

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



PLACERVILLE OFFICE:

2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@co.el-dorado.ca.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

MEMORANDUM

DATE: March 1, 2010 **Agenda of:** April 22, 2010
TO: Planning Commission **Item #:** 4.b
FROM: Mel Pabalinas, Senior Planner
SUBJECT: **GOV10-0001: Finding of General Plan Consistency
Vacation of portions of Old White Rock Road [General Vacation No. 09-0003];
Portion of Old White Rock Road (PM #47/80 Parcel J, PM #50/17 Parcel 15,
PM # 50/17 Parcel 16; PM #47/96 Parcel 4 and portion of SW ¼ of Section 11,
T9N, R8E)**

RECOMMENDATION: Planning Services recommends that the Planning Commission find the proposed General Vacation GOV 10-0001, vacating portions of Old White Rock Road consistent with the applicable policies of the adopted 2004 El Dorado County General Plan.

APPLICANT: El Dorado Hills Investors, LTD. and Jackson Properties II, LLC.

AGENT: Kevin Heeney, CTA Engineering & Surveying

REQUEST: Finding of Consistency for General Vacation of portions of Old White Rock Road

LOCATION: Section of the existing old White Road at the southwest corner area of Latrobe Road and new White Rock Road, and east of Windfield Way in the El Dorado Hills area, Supervisorial District II (Exhibit A).

ASSESSOR'S

PARCEL NUMBERS: 117-160-15, -58 and -59; 117-180-04 and -10 (Exhibit B)

BACKGROUND:

White Rock Road, which extends easterly from Sacramento County into the El Dorado Hills area of El Dorado County, is considered a major arterial road that provides for circulation and connectivity to various existing residential and commercial development in the area, including the El Dorado Hills Town Center and Business Park. The 2004 El Dorado County General Plan (Transportation Element) anticipates portion of this road is to be improved as a four- and six-lane divided to serve future projected growth. In 2009, portions of this road west of Latrobe Road intersection were replaced with the re-aligned, upgraded, and wider new White Rock Road.

DESCRIPTION OF REQUEST:

Pursuant to Government Code 65402(a), no street shall be vacated or abandoned until such vacation or abandonment has been submitted to and reported upon by the planning agency as to conformity with the adopted general plan. The applicants filed the General Vacation request with the Department of Transportation (DOT) in December 2009 under General Vacation No. 09-0003. This application was forwarded to Development Services Department-Planning Services Division in February 2010 for further consistency review against applicable General Plan Policies and recommendation to the Planning Commission.

The request for a General Vacation involves an abandonment of approximately 1,000 feet of the existing paved section of the Old White Rock Road encompassing approximately 1.44 acres in size (Exhibits C). The affected portions of the road were created from previously recorded maps described as follows: PM#47/80 Parcel J, PM #50/17 Parcel 15, PM # 50/17 Parcel 16; PM #47/96 Parcel 4 and portion of SW ¼ of Section 11, T9N, R8E (Exhibit D). Upon formal vacation, the County would quit claim ownership of the abandoned land back to the applicants, who owns the northern and southern abutting properties.

The proposed vacation was reviewed by the affected utility entities with recorded easements through this road section including Pacific Gas & Electric, El Dorado Irrigation District, and AT&T. The agencies do not object to the vacation.

GENERAL PLAN CONSISTENCY:

While no General Plan policies directly relate to the vacation of road, Policy 6.2.3.2 requires that all new development provide adequate emergency access to allow adequate ingress and egress. Also, Policy 5.6.1.1 states that the County will, “promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing and overhead power lines within scenic areas and existing Community Regions and Rural Centers.” Completion of the vacation would allow future development within the affected parcels to have flexibility in design of circulation and access. Also, utilities that would serve the development would be confined within defined easements underground in order to maintain aesthetic interest in the area.

CONCLUSION:

Based on the above information, staff determines the request for Finding of Consistency of the proposed General Vacation of portion of the Old White Rock Road to be consistent with the applicable policies of the El Dorado County General Plan.

ATTACHMENTS

- Exhibit A: Location Map
- Exhibit B: Assessor's Parcel Maps
- Exhibit C: Overall Site Plan for Old White Rock Road General Vacation
- Exhibit D: Detailed Description of Portions of Old White Rock Road