

**WEST VALLEY VILLAGE LOT 12  
WILDFIRE SAFE PLAN**

**BLACKSTONE EL DORADO**

**AMENDMENT E**

**Prepared for:**

**The New Home Company**

**Prepared by:**

**William F. Draper**

**Registered Professional Forester**

**#898**

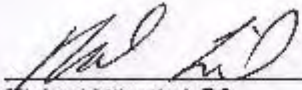
**4645 Meadowlark Way**

**Placerville, CA 95667**

**January 8, 2014**

Amendment E Lot 12

Approved By:


  
\_\_\_\_\_  
Michael Lienthal, BC  
Fire Marshal  
El Dorado Hills Fire Department

1-8-14  
Date

  
\_\_\_\_\_  
Darin McFarlin, FC  
Fire Prevention  
California Department of Forestry  
And Fire Protection

1-13-14  
Date

Prepared by:

  
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William F. Draper  
RPF #898

1-13-14  
Date



## **Amendment E Lot 12**

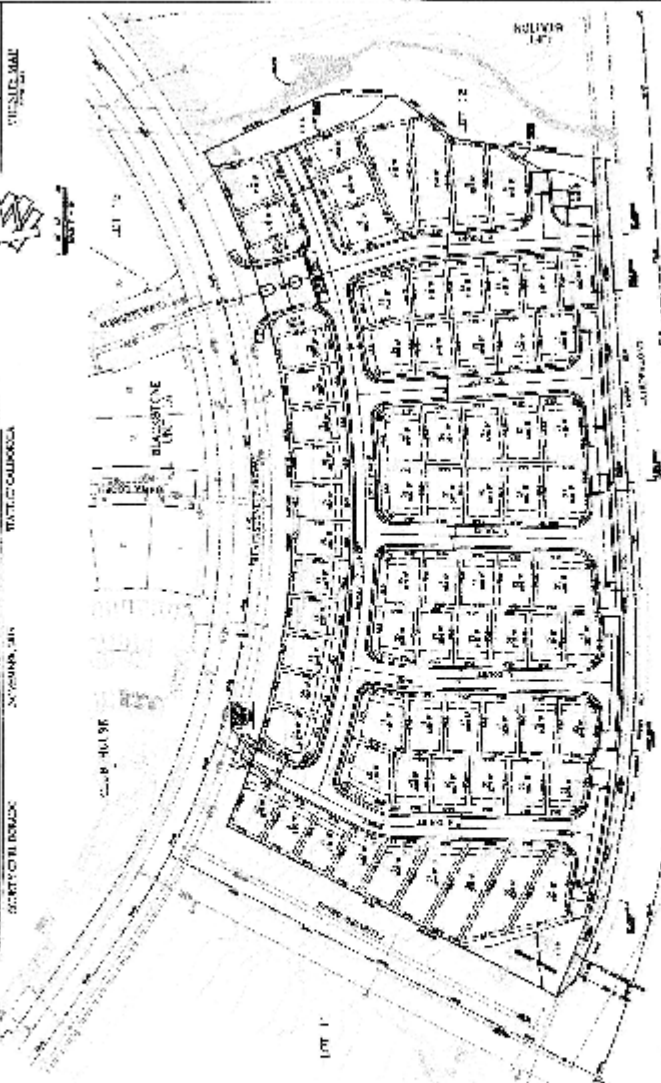
Amendment E is specifically for the development of Lot 12 in the West Valley Village. APN: 118-140-65 consisting of 9.66 will have 71 homes at the completion of construction. This amendment is a part of the original Wildland Fire Safe Plan developed in 1999 and amended in 2006 with Amendment A and again in 2007 with Amendment B. All conditions remain in effect from those amendments and original plan.

Amendment E is for the purpose of re-enforcing existing Wildland Fire Safe Mitigation measures previously developed and adopted for this area. Special emphasis needs to be placed on the following:

- Title 14 section 4290 of the Public Resources Code (PRC) is in effect.
- All gates must meet the current standards of the El Dorado Hills Fire Department and as specified in Amendment A.
- All open space shall be either landscaped and irrigated or meet the requirements established in Amendment A.
- All perimeter fencing shall comply with the standards set in Amendment A.
- All setbacks and construction requirements shall be in accordance with El Dorado County Development Services.



