

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



Agenda of: May 8, 2014
Staff: Joe Prutch

TENTATIVE MAP

FILE NUMBER: TM12-1507/West Valley Village Lot V

APPLICANT: Lennar West Valley LLC

AGENT/ENGINEER: CTA Engineering and Surveying

REQUEST:

1. Tentative Map to create a gated subdivision of 70 single family residential lots and three lettered lots for road, landscape, drainage, slope, and retaining walls on 10.08 acres; and,
2. Design Waivers to allow for the following:
 - a. Replace the vertical curb and gutter with rolled curb and gutter for local streets with residential frontage and attached sidewalk;
 - b. Omit sidewalk on B court; and
 - c. Reduce 52 foot right of way to 38 feet for Street A and 32 feet for Court B.

LOCATION: North side of Royal Oaks Drive, approximately 3 miles south of US Highway 50, northeast of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. (Exhibit A)

APN: 118-140-61 (Exhibit B)

ACREAGE: 10.08 acres

GENERAL PLAN: Adopted Plan (AP); Valley View Specific Plan: Core Residential (CR) designation (Exhibit C)

ENVIRONMENTAL: 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 the EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project;
2. Approve Tentative Map TM12-1507 based on the Findings and subject to the Conditions of Approval; and
3. Approve the following Design Waivers based on the Findings presented:
 - a. Replace the vertical curb and gutter with rolled curb and gutter for local streets with residential frontage and attached sidewalk;
 - b. Omit sidewalk on B court; and
 - c. Reduce 52 foot right of way to 38 feet for Street A and 32 feet for Court B.

Project Description:

Tentative Subdivision Map: Request for a gated subdivision creating 70 residential lots ranging in size from 2,837 square feet to 5,159 square feet, with three lettered lots for landscape, drainage, slope, retaining walls, and internal roadways (Exhibit D). Once approved, the tentative map is valid for three years, unless extended pursuant to Title 16 and the Subdivision Map Act.

Prior to expiration, a final map may be recorded. The final map process is a ministerial process, subject to Board of Supervisor approval. The final map will not be approved unless all Tentative Map improvements, conditions of approval, and mitigation measures are adequately completed or secured through a Subdivision Improvement Agreement with financial assurances.

Design Waiver: Subdivision design standards are derived from the County Subdivision Design and Improvement Standards Manual and the Valley View Specific Plan. The applicant has made requests for minor changes to the design standards because of the smaller lot subdivision proposed. Design waivers such as these are fairly typical of small lot subdivisions and are consistent with the intent of the General Plan policies to encourage development in the Community Regions, provision of a range of housing alternatives, and creation of safe neighborhoods. The design waivers requested would allow: rolled curb and gutters for local streets with residential frontage; no sidewalks through the cul-de-sac; and reduction of street rights-of-way (easement width) from 52 to 38 feet for the local street and to 32 feet for the cul-de-sac.

Site Description:

The 10.08 acre site is currently vacant, with gently sloped terrain from 0 percent to 30 percent in grade with natural grass vegetation. There are no trees on the site. It is located at the northeast corner of Latrobe Road and Royal Oaks Drive in the El Dorado Hills area, approximately 3 miles south of US Highway 50.

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 approval for a total of 2,840 residential units. To date, 2,074 units have been entitled (with final maps or approved tentative maps) or built within the plan area. The Lot V tentative maps would increase the number of entitled units in the VVSP to 2,144. The remaining 696 units is anticipated to be developed within the East Ridge Village of the VVSP, which is located approximately one mile to the east of Lot V.

Adjacent Land Uses:

Table 1: Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	CR	AP	Core Residential/Undeveloped
North	OS	AP	Open Space
South	R&D-DC	R&D	EDH Business Park/ Undeveloped and Developed
East	OS	AP	Open Space
West	R&D-DC	R&D	EDH Business Park/ Undeveloped and Developed

Project Discussion:

Access and Circulation: The project would have primary access from Royal Oaks Drive, with a secondary/emergency egress onto Latrobe Road as shown on the tentative map. An updated traffic evaluation was prepared for the site in accordance with Valley View Specific Plan Mitigation Measure T-16. The traffic analysis concludes that the project, as proposed with conditions of approval, would not create any new traffic impacts that were not considered with the approval of the Valley View Specific Plan.

