

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
STAFF REPORT  
PLANNING COMMISSION**



**Agenda of:** October 24, 2019  
**Staff:** Mel Pabalinas

**TENTATIVE SUBDIVISION MAP REVISION**

**FILE NUMBER:** TM08-1477-R/ Ridgeview Village Unit No. 9

**APPLICANT:** Pacific States Development

**AGENT:** CTA Engineering and Surveying

**REQUEST:** Revisions to the approved Ridgeview Village Unit No. 9 Tentative Subdivision Map consisting of the following:

- 1) Addition of a Phasing Plan (two phases) in accordance El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes. Phase 1 consists of 21 residential lots and Phase 2 with 23 residential lots;
- 2) Re-alignment of the off-site sewer line through an off-site property APN 120-610-18; and
- 3) Revisions to and replacement of Condition of Approval Nos.7 through 9 with the provisions of the Oak Resources Management Plan (ORMP) under El Dorado County Zoning Ordinance Chapter 130.39 (Oak Resource Conservation).

**LOCATION:** Approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

**APN:** 120-010-001 (old APN 120-010-01) (Exhibit B)

**ACREAGE:** 22.4 acres

**GENERAL PLAN:** High Density Residential (HDR) (Exhibit C)

**ZONING:** Single-Unit Residential District (R1) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration based on a Revised Initial Study

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Revised Initial Study prepared by staff; and
2. Approve TM08-1477-R based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

Approval of the proposed revisions to the Ridgeview Village Unit No. 9 Tentative Subdivision Map would result in the residential development of 44 lots. The anticipated development would be a continuation to the residential development with Ridgeview Village that is consistent and compatible with the adjacent existing residential development in, Ridgeview West and Promontory Specific Plan. The map maintains consistency with the General Plan, Subdivision Ordinance, and Zoning Ordinance. Staff recommends approval of the project subject to the Findings and Conditions of Approval.

## **BACKGROUND**

Ridgeview Village No.9 is the last phase of the series of villages in Ridgeview Village development. The original map for the site was approved in the late 1980's under application Tentative Subdivision Map application TM88-1125 but was never developed or recorded and eventually expired (Exhibit E). Under Tentative Subdivision Map application TM08-1477, Ridgeview Village Unit No.9 Tentative Subdivision Map was conditionally approved by the Planning Commission on July 11, 2013 and has a current expiration date of July 11, 2024 (Exhibit F). A Mitigated Negative Declaration was adopted with the approved map and its mitigation measures incorporated as conditions of approval. (Note: historical Planning Commission agenda can be accessed at [https://www.edcgov.us/Government/planning/pages/planning\\_commission\\_2013\\_archive.aspx](https://www.edcgov.us/Government/planning/pages/planning_commission_2013_archive.aspx)).

The approved tentative subdivision map would divide the 22.4-acre property into a residential subdivision totaling 44 R1-zoned lots ranging in size from 12,004 to 51,257 square feet. No specific phasing plan was originally approved with the map. The project's oak tree impacts was based on the previous oak tree preservation/replacement standards under Option A of Policy 7.4.4.4 and its Interim Interpretive Guideline of the 2004 General Plan that was in effect at that time. These standards have since been superseded and implemented by the Oak Resource Management Plan (ORMP), which is codified under Chapter 130.39 (Oak Resource Conservation) of the El Dorado County Zoning Ordinance. Additionally, the map features an off-site sewer line through an adjacent, privately owned and maintained Open Space Lot B (APN120-610-18) as part of Ridgeview West (Villadoro).

## **OTHER CONSIDERATION**

As referenced above and further discussed below, the project is proposing to revise the alignment of the approved off-site sewer line through an adjacent property (Open Space Lot B) within Ridgeview

West/Villadoro. Given its central location within the surrounding residential development, the property has been previously identified and analyzed for potential ground disturbance associated with the construction of utility infrastructure in the Ridgeview West project, which was approved in 1996. Specifically, impacts to oak trees on this property were subject to the Oak Canopy Retention/Replacement provisions from the 1996 General Plan Policy 7.4.4.4. In verification of compliance, the applicant provided a comparative analysis of the current project's oak impacts with the approved impact analysis for Ridgeview West.