**TENTATIVE MAP**  
**WEST VALLEY VILLAGE LOT 12**  
**LOT 12 OF "VALLEY VIEW SPECIFIC PLAN"**  
**POR. SECTIONS 13 & 24, T.9N., R.9E., MD.M.**



**OWNERS OF RECORD**  
 4000 WEST VALLEY BLVD  
 WEST VALLEY, MD 21158

**APPLICANT**  
 4000 WEST VALLEY BLVD  
 WEST VALLEY, MD 21158

**ENGINEER**  
 CIB ENGINEERS, INC.  
 1000 WEST VALLEY BLVD  
 WEST VALLEY, MD 21158

**MAP SCALE**  
 1" = 100'

**CONTIGUOUS TRACTS**  
 TO THE NORTH: LOT 11  
 TO THE SOUTH: LOT 13  
 TO THE EAST: LOT 14  
 TO THE WEST: LOT 10

**SOURCE OF TOPOGRAPHY**  
 1:25,000 SCALE, 1985

**SECTION, TOWNSHIP AND RANGE**  
 SECTION 13 & 24, T.9N., R.9E., MD.M.

**ADJACENT PARCEL NUMBERS**  
 TO THE NORTH: 11, 12, 13, 14  
 TO THE SOUTH: 15, 16, 17, 18  
 TO THE EAST: 19, 20, 21, 22  
 TO THE WEST: 23, 24, 25, 26