The proposed subdivision has one primary access road and a short street court to provide vehicular access to all future residences. The roads will be constructed, prior to any residential construction, to the following standards.

Table 2: Roadway Details

Road	Right-of – Way Width	Road Width	Drive Aisle Width	Notes
A Road	38 feet	25 feet	(2) 12.5-foot aisles	Includes curb and gutter pans; sewer, water and recycle water utilities within the Right of Way (ROW), and a 4 foot sidewalk on both sides of the Road. There would be street parking on one side. ROW width based on modified DISM Standard Plan 101B.
B Court	32 feet	24 feet	(2) 12-foot aisles	Includes curb and gutter pans with no sidewalk. 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 limited to one side of “A” Road and that no parking be allowed on “B” Court. No parking areas will be signed “no parking, fire lane” and/or street curbs shall be marked red, subject to the satisfaction of the El Dorado Hills Fire Department.

Gated Access: The project would be gated, with a primary access gate and a secondary egress gate. The El Dorado Hills Fire Department has required that the project 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. The Transportation Division has recommended Conditions of Approval for the project gates which have been incorporated in Attachment 2.

Design Waiver Requests: The applicant has requested design waivers to vary from the requirements of the 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 states that separated sidewalks on the street and court would unnecessarily reduce the land area available for development for the CR lots and the proposed right of way width is more than adequate to accommodate the proposed roadways. In addition, there is limited development area due to area topography and other existing constraints, such as easements, improvements and future county improvements.

The roadway standards approved within the VVSP are in Chapter 5 of the VVSP and can be summarized in Table 3 as:

Table 3: VVSP Approved Roadway Standards

ROAD NAME	REFERENCE	ROAD WIDTH	EXCEPTIONS/NOTES
Local Streets / with Sidewalks	Spec. Plan & Std Plan 101B	28 ft. (52' R/W), with parking on one side	Type 1 rolled curb & gutter* with 4 ft. sidewalks
Without sidewalks	Spec. Plan & Std Plan 101B	28 ft. (46' R/W), with parking on one side	Type 1 rolled curb & gutter* no sidewalks
Cul-de-sacs	Spec. Plan & Std Plans 101B & 114	28 ft. (46' R/W)	Type 1 rolled curb & gutter with no sidewalks

*Type 2 vertical curb & gutter adjacent to park site and open space. Sidewalk shall be constructed on both sides of the street in SFR and CR as shown. In Units 3, 5, 7 and 8 (ER), sidewalks shall be constructed on one side of the street, and shall be omitted in cul-de-sacs. Curbs shall be Type-2 vertical curb and gutter if sidewalks are less than 4 feet to back of curb.

Road widths in the preceding table are measured from curb face to curb face. Right of way lines will be at the back of curb as a minimum. Where the right-of-way line is within 5 feet of the back of the curb, a maintenance easement shall be provided for the land between the right-of-way line and a line 5 feet behind the back of the curb.

The applicant is requesting that the right of way be reduced to 38 ft. for 'A' Road. The reduced right of way would include a 29 ft. road width allowing parking on one side and 4 ft. sidewalks on both sides with no landscape strip between the sidewalk and street. The proposed street section is consistent with the higher density development required in Core Residential, allows for more water efficient landscaping and is identical to the street sections recently approved for Core Residential in Lot X.

