCHITECTS
JOB # 13005 11-15-2013 P-19



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

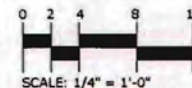
FINISH LEGEND

- | | |
|------------------------|------------------------|
| 1 STUCCO | 5 SHUTTER |
| 2 S-TILE ROOF | 6 W.I. POT SHELF |
| 3 WINDOW SURROUND | 7 DECORATIVE W.I. BARS |
| 4 DECORATIVE CLAY PIPE | 8 STUCCO COLUMNS |
| | 9 BRICK ACCENT |

PLAN 3 - SPANISH COLONIAL ELEVATIONS

THE NEW HOME COMPANY

BLACKSTONE
EL DORADO HILLS, CA



JZMK
ARCHITECTS

JOB # 13005 11-15-2013 P-20



PLAN 3 - MONTEREY PERSPECTIVE

THE NEW
HOME
COMPANY

BLACKSTONE
EL DORADO HILLS, CA

JZMK
ARCHITECTS

JCB # 13005 11-15-2013 P-21



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



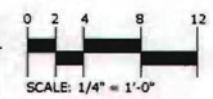
LEFT ELEVATION

FINISH LEGEND

1 STUCCO	5 WOOD POST
2 S - TILE ROOF	6 SHUTTER
3 WOOD BEAM	7 BRICK
4 WOOD RAILING	8 WINDOW SURROUND

THE NEW HOME COMPANY

PLAN 3 - MONTEREY ELEVATIONS
BLACKSTONE
 EL DORADO HILLS, CA



JZMK
 ARCHITECTS

JOB # 13005 11-15-2013 P-22



PLAN 3 - RURAL ITALIAN PERSPECTIVE

BLACKSTONE
EL DORADO HILLS, CA

THE NEW
HOME
COMPANY

JZMK

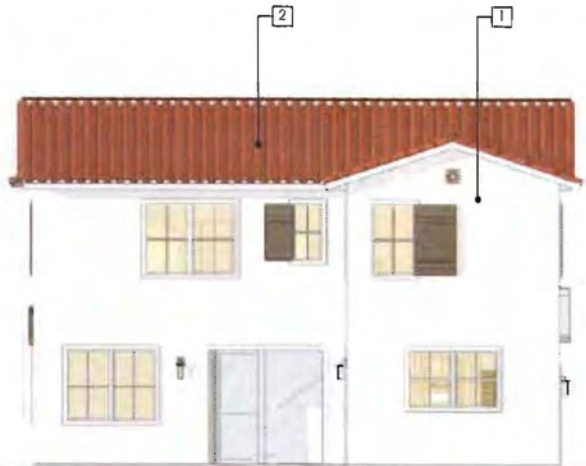
ARCHITECTS
JOB # 13005 11-15-2013 P-23



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

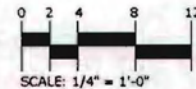
FINISH LEGEND

- | | |
|-----------------|-------------------|
| 1 STUCCO | 5 WINDOW SURROUND |
| 2 S - TILE ROOF | 6 WOOD CORBEL |
| 3 WOOD BEAM | 7 STONE VENEER |
| 4 SHUTTER | |