**PROPOSED SUBDIVISION**  
 WEST VALLEY VILLAGE LOT 12

**PURPOSE SPECIFIC PLAN**  
 VALLEY VIEW SPECIFIC PLAN

**TOTAL AREA**  
 10.00 AC

**TOTAL NUMBER OF PARCELS**  
 12

**MINIMUM LOT AREA**  
 1,000 SQ. FT.

**MINIMUM LOT WIDTH**  
 100 FT.

**MINIMUM LOT DEPTH**  
 100 FT.

**MINIMUM LOT FRONT SETBACK**  
 10 FT.

**MINIMUM LOT SIDE SETBACK**  
 10 FT.

**MINIMUM LOT REAR SETBACK**  
 10 FT.

**MINIMUM LOT CORNER SETBACK**  
 10 FT.

**MINIMUM LOT FRONT YIELD**  
 10 UNITS PER ACRE

**MINIMUM LOT SIDE YIELD**  
 10 UNITS PER ACRE

**MINIMUM LOT REAR YIELD**  
 10 UNITS PER ACRE

**MINIMUM LOT CORNER YIELD**  
 10 UNITS PER ACRE

**MINIMUM LOT FRONT SETBACK**  
 10 FT.

**MINIMUM LOT SIDE SETBACK**  
 10 FT.

**MINIMUM LOT REAR SETBACK**  
 10 FT.

**MINIMUM LOT CORNER SETBACK**  
 10 FT.

**MINIMUM LOT FRONT YIELD**  
 10 UNITS PER ACRE

**MINIMUM LOT SIDE YIELD**  
 10 UNITS PER ACRE

**MINIMUM LOT REAR YIELD**  
 10 UNITS PER ACRE

**MINIMUM LOT CORNER YIELD**  
 10 UNITS PER ACRE

**NOTES**

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**LEGEND**

- 1. PROPOSED STRUCTURE
- 2. EXISTING STRUCTURE
- 3. PROPOSED DRIVE
- 4. EXISTING DRIVE
- 5. PROPOSED SIDEWALK
- 6. EXISTING SIDEWALK
- 7. PROPOSED UTILITY
- 8. EXISTING UTILITY
- 9. PROPOSED FENCE
- 10. EXISTING FENCE
- 11. PROPOSED SIGN
- 12. EXISTING SIGN
- 13. PROPOSED LIGHT
- 14. EXISTING LIGHT
- 15. PROPOSED TREE
- 16. EXISTING TREE
- 17. PROPOSED PLANT
- 18. EXISTING PLANT
- 19. PROPOSED LANDSCAPE
- 20. EXISTING LANDSCAPE
- 21. PROPOSED PAVEMENT
- 22. EXISTING PAVEMENT
- 23. PROPOSED CURB
- 24. EXISTING CURB
- 25. PROPOSED GROUND
- 26. EXISTING GROUND
- 27. PROPOSED WATER
- 28. EXISTING WATER
- 29. PROPOSED SEWER
- 30. EXISTING SEWER
- 31. PROPOSED GAS
- 32. EXISTING GAS
- 33. PROPOSED TELEPHONE
- 34. EXISTING TELEPHONE
- 35. PROPOSED CABLE
- 36. EXISTING CABLE
- 37. PROPOSED POWER
- 38. EXISTING POWER
- 39. PROPOSED FIBER
- 40. EXISTING FIBER
- 41. PROPOSED RAILROAD
- 42. EXISTING RAILROAD
- 43. PROPOSED HIGHWAY
- 44. EXISTING HIGHWAY
- 45. PROPOSED AIRPORT
- 46. EXISTING AIRPORT
- 47. PROPOSED CANAL
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- 49. PROPOSED DRAINAGE
- 50. EXISTING DRAINAGE
- 51. PROPOSED FLOODPLAIN
- 52. EXISTING FLOODPLAIN
- 53. PROPOSED WETLANDS
- 54. EXISTING WETLANDS
- 55. PROPOSED WOODLAND
- 56. EXISTING WOODLAND
- 57. PROPOSED PRAIRIE
- 58. EXISTING PRAIRIE
- 59. PROPOSED SAVANNAH
- 60. EXISTING SAVANNAH
- 61. PROPOSED TROPICAL FOREST
- 62. EXISTING TROPICAL FOREST
- 63. PROPOSED TEMPERATE FOREST
- 64. EXISTING TEMPERATE FOREST
- 65. PROPOSED BOREAL FOREST
- 66. EXISTING BOREAL FOREST
- 67. PROPOSED OPEN SPACE
- 68. EXISTING OPEN SPACE
- 69. PROPOSED RECREATION
- 70. EXISTING RECREATION
- 71. PROPOSED HISTORIC DISTRICT
- 72. EXISTING HISTORIC DISTRICT
- 73. PROPOSED NATIONAL MONUMENT
- 74. EXISTING NATIONAL MONUMENT
- 75. PROPOSED NATIONAL HISTORIC LANDMARK
- 76. EXISTING NATIONAL HISTORIC LANDMARK
- 77. PROPOSED NATIONAL ANTIQUITIES MONUMENT
- 78. EXISTING NATIONAL ANTIQUITIES MONUMENT
- 79. PROPOSED NATIONAL BATTLEFIELD MONUMENT
- 80. EXISTING NATIONAL BATTLEFIELD MONUMENT
- 81. PROPOSED NATIONAL CEMETERY MONUMENT
- 82. EXISTING NATIONAL CEMETERY MONUMENT
- 83. PROPOSED NATIONAL MONUMENT
- 84. EXISTING NATIONAL MONUMENT
- 85. PROPOSED NATIONAL HISTORIC SITE
- 86. EXISTING NATIONAL HISTORIC SITE
- 87. PROPOSED NATIONAL HISTORIC LANDMARK
- 88. EXISTING NATIONAL HISTORIC LANDMARK
- 89. PROPOSED NATIONAL ANTIQUITIES MONUMENT
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- 95. PROPOSED NATIONAL MONUMENT
- 96. EXISTING NATIONAL MONUMENT
- 97. PROPOSED NATIONAL HISTORIC SITE
- 98. EXISTING NATIONAL HISTORIC SITE
- 99. PROPOSED NATIONAL HISTORIC LANDMARK
- 100. EXISTING NATIONAL HISTORIC LANDMARK

**ADJACENT PARCELS**

11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

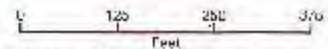
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Printed on 10/30/2018 from B. Davis County Services Office



Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)