

**EL DORADO COUNTY DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** February 18, 2009  
**Item No.:** 4.a.  
**Staff:** Mel Pabalinas

## **TENTATIVE PARCEL MAP**

**APPLICATION**

**FILE NO.:** P08-0039 (West Valley Village Lot X)

**APPLICANT:** West Valley, LLC

**REQUEST:** Tentative Parcel Map of 8-acre lot creating two parcels measuring 4.78 acres and 3.22 acres.

**LOCATION:** Northwest corner Blackstone Parkway and Clubview Drive in the El Dorado Hills area, Supervisorial District II (Exhibit A).

**APN:** 118-140-63

**ACREAGE:** 7.86 acres

**GENERAL PLAN:** Adopted Plan (AP) - Valley View Specific Plan (Exhibit B)

**ZONING:** Valley View Specific Plan- Village Center (VC) (Exhibits C and D)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15315 (Minor Division) of the CEQA Guidelines

**SUMMARY RECOMMENDATION:** Conditionally Approve

**BACKGROUND**

The Valley View Specific Plan (VVSP) was approved on December 8, 1998 by the El Dorado County Board of Supervisors. The VVSP is encompassed within 2,037 acres located approximately one and a half miles south of State Highway 50 along the eastern side of Latrobe Road. As shown on Exhibit B, the VVSP Area is designated into three (3) Villages (White Rock, West Valley, and East Ridge) and anticipates a range of uses ranging from residential to open space. A total of 2,840 residential units are anticipated at buildout.

In January 2004, the West Valley Village portion was approved under Tentative Map application TM99-1359 in accordance with the VVSP development standards. The development of this village has been designated as Blackstone. The approved map included a large-lot map for financing/phasing purposes consisting of 11 subunits and a small-lot map further subdividing some of the subunits into a total of 1,143 residential lots, 16 open space parcels, three park sites, five lots reserved for future development under separate applications, and one lot for a future elementary school. To date, approximately 969 residential lots have been recorded. The proposed parcel map would further subdivide reserved Lot X of the West Valley Village map.

Concurrent with the filing of this map application, a separate development application was submitted for the development of Parcel 1 of the proposed map. This Site Plan Review application (file number SPR08-0026) is currently under administrative staff review.

### **STAFF ANALYSIS**

Staff has reviewed the project for consistency with the County's regulations and requirements. An analysis of the proposal and issues for Zoning Administrator consideration are provided in the following sections.

#### **Project Description**

The proposed parcel map would subdivide the 8-acre vacant parcel into two lots. As shown in Exhibit E, Parcel 1, measuring 4.78 acres, and Parcel 2, measuring 3.22 acres, are being created for sale, financing, or lease purposes in accordance with Government Code 662424 (Subdivision Map Act) and applicable provisions of the El Dorado County Subdivision Ordinance under Title 16 of the El Dorado County Code.

The resulting parcels would conform to the applicable lot standards under the Village Center zone district of the VVSP. Future development of the site would also be required to conform to other development standards, including parking and landscaping. As it exists, the parcel has been previously graded as part of the overall Blackstone development. Anticipated encroachment to the parcels would be off Blackstone Parkway. Utility lines for sewer, water, recycled water, and storm drains exist along the Blackstone Parkway for future connections.

#### **Site Description**

The previously graded site bordered by the north by a wetland feature, Latrobe Road to west, Blackstone Parkway to the east and Clubview Drive to the south. The property has a mild topography that meanders from its high point along Blackstone Parkway to a low point area along Latrobe Road. Grasses and low lying shrubs are predominant on site. There are no trees on property.

**Adjacent Land Designations and Uses**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Project Site</b>	Village Center	Adopted Plan (Valley View Specific Plan-VVSP)	Vacant
<b>North</b>	Open Space (VVSP-OS) and Core Residential (VVSP-CR)	Adopted Plan (Valley View Specific Plan-VVSP)	Open Space and Single-Family Residential
<b>South</b>	Village Center (VVSP-VC)	Adopted Plan (Valley View Specific Plan-VVSP)	Vacant
<b>East</b>	Single-Family Residential (VVSP-SFR)	Adopted Plan (Valley View Specific Plan-VVSP)	Single-Family Residential
<b>West</b>	Research and Development (R &D)	Research and Development (R &D)	Vacant

**Consistency**

El Dorado County General Plan

Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. Specifically, the project has been reviewed for consistency with the following applicable General Plan Policies, followed by a corresponding justification statement.