Fire Safety and Water Supply: There is a 16 inch water line under Latrobe Road and an 8-inch water line is located under Royal Oaks Drive adjacent to the project site. The El Dorado Hills Fire Department requires that the minimum fire flow for the project be 1,000 gallons per minute for 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 to the north in Village 2 and a line would need to be extended from there to this project. 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 10-inch recycled water line located within Latrobe Road and a 6-inch line located within Royal Oaks 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). Final grading and excavation for roads, drainage facilities, and utilities will be reviewed with the subdivision improvement plans at the final map stage. The grading will extend beyond the confines of the project parcel into the adjacent open space area of the Specific Plan. This is necessary to address slope and drainage standards and secondary access to the site. This is consistent with the Valley View Specific Plan Open Space designation. Grading activities would be balanced on-site and adjacent open space area as shown on the Preliminary Grading Plan. There will be approximately 75,000 cubic yards of excavation and 75,000 cubic yards of embankment for road and pad development.

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 V 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.

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 of approximately 8 feet in height (Exhibit G) is required to meet the noise mitigation requirements of the Specific Plan. The proposed barrier would mitigate traffic noise onto future residents. 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 and Landscaping: The project would have two open space lots (Lot A 71,900 square feet and Lot B 66,324 square feet). A Preliminary planting plan has been provided showing the likely landscaping plants to be installed and their location.

Tentative Map and Density: The project site is 10.08 acres in size. The CR District permits up to 15 dwelling units per acre which would be a maximum density of 151 units. The proposed Tentative Map would provide 70 single family residential lots, for a density of 7 units per acre, consistent with the CR District. In accordance with CR District Development Standards, the lot sizes cannot exceed 6,200 square feet in area. The smallest lot would be 2,996 square feet and the largest lot would be 5,159 square feet, consistent with the CR standard.

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, 10 foot rear yard setbacks and 15 foot front yard setbacks, with an 18 foot front yard 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, elevations and floor plans of proposed structures (Exhibit L). They are the same product proposed in Lot X, approved by the Planning Commission on February 27, 2014. Parking is generally limited to garages and driveways with an additional 34 spaces available on the east side of "A Road." The Zoning Ordinance parking requirements for two spaces, not in tandem, per dwelling unit and the tentative map is consistent with that standard.

Compliance with Conditions of Approval from TM99-1359:

Several conditions of approval of TM99-1359 were intended to be implemented with subsequent projects, such as this Tentative Map for Lot V. These requirements include the fair share of 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. Corresponding conditions of approval have been included for Lot V 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 and resubmitted in November 2013 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 that Lot V provides sidewalks on both sides of the street and has larger front and rear setbacks. Complete APAC issues are provided within their letter (Exhibit K).

ENVIRONMENTAL REVIEW

A Specific Plan Amendment (SP94-0001-R) was approved by the Board on February 25, 2014 (Reference Board of Supervisors Legistar 14-0234 or Item 32 on Agenda for 2/25/14). An

Addendum to the Program Environmental Impact Report (EIR) for the VVSP (Attachment 3) was prepared for the Specific Plan amendment that included changing the designation of this property from Mixed Use (MU) to Core Residential (CR). The two designations are very similar, but the Mixed Use designation included a commercial component. That change did not increase impacts or create new impacts that were not evaluated with the original Program EIR.

The Addendum was prepared to document the analysis of the original EIR and the proposed project. The Addendum showed that the Lot V project and other changes made to the Specific Plan are consistent with the original analysis and that there is no potential of new significant environmental impacts. The staff report, Addendum, Planning Commission, and Board of Supervisors all concluded that the Specific Plan changes, including Lot V, had no new significant impacts and that the Valley View Specific Plan EIR is still adequate.

As a residential project and a part of an adopted Valley View Specific Plan Environmental Impact Report (SCH 97082008) and Addendum, this project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. No further environmental analysis is necessary.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval	
Findings	
Addendum to the Program Level EIR for the Valley View Specific Plan	
Exhibit A.....	Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	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 Planting Plan
Exhibit J.....	Schematic Site Plan/Parking
Exhibit K.....	El Dorado Hills Area Planning Advisory Committee Letter; September 22, 2012
Exhibit L.....	Elevations