## **ANALYSIS**

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

### **Site Description**

The 22.4-acre property is located in the Community Region of El Dorado Hills near the western county border with the City of Folsom. The vacant site is surrounded by existing residential development in Ridgeview Village, Ridgeview West (Villadoro), and Promontory Village Specific Plan. The site is dominated by annual grassland mixed with oak woodland predominantly Blue Oaks and Live Oaks species. The site has an average elevation of 850 feet with the majority of the slopes below 30 percent. Portions of the site has been previously disturbed and improved (such as roads) in association with the original, expired tentative map and development of an adjacent village within the Promontory Specific Plan. A total 0.46 acre of wetland (0.25 acre of seeps and 0.21 acre of channel) borders along the southern portion of the site. The current approved map includes provisions for buffer that would ensure protection of these wetland features.

Beatty Drive, a major residential collector in this residential area of El Dorado Hills, bisects the project site into two areas (northern and southern) and provides direct and indirect accesses to all of the proposed subdivision lots. Julie Ann Way, which minor residential road connects to Beatty Drive to the southeast, provides access to the southeastern portion of the subdivision.

The off-site portion of the project is located on a 7.98-acre adjacent parcel (APN 120-610-18), which is designated as Open Space Lot B of the Ridgeview West (Villadoro) Tentative Subdivision and Planned Development that was approved in the 1996 (Exhibit G). The steep site, which range in elevation (west to east) from approximately 665 feet to 755 feet, contains variety of oak tree species mixed with California Buckeye. Portions of the site have been previously identified for potential disturbance associated with locating and construction of utility (such as sewer and water) connections in the surrounding development.

### **Project Description**

The following sections detail the proposed revisions to the approved Ridgeview Village Unit No.9 Tentative Subdivision Map (Exhibit F). The revisions do not affect the residential subdivision design, improvements, or lot quantity, but is limited to the addition a phasing plan for financing

purposes, re-alignment of the approved off-site sewer line, and application of the oak resource impact mitigation in conformance with the ORMP.

1. Addition of Phasing Plan

In accordance with El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1, a Phasing Plan is proposed to supplement the approved Ridgeview Village Unit No.9 tentative subdivision map for phasing and financing purposes (Exhibit H). Phase 1 of the development would encompass a total of 23 residential lots and Phase 2 with 21 lots. This Phasing Plan would coincide with the sanitary sewer shed plan for the development with Phase 1 proposing to connect to an existing sewer connection along Via Fiori, a minor residential road that serves Ridgeview West and connects to Beatty Drive, while Phase 2 would be served by an off-site sewer connection to the west. The phasing plan may be further implemented with the creation of large lots through the Final Map process, creating two large lots, implements the creation of the residential lots through a subsequent small-lot Final Map. Condition of Approval No.1 (Project Description) has been revised to include details of this Phasing Plan. (Note: The numerical assignment of the subdivision lots (462 through 505) shown in the exhibit is a continuation from the lotting sequence associated with the overall Ridgeview Village residential development.)

2. Re-alignment Off-Site Sewer Line

The project includes a proposal to re-align the off-site sewer line for the approved Ridgeview Village Unit No.9 tentative subdivision map. As shown in Exhibit I, the approved off-site sewer line, which is approximately 592 feet in total length, originates from Beatty Drive via an easement between Lots 498 and 499 extending directly and linearly due west through the off-site property (APN 120-610-18) into an existing sewer line and manhole. This off-site sewer line would utilize a gravity force system design.

The revised sewer infrastructure would accommodate a 6-inch sewer line in a meandering configuration (Exhibit J). Construction of this realigned sewer line, which is approximately 1,270 linear feet, would be confined within a 20-foot wide easement and consists of 2-foot wide underground trench and 12-foot wide paved maintenance access road. The resulting ground disturbance is estimated to be approximately 1.20 acres and would involve the removal of oak trees, which is further discussed below. The location and configuration of this sewer line is consistent with the alignment approved by El Dorado Irrigation District (EID) and would connect to the lines currently serving the development in the Promontory Village Specific Plan. The applicant has secured a written consent from the Homeowner's Association of Ridgeview West/Villadoro development for locating and constructing the proposed sewer infrastructure (Exhibit K). The approved sewer design and improvements within the residential subdivision remains unchanged, which is depicted in Exhibit F. Condition of Approval No.1 (Project Description) has been revised reflecting details of this off-site sewer line.