- *Land Use Element Policy 2.2.1.2 (General Plan Land Use Designations)*

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within and by the County. The specific plans and the respective land use maps are accepted and incorporated by reference and are hereby adopted as the General Plan Land Use map for such areas. Given that the VVSP is incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed project meets this policy.

- *Transportation Element Policies TC-Xa (Measure Y Policies), TC-Xd (Level of Service), TC-Xg (Required Improvements), TC-Xh (Traffic Impact Fees), TC-4e (Right-of-Ways for Bicycle/Pedestrian Trail)*

As determined, the proposed parcel map does not trigger the requirement for a traffic study. Future development of these parcels would be conditioned to pay the required Traffic Impact Mitigation (TIM) Fees, at the time of building permit submittal. A Class I bicycle lane is proposed along on Latrobe Road that continues and connects to the proposed trail system within Blackstone and VVSP area.

- *Public Services and Utilities Element Policies 5.1.2.1 (Adequacy of Public Service and Utilities), 5.2.1.9 (Evidence of Water Supply, 5.2.1.11 (Connection to Public Water Facilities), and 5.3.1.7 (Connection to Public Wastewater Treatment Facilities)*

The project site is within the Community Region of El Dorado Hills, where El Dorado Irrigation District (EID) is the primary purveyor of public water, sewer and recycled water. The parcel is adjacent to existing utility lines for these services. Future development of these parcels would be required to connect to these facilities and provide proof of acquisition to these services.

#### Valley View Specific Plan Policies/ Zoning

The proposed parcel map conforms to the applicable provisions of the Valley View Specific Plan and the Village Center (VC) zone district. This district has been established to promote small neighborhood commercial uses, encourage opportunities for social interaction, and provides a point of connectivity to pedestrian and open space trails within the VVSP. The type of neighborhood commercial services includes, but not limited to, service and professional oriented businesses.

The resulting parcels meet the minimum standards required under the zone district, including the minimum lot size. Future development of the site would be verified for conformance to other development standards including parking and landscaping. Access to these parcels would be off Blackstone Parkway. Utility lines for sewer, water, recycled water, and storm drains exists along the Blackstone Parkway.

#### El Dorado County Subdivision Ordinance

The project is subject to the applicable provisions of the El Dorado County Subdivision Ordinance, including Section 16.12.010 (State Law Compliance) and 16.12.020 (General Plan and Specific Plan Compliance), subject to the specific findings under Section 16.12.030.

The proposed Tentative Parcel Map would create a total of two lots, in conformance with the standards under Village Center zone district. Development of these parcels would be subject to applicable provisions of the VVSP, recommended Conditions of Approval and applicable mitigation measures in the Mitigation Monitoring Reporting Program (MMRP) from the VVSP EIR, and other standards imposed by El Dorado County and affected agencies.

## **OTHER ISSUES**

### Agency Comments

The project has been distributed to affected agencies for review. Comments have been received from agencies including the Department of Transportation (DOT), Air Quality Management District (AQMD), Area Planning Advisory Committee (APAC), El Dorado Hills Fire Department, and County Surveyor's Office, all of which provided recommended conditions on the parcel map. As applicable, these comments have been incorporated as recommended conditions.

### Conditions of Approval

Attachment 1 contains the applicable recommended conditions for the project. The list includes conditions from the Development Services- Planning Division, Department of Transportation, and the County Surveyor's Office. Additionally, the list includes the applicable original conditions of approval for the West Valley Village Tentative Map (TM99-1359). Some of the conditions were deemed applicable and are reflected in the list.

## **ENVIRONMENTAL REVIEW**

The project qualifies for a Categorical Exemption from CEQA pursuant to Section 15315 (Minor Division). The parcel map conforms to the applicable provisions of the General Plan and Valley View Specific Plan. All required services, facilities, and accesses are available to the site. No variance or exception has been requested.

Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Determination.