PLAN 3 - RURAL ITALIAN ELEVATIONS

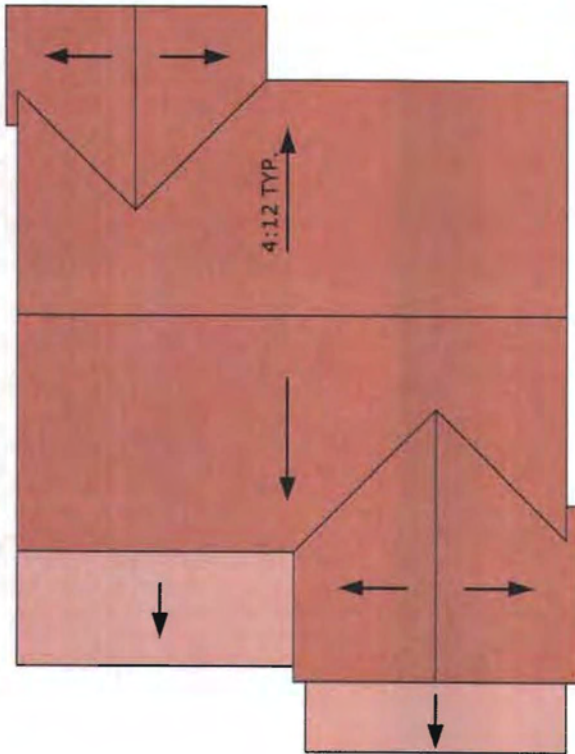
BLACKSTONE
EL DORADO HILLS, CA

THE NEW
HOME
COMPANY

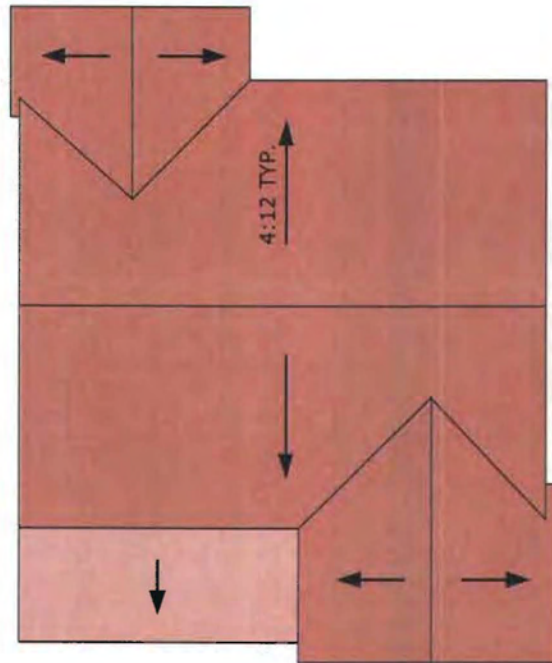


J Z M K
ARCHITECTS

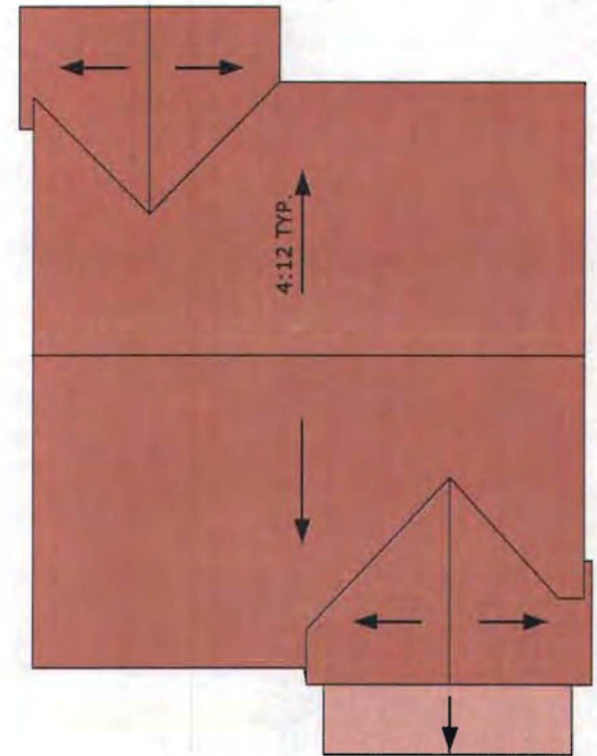
JOB # 13005 11-15-2013 P-24



ROOF PLAN - RURAL ITALIAN



ROOF PLAN - SPANISH

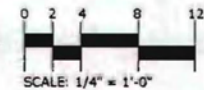


ROOF PLAN - MONTEREY

PLAN 3 - ROOF PLANS

BLACKSTONE
EL DORADO HILLS, CA

THE NEW
HOME
COMPANY



J Z M K
ARCHITECTS

JOB # 13005 11-15-2013 P-25



THE NEW
HOME
COMPANY

PERSPECTIVE VIEW

BLACKSTONE
EL DORADO HILLS, CA

J Z M K

ARCHITECTS
JOB # 13005 11-15-2013 P-26



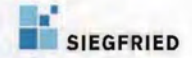
CONCEPTUAL TREE LEGEND

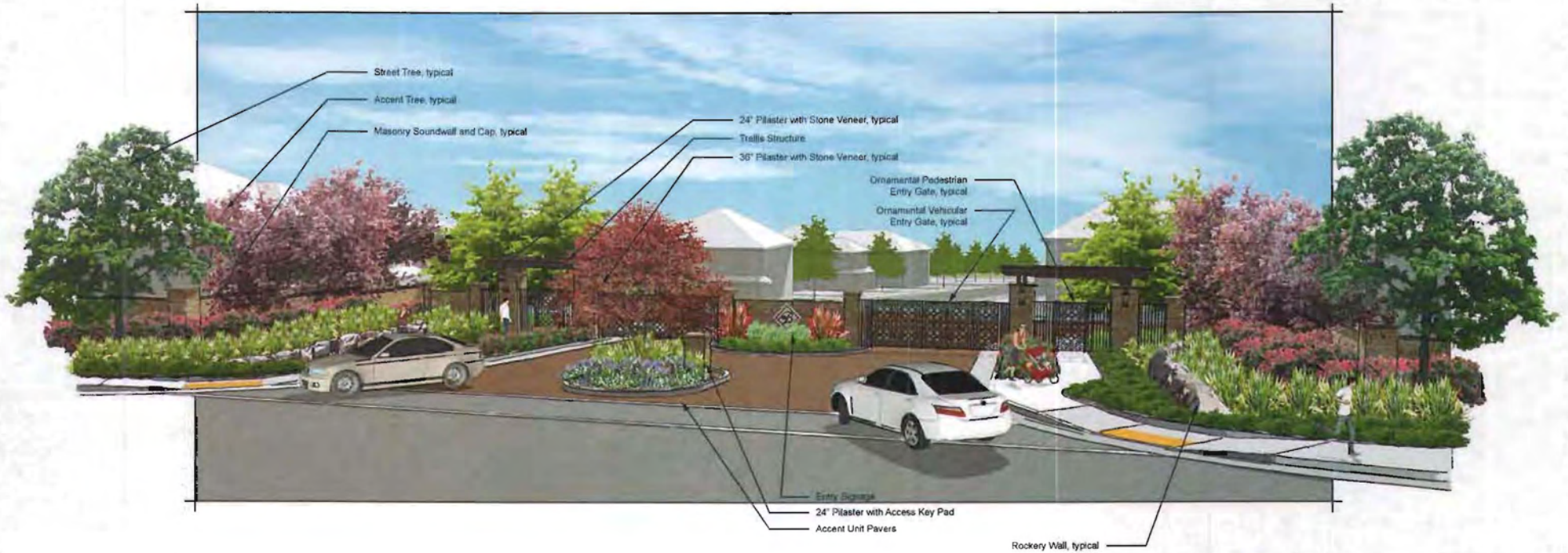
Tree Type	SIZE
MAJOR STREET TREES Acer rubrum / Red Maple Liquidambar styraciflua / Tulip Tree Quercus laevis / Valley Oak	15' Galton 15' Galton 15' Galton
MEDIUM SHADE TREES (ONE PER LOT) Kousa noya / Ginkgo Palm Tree Lonicera maackii / Sweet Bay Magnolia grandiflora / Southern Magnolia Olea europaea / Olive Tree / Green Hill Olive Platanus occidentalis / American Plane Tree Thuja occidentalis / American Arborvitae	15' Galton 15' Galton 15' Galton 15' Galton 15' Galton 15' Galton
COLOR ACCENT TREES Cornus canadensis / Eastern Redbud Ligustrum sp. / Ligustrum Larix laricina / Fraser Fir Liquidambar styraciflua / Tulip Tree Magnolia grandiflora / Southern Magnolia	15' Galton 15' Galton 15' Galton 15' Galton 15' Galton
WETLAND GROVE TREES Acer glaberrimum / Smooth Maple Acer varicatum / Spreading Maple Betula occidentalis / Yellow Birch Carpinus heterophylla / Oak Cornus rugosa / Interior Live Oak	15' Galton 15' Galton 15' Galton 15' Galton 15' Galton

