

SP94-0001-R/Valley View Specific Plan Amendment and TM12-1506/West Valley View Village Lot W – As recommended by the Planning Commission on January 23, 2014

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

1.1 El Dorado County has prepared an addendum to a previously certified Valley View Specific Plan EIR (SCH#9708208) in accordance with Subsection (a) of CEQA Guidelines Section 15164 and has determined that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, for the following reasons:

1. **Substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The project would not result in new or expanded impacts beyond those identified in the previously certified EIR.

2. **Substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

No substantial changes have occurred within the plan area, community or region which would lead to new or expanded significant project impacts.

3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete, shows any of the following:**

- a. **The project will have one or more significant effects not discussed in the previous EIR or negative declaration.**

The proposed project does not present any new potentially significant effects not evaluated in the previous EIR.

- b. **Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The analysis provided in this Addendum shows that the previously identified significant effects of the Specific Plan would not be accentuated through implementation of the proposed project.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with the County's General Plan and the Valley View Specific Plan.

- 2.1.1 The two economic studies prepared for the project area verify that that development of the project site for residential purposes would not be a lost opportunity for the County in commercial development. Continued development of residential uses in the VVSP will provide a variety of housing types yet not exceed the maximum density of the plan.

- 2.1.2 Residents within the multi-family residential component of the VVSP can walk to the retail/services. The newly designated CR district will then allow for the development of moderate housing. Both are goals of the VVSP.

- 2.1.3 The proposed subdivision meets the design criteria and development standards of the VVSP, except as provided through the approved design waivers.

3.0 ADMINISTRATIVE FINDINGS FOR TENTATIVE MAP

3.1 The proposed map is consistent with applicable general and specific plans.

The proposed tentative map is consistent with the General Plan and VVSP in accordance with the CR district development standards as set forth in Findings Section 2.0.

3.2 The design or improvement of the proposed division is consistent with applicable general and specific plans.

The subdivision has been designed in conformance with the residential land use requirements in the VVSP. Improvement plans will be reviewed in accordance with the County Design and Improvement Standards Manual and the Conditions of Approval and Mitigation Measures.

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

The site is relatively level with few physical constraints and has been designed to comply with the CR district density requirements of the VVSP.

- 3.4 **The design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.**

The project will comply with the VVSP Program EIR and the required mitigation measures. An addendum to the Program EIR has been prepared for the project and no additional impact was identified to fish or wildlife or their habitat.

- 3.5 **The design of the division or the type of improvements would not cause serious public health hazards.**

The project would require pad and road grading, utility installation, and residential construction. Permits would be required from the County and other agencies for all utility and construction activities. The project will comply with the County Design and Improvement Standards Manual, County Grading Ordinance, Conditions of Approval and Mitigation Measures.

- 3.6 **The design of the division or the improvements is suitable to allow for compliance of the requirements of Section 4291 of the Public Resources Code.**

The El Dorado Hills Fire Department has reviewed the project and has provided specific Conditions of Approval which have been incorporated into the project. The subdivision conforms to the requirements of Section 4291 of the Public Resource Code.

- 3.7 **The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Utility and right-of-way easements for the project have been provided on the project plans and will be further verified for any conflicts by the County Surveyor's Office at the time of filing and approval of the Final Map for any portions of the approved tentative map.

4.0 DESIGN WAIVERS

- 4.1 **Reductions in Rights-of-Way and modification of sidewalk standards.**

- 4.1.1 **There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.**

The project is within the Valley View Specific Plan with specified densities and overall development cap. The reduced road widths and modified sidewalks would assist in accommodating the desired density for the specific plan.

4.1.2 Strict application of the design or improvement requirements of Chapter 16 of the County Code would cause extraordinary and unnecessary hardship in developing the property.

Maintaining the standard road widths and provision of sidewalks on both sides of all roads would limit available area for housing, eliminating the ability to create smaller lots and houses to target a specific, underserved market in the plan area.

4.1.3 The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

The road width reduction and modification of sidewalks has been reviewed by the Transportation Division and El Dorado Hills Fire Department and they find that adequate access, parking and emergency vehicle circulation can be accommodated. Sufficient pedestrian circulation has been provided to minimize vehicular/pedestrian conflicts.

4.1.4. The waiver would not have the effect of nullifying the objectives of this Article II of Chapter 16 of the County Code or any other law or ordinance applicable to the subdivision.

The waiver would not nullify other provisions of Title 16 or the development standards of the VVSP.