## **RECOMMENDATION**

Staff recommends that the Zoning Administrator:

- 1) Certify the Categorical Exemption determination pursuant to Section 15315 of the California Environmental Quality Act (CEQA); and
- 2) Approve Tentative Parcel Map P08-0039 based on the Conditions of Approval in Attachment 1 and Findings in Attachment 2

**SUPPORTING INFORMATION**

Attachment 1.....Conditions of Approval

Attachment 2.....Findings

Exhibit A.....Vicinity Map

Exhibit B.....General Plan Land Use Map

Exhibit C.....Zoning Map

Exhibit D.....Valley View Specific Plan Land Use Plan

Exhibit E.....Tentative Parcel Map

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

**APPLICATION FILE NO. P08-0039 (West Valley Village Lot X)**  
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1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibits A-E and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The request consists of:

*Tentative Parcel Map of 8-acre lot creating two parcels measuring 4.78 acres and 3.22 acres.*

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

3. Prior to approval of Final Map, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized and executed for this project.
4. This Parcel Map shall expire within 36 months from the date of approval.

### **Department of Transportation**

5. Per El Dorado County DOT invoicing, account number TM99-1359/R and account number MRWVVCR1 balances shall be paid in full prior to filing of the final map for P08-0039.

### **County Surveyor's Office**

6. All survey monuments shall be set prior to filing the Parcel Map.
7. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that "all conditions placed on P08-0039 by the respective agency have been satisfied."

### **Other Subdivision Requirements**

8. The applicant shall comply with all County requirements related to the Department of Transportation's review, including but not limited to the submittal of a site improvement/ grading plan prepared by a professional civil engineer to the department 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.
9. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved tentative map.
10. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.
11. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
12. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.



13. 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.
14. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
15. Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).
16. When specified in conditions of approval, the subdivider is required to perform off-site improvements, and it is determined that the subdivider 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 subdivider'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 possessing of the property.

Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the County for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b. Improvement plans prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider 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 the County.

# ATTACHMENT 2 FINDINGS

APPLICATION FILE NO. P08-0039 (West Valley Village Lot X)  
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## FINDINGS FOR APPROVAL

### 1.0 CEQA FINDING

- 1.1 The Parcel Map time extension is deemed Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines involving division of residential, commercial, or industrial lands within urbanized areas in conformance with the El Dorado County General Plan and Zoning Ordinance. The parcel map conforms to the applicable provisions of the General Plan and Valley View Specific Plan. All required services, facilities, and accesses are available to the site. No variance or exception has been requested.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 General Plan

The General Plan Land Use Map designates the subject site as Adopted Plan (Valley View Specific Plan-VVSP). The proposed parcels are in conformance with standards of the VVSP and have an available infrastructure in place to support future development.

#### 2.2 Zoning Code

The resulting parcels conform to the Village Center zoning standards of the Valley View Specific Plan.

#### 2.3 Subdivision Ordinance

- A. That the proposed map is consistent with applicable general and specific plans;

*The parcel map would create parcels that are consistent with the El Dorado County General Plan and Valley View Specific Plan.*

- B. That the design or improvement of the proposed division is consistent with applicable general and specific plans;

*The proposed parcel map has been designed in conformance with the Village Center commercial zone standards with regards to the minimum width, and configuration. The parcels would have direct access to adjacent utilities and encroachment off Blackstone Parkway.*

- C. That the site is physically suitable for the type of development and

- D. That the site is physically suitable for the proposed density of development;

*The project site has been padded as part of the overall Blackstone development. The site has slight slope and has no sensitive habitats to preserve or protect. The adjacent riparian corridor has a buffer of 50 feet from the nearest site development. Water, sewer and drainage facilities are readily accessible. Development of the site shall be reviewed and verified for proper design, layout, setbacks, and improvements in conformance with the applicable VVSP, County, and agency standards.*

E. That the design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat; and

F. That the design of the division or the type of improvements is likely to cause serious public health hazards;

*The Parcel Map would create two lots in conformance with the VVSP and County standards. It has been designed to avoid environmental impacts, as part of the overall requirements on the Blackstone Development. Future development and improvement of the site would be subject to permits and environmental review by the County and affected agencies to ensure orderly and safe development. Therefore, the design of map and anticipated improvements are not likely to cause serious public health hazards nor cause substantial environmental damage.*

G. That the design of the division or the improvements is not suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

*The design of the parcel map conforms to the requirements of Section 4291 of the Public Resources Code involving prevention of brush fire on site. Future development the site would be reviewed for conformance to the Wildfire Safe plan for the Blackstone development for adequacy of on-site fire suppression and emergency access and circulation by the El Dorado Hills Fire Department.*

H. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988; prior code §9702)

*Necessary utility easements are depicted on the Parcel Map and shall be further verified by the County Surveyor's Office at the time of filing of Parcel Map. Additional easements would be required during review of future discretionary development permit, as deemed necessary.*