THE NEW
HOME
COMPANY

Blackstone
EL DORADO

Overall Site





THE NEW
HOME
COMPANY

Blackstone
EL DORADO

Entry Gateway

 SIEGFRIED

Table 4: Tentative Map Lot Details

Lot No.	Lot Size	Front Setback	Garage Setback	Side Setback	Rear Setback
1	3,460	10	18	4	5
2	4,183	10	18	4	5
3	3,222	10	18	4	5
4	3,260	10	18	4	5
5	3,815	10	18	4	5
6	6,195	10	18	4	5
7	6,180	10	18	4	5
8	5,049	10	18	4	5
9	4,696	10	18	4	5
10	4,234	10	18	4	5
11	3,150	10	18	4	5
12	3,150	10	18	4	5
13	3,150	10	18	4	5
14	3,143	10	18	4	5
15	3,567	10	18	4	5
16	3,503	10	18	4	5
17	3,443	10	18	4	5
18	3,443	10	18	4	5
19	3,443	10	18	4	5
20	4,438	10	18	4	5
21	5,340	10	18	4	5
22	3,781	10	18	4	5
23	3,674	10	18	4	5
24	3,568	10	18	4	5
25	3,696	10	18	4	5
26	3,460	10	18	4	5
27	3,485	10	18	4	5
28	3,592	10	18	4	5
29	3,700	10	18	4	5
30	5,530	10	18	4	5
31	4,701	10	18	4	5
32	3,150	10	18	4	5
33	3,150	10	18	4	5
34	3,150	10	18	4	5
35	3,422	10	18	4	5
36	3,501	10	18	4	5
37	3,150	10	18	4	5
38	3,150	10	18	4	5
39	3,150	10	18	4	5
40	3,150	10	18	4	5
41	4,765	10	18	4	5
42	4,492	10	18	4	5
43	3,475	10	18	4	5
44	3,475	10	18	4	5
45	3,475	10	18	4	5
46	3,475	10	18	4	5

EXHIBIT M

Lot No.	Lot Size	Front Setback	Garage Setback	Side Setback	Rear Setback
47	3,988	10	18	4	5
48	3,989	10	18	4	5
49	3,286	10	18	4	5
50	3,277	10	18	4	5
51	3,277	10	18	4	5
52	3,277	10	18	4	5
53	4,554	10	18	4	5
54	6,151	10	18	4	5
55	6,050	10	18	4	5
56	5,943	10	18	4	5
57	4,960	10	18	4	5
58	3,976	10	18	4	5
59	3,258	10	18	4	5
60	3,150	10	18	4	5
61	3,150	10	18	4	5
62	3,377	10	18	4	5
63	3,928	10	18	4	5
64	3,267	10	18	4	5
65	3,267	10	18	4	5
66	3,267	10	18	4	5
67	3,267	10	18	4	5
68	3,267	10	18	4	5
69	3,267	10	18	4	5
70	3,267	10	18	4	5
71	3,267	10	18	4	5
72	3,267	10	18	4	5
73	3,267	10	18	4	5
A	15,659	P.S.E and Roadway Landscape Easement			
B	7,135	Monument and Landscape Easement			
C	5,984	Drainage, Open Space and Landscape Easement			
D	9,305	Drainage, Open Space and Landscape Easement			
E	1,323	Landscape Easement			
F	1,287	Landscape Easement			
R	10,2439	Internal Roadway			