3. Revision to Condition of Approval Nos. 7 and 8 (Oak Tree Impacts)

The project includes a request to apply the current provisions of the Oak Resource Management Plan (ORMP) for mitigating impacts to the existing oak woodland on-site (residential subdivision area) and off-site (sewer line) through lot APN 120-610-18. The approved tentative subdivision map was

designed in conformance with the oak tree canopy retention/replacement standards under Option A of Policy 7.4.4.4 of the 2004 General Plan and its Interim Interpretive Guideline that was in effect at that time of approval. The currently approved map's oak resource impact consists of 4.29 acres of impacted canopy within the residential subdivision area and 0.07 acre of canopy within the off-site area (Exhibit L). This previous policy standard did not provide an option for mitigating oak resource impact through payment of in-lieu fee. Accordingly, Condition of Approval Nos. 7 through 9, which are mitigation measures from the adopted Mitigated Negative Declaration for the approved project, were applied requiring the submittal of a Final Oak Tree Preservation Plan and Conservation Easement for the impacted oak resources. Applying the current provisions of the ORMP, which is codified under Chapter 130.39 (Oak Resource Conservation) of the Zoning Ordinance, provides options for mitigating oak resource impacts, including payment of an in-lieu fee, and flexibility in the design and development of the subdivision.

The project's oak woodland impacts and mitigation efforts are summarized in the Arborist Report, which was prepared in accordance with the provisions of the ORMP (Exhibit M). Within the on-site residential subdivision area portion of the project, a total oak woodland area of 20.66 acres was identified, consisting of 39 trees measuring 24 inches in diameter or greater and three (3) trees measuring 36 inches or greater, which are considered Heritage trees per the ORMP. Implementation of the project would impact 13.25 acres of the woodland, which equates to 64% of the oak woodland area, while preserving the remaining 7.41 acres. Per the ORMP, the required mitigation ratio for the project's impact is 1.5:1 equating to 19.88 acres (13.25 acres multiply by 1.5). The three Heritage trees consists of two trees, Tree Nos. 909 and 917, which are in poor condition, are not proposed to be removed, but may be pruned, while Tree No. 164 was determined to be dead, but could be removed or managed for a habitat tree. If removed no mitigation was recommended by the Arborist.

The applicant's proposed mitigation for the on-site oak resource impacts consists of one of the following options: 1) a combination of off-site conservation easement and partial payment of in-lieu fee for oak woodland impact; or 2) full payment in-lieu fee. The conservation easement component of the combined mitigation option consist of preserving a 9-acre area of the existing woodland at an off-site parcel identified as APN 120-166-29 (Exhibit G) located east of Ridgeview Drive and south of Patterson Way in El Dorado Hills. The parcel, which is owned by the applicant, is part of and surrounded by an existing residential development in Ridgeview Village Unit No.1. The site includes a variety of oak tree species such as Valley Oak, Live Oak mixed with California Buckeye and Gray Pines. The partial in-lieu fee payment portion consist of the remaining 10.88 acres multiplied by the per acre cost of \$8,285.00 in the ORMP, equating to approximately \$90,140.88. The full in-lieu payment based on the total impacted area of 19.88 acres is \$164,664.00.

The Arborist Report also preliminarily analyzed the oak resource impacts within the off-site (sewer line) portion of the project through APN 120-610-18 (Exhibit N). Despite the constraints associated with the steep terrain of the property and meandering configuration of the easement, the report identified a total of 12 oak trees, measuring 24 inches in diameter or greater, within the easement of the sewer line. No heritage trees were identified within the impacted area. Given that the final sewer design plan is subject to EID's formal approval, the tentative subdivision map, in accordance with Chapter 130.39.070.C (Oak Tree and Oak Woodland Removal Permit-Discretionary Projects-Mitigation Requirement) shall be conditioned (Condition of Approval No.10) to submit a Final Arborist Report and Tree Preservation Plan analyzing the impacted oak resources associated with the off-site sewer infrastructure and identifying the specific mitigation in accordance with the ordinance.

The report shall also include the final plan detailing the selected option for the impacted oak resource within the residential subdivision area. The report shall be submitted for review by the Planning Department prior to approval of subdivision Improvement Plans.

