

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



**Agenda of:** February 27, 2014

**Staff:** Peter Maurer

**TENTATIVE MAP**

**FILE NUMBER:** TM12-1508/Valley View Village Lot X

**APPLICANTS:** Lennar West Valley LLC

**AGENT/ENGINEER:** CTA Engineering and Surveying

- REQUEST:**
1. Tentative Map to create 61 residential lots ranging in size from approximately 3000 to 6200 square feet, and one lettered open space lot; and,
  2. 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 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C.

**LOCATION:** Northwest corner of Blackstone Parkway and Clubview Drive in the El Dorado Hills area, Supervisorial District 2 (Exhibit A)

**APNs:** 118-140-63 (Exhibit B)

**ACREAGE:** 7.85 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 take the following actions:

1. Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project;
2. Approve Tentative Map TM12-1508 based on the Findings and subject to the Conditions of Approval; and
3. Approve the following Design Waivers based on the Findings presented:
  - 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 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C.

### **STAFF ANALYSIS**

This tentative map is the second of three maps in the Valley View Specific Plan that is subject to a specific plan amendment. The full discussion of the amendment is covered in the staff report for TM12-1506, West Valley Village Lot W. An addendum to the Valley View Specific Plan was prepared, and if adopted as part of the action on the Lot W map, would also apply to this map.

### **Project Description:**

Tentative Subdivision Map: TM12-1508 is a tentative map creating 61 residential lots ranging in size from just under 3,000 square feet to 6,200 square feet, with one approximately 40,000 square foot open space lot, with design waivers to reduce street rights-of-way and modify sidewalk standards.

### **Site Description:**

The 7.85 acre site is relatively flat with natural vegetation. A wetland drainage feature runs east to west along the northern property boundary and drains into a culvert. 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 A.

**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.

**Project Discussion:**

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/Undeveloped
North	CR	AP	Core Residential/Single Family Detached
South	VC	AP	Village Center/Undeveloped
East	SFR	AP	Single Family Residential/Single Family Detached
West	R&D-DC	R&D	EDH Business Park/ Undeveloped

**Density:** The project site is 7.85 acres in size. The CR District permits up to 15 dwelling units an acre which would be a maximum density of 117 units. The proposed Tentative Map would provide 61 single family residential lots. In accordance with CR District Development Standards, the lot sizes cannot exceed 6,200 square feet in area. The smallest lot would be 2,993 square feet and the largest lot would be 6,200 square feet. Lot details are provided in Table 4 as provided in Exhibit K.

**Access and Circulation:** The project would be accessed from Blackstone Parkway, with two encroachments, one proposed primary access from Road A and one proposed secondary egress from proposed Road C. An updated traffic evaluation was prepared for the site 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
A and B	38 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. Street parking would be limited to one side of the street. ROW width based on modified DISM Standard Plan 101B
C	25 feet	25 feet	(2) 11-foot aisle	Includes curb and gutter pans. There would be no street parking. ROW width based on modified DISM Standard Plan 101B

The El Dorado Hills Fire Department has reviewed the project and has recommended that parking be permitted on one side only along Roads A and B due to their proposed road widths. No parking would be permitted along Road C, the secondary egress to Blackstone Parkway. The Transportation Division had one concern regarding the tight turn radius of Road A at the southwest corner of the project. Modification of that corner is required and is reflected in the conditions of approval.

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 VC 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.

**Gated Access:** The project would be gated, with a primary access gate at Road A and a secondary egress gate at Road C. 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 El Dorado County for the project. 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 redesigned the project to provide sidewalks on both sides of the streets within the project but eliminate the planter as required in the Specific Plan local street standard. Some street parking is provided. The applicant states that reduction in right-of-way has been requested due to site constraints, which include easements and wetland setbacks and that a full right of way would further reduce the 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 sidewalks and some 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 that the minimum fire flow for the project 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 stated 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 line is located along the western property line. This line has adequate capacity to serve the project, with the required extension.

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 F). The site has been previously graded so extensive grading is not required to accommodate this project. Final grading and excavation for roads, drainage facilities, and utilities will be reviewed with the subdivision improvement plans at the final map stage.

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 X was evaluated in the study. The study 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 time of improvement plans or grading permit

application. Grading would include 12,500 cubic yards of excavation and 12,500 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. A noise barrier ranging from 8 feet to 11 feet in height (Exhibit G) is required to meet the noise mitigation requirements of the Specific Plan. 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:** The project would have one 39,947 square foot open space lot. The northern portion of Lot A abuts Lot 10 of Blackstone Unit 18 which has a wetland drainage running through the property. The required 50 foot setback has been provided.

**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 only provided site building envelopes, elevations and floor plans of proposed structures (Exhibits I and J). When reviewing the project development, design and site layout is important. As currently designed, there would be limited on-street parking, no guest parking, and maximum utilization of the lots for building coverage. Parking for this project could be an issue. However, it is important to note that minimum parking requirements would be met in accordance with County Code requirements. Guest parking is only required for multi-family projects. Because the setbacks to be provided are minimal, landscaping would be sparse within the subdivision.

**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 this tentative 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. The map was subsequently redesigned to provide sidewalks and some street parking, but it has not been reviewed again by the Committee. The redesign is similar to the Lot W tentative map which was reviewed and found acceptable to the majority of the Committee, with the exception of parking bays for guest parking. Complete APAC issues are provided within their letter (Exhibit L).

## **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.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

- Conditions of Approval
- Findings
- Addendum to the Program EIR for the Valley View Specific Plan
  
- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Proposed Revised Valley View Land Use Plan,  
Figure 4.2
- Exhibit D.....Tentative Subdivision Map
- Exhibit E.....Slope Map
- Exhibit F.....Preliminary Grading Plan
- Exhibit G.....Sound Wall/Berm Details
- Exhibit H.....Entry Gate Detail
- Exhibit I.....Preliminary Development Plan
- Exhibit J.....Schematic Design Set
- Exhibit K.....Table 4-Tentative Map Lot Details
- Exhibit L.....El Dorado Hills Area Planning Advisory Committee  
Letter; September 22, 2012