As discussed above, the project's oak impacts were also compared with the approved Ridgeview West oak resource preservation plan (Exhibit N). Based on the Off-Site Sewer Analysis prepared by the applicant, the project's oak resource impacts is below the oak canopy removal approved for Ridgeview West and is therefore consistent with the oak canopy retention/replacement standards for the development.

### **Consistency**

Tentative Subdivision Maps are required to be consistent with the applicable policies of the General Plan, provisions of the Ordinance and Subdivision Ordinance and compliance with the California Environmental Quality Act (CEQA). The following is a summary discussion of consistency, which is further discussed in the Findings section below.

**General Plan:** The project maintains consistency with applicable policies of the General Plan including neighborhood compatibility, site development design, infrastructure, oak resource protection, and wetland protection.

**Zoning:** The project maintains conformance to applicable provisions under Section 130.24.030 (Single Unit Residential-R1) of the Zoning Ordinance. The subdivision lots exceed the required minimum lot size that would accommodate residential unit design consistent with the standard R1 development standards such as yard setbacks. Oak resource impacts are proposed to be mitigated in accordance with the provisions of Chapter 130.39 (Oak Resource Conservation).

**Subdivision Ordinance:** In accordance with Chapter 120.12.030 of the El Dorado County Subdivision Ordinance, the project maintains consistency with the General Plan and Zoning Ordinance, remains compatible with the surrounding development, design, and intensity, and would not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

**Conditions of Approval:** The original Conditions of Approval have been re-applied to this project with the conditions reflect the specific changes applicable to this request including the Project Description (Condition No.1) and Oak Resource Impacts (Conditions 7 through 9). The balance of the original conditions remained the same.

**Environmental Review:** A revised Initial Study has been prepared analyzing the proposed project (Exhibit O). The analysis is limited to select resource sections that correspond to the project that may result in environmental effects, in particular, the construction of the off-site sewer line. These sections include Aesthetics, Biology, Cultural Resources, Utilities, and Tribal Resources. Based on this revised Initial Study, the original Mitigation Measures BIO-5 and BIO-6 (Oak Resource Impacts), which were applied as Condition of Approval Nos. 7 through 9, respectively, of the currently approved map, have been replaced with a new standard condition of approval (Condition No.10) for compliance with Oak Resource Management Plan. The balance of the environmental

analysis and Mitigation Measures in the adopted Mitigated Negative Declaration and Initial Study for the currently approved Ridgeview Village No.9 Tentative Subdivision Map remains applicable to this proposed project. Based on this revised Initial Study, a Negative Declaration has been concluded.

**Note:** This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,156.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,156.25 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State’s fish and wildlife resources.

### SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor’s Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zone Map
Exhibit E.....	Ridgeview Village Development and Original Approved Tentative Map
Exhibit F.....	Approved Ridgeview Village Unit No. 9 Tentative Subdivision Map; July 2013
Exhibit G.....	Off-Site Properties (Sewer Line and Potential Oak Woodland Mitigation Conservation Easement)
Exhibit H.....	Proposed Phasing Plan for Ridgeview Village Unit No. 9 Tentative Subdivision Map; February 2018
Exhibit I.....	Approved Off-Site Sewer Line for Ridgeview Village Unit No. 9 Tentative Subdivision Map
Exhibit J.....	Proposed Off-Site Sewer Plan for Ridgeview Village Unit No. 9 Tentative Subdivision Map; July 2017
Exhibit K.....	Villadoro HOA Consent for Off-Site Sewer Line; Modification of Agreement Regarding Easements; Revised 4-18-18
Exhibit L.....	Approved Oak Canopy Impact and Tree Preservation Plan for Ridgeview Village Unit No. 9 Tentative Subdivision Map; April 2013
Exhibit M.....	Arborist Report for Ridgeview Village Unit No. 9 Tentative Subdivision Map; February 28, 2018

Exhibit N.....Off-Site Sewer Analysis of Oak Tree Resource  
Impacts between Ridgview West/Villadoro and  
Ridgeview Village Unit No. 9 Tentative Subdivision  
Map; January 2019

Exhibit O.....Proposed Negative Declaration and Revised Initial  
Study