

**EL DORADO COUNTY DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** June 20 , 2006  
**Item No.:** 4. c.  
**Staff:** Mel Pabalinas

**TENTATIVE PARCEL MAP  
TIME EXTENSION**

**FILE NUMBER:** P02-0003E (Saratoga Commercial Parcel Map)

**APPLICANT/AGENT:** Serrano Associates, LLC/Kirk Bone

**ENGINEER:** Gene Thorne and Associates, Inc.

**REQUEST:** A two-year time extension to an approved parcel map in accordance with Section 16.74.030 of the El Dorado County Subdivision Ordinance.

**LOCATION:** On the north side of Saratoga Way, west of Arrowhead Drive in El Dorado Hills area; Supervisorial District II (Exhibit A)

**APN:** 120-690-01 (Previously 120-070-04)

**ACREAGE:** 15.069 acres

**GENERAL PLAN:** Commercial (Exhibit B)

**ZONING:** One-family Residential (R1) and Planned Commercial - Design Community (CP-DC) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt under Section 15315 of CEQA

**SUMMARY RECOMMENDATION:** Conditionally Approve

**BACKGROUND**

The El Dorado County Zoning Administrator conditionally approved tentative Parcel Map P02-003 on October 13, 2003 (Exhibit D). The approved parcel map includes three (3) parcels (Parcels 1-3) for lease, sale or financing, a future right-of-way created as Parcel A, and remainder parcel. Parcels 1 and 2 have an underlying zoning of Planned Commercial (CP) and measure 1.33 acres and 3.09 acres in size. Parcel 3, which has a split zoning of

One-family Residential (R1) and Planned Commercial-Design Community (CP-DC), measures 4.06 acres. No development has been proposed on the subject property.

The parcel map was approved with a three (3) year expiration, which expired on October 13, 2006. Given the delays associated with the El Dorado Hills Interchange project, the applicant was not able to record the parcel map or develop the parcels. Consequently, a time extension application was timely filed with the County on August 11, 2006.

**STAFF ANALYSIS**

Staff has reviewed the project for consistency with the County’s regulations and requirements. An analysis of the proposal and issues for Zoning Administrator consideration are provided in the following sections.

**Project Description:**

Pursuant to *Section 16.74.030* of the El Dorado County *Subdivision Ordinance*, the applicant is requesting a two (2) year time extension for the approved Parcel Map (Attachment 3). The time request is based on the duration the applicant needs to accomplish the original project conditions and record the map or develop the parcels. The County’s ordinance allows up to five (5) one-year extensions from the original expiration date of the approved map. If the current request is approved, the Parcel Map would have three (3) one-year time extensions remaining.

Parcels 1 through 3, the remainder parcel, and lettered lots maintain the original approved lot configuration and size. Specifically, Parcels 1-3 and the remainder parcel conform to the minimum parcel size and lot width as shown in Table 1 below.

**Table 1 - Development Standards**

Parcel	Regulation Reference	Requirement	Proposed Project
1	El Dorado Zoning Ordinance Section 17.32.160(A) and (C)	Min. Lot Area: 5,000 square feet Min. Lot Width: 50 feet	Lot Area: 1.33 acre Lot Width: 340 feet
2	El Dorado Zoning Ordinance Section 17.32.160(A) and (C)	Min. Lot Area: 5,000 square feet Min. Lot Width: 50 feet	Lot Area: 3.09 acres Lot Width: 450 feet
3 <sup>A</sup>	El Dorado Zoning Ordinance Section 17.32.160(A) and (C) and 17.28.040 (A) and (C)	Min. Lot Area: 5,000 square feet and 6,000 square feet Min. Lot Width: 50 feet and 60 feet	Lot Area <sup>B</sup> : 4.06 acres Lot Width <sup>B</sup> : 550 feet
Remainder Parcel	El Dorado Zoning Ordinance 17.28.040 (A) and (C)	Min. Lot Area: 6,000 square feet Min. Lot Width: 60 feet	Lot Area: 5.12 acres Lot Width: 592 feet

Note: A. Given its split-zoning status, Parcel 3 is subject to both applicable standards under the One-family Residential (R1) and Planned Commercial (CP) Districts.  
B. The lot area and width standard of the One-family Residential zoned portion of Parcel 3 are 1.378 acres and 168 feet, respectively

No development is proposed with this time extension. Any development of the site is subject to future project review by the County and other affected agencies. Future development of the site would require service by the El Dorado Irrigation District (EID) for potable water, recycled water, and sewer.

Staff has reviewed the request and determined that, based on the circumstance provided by the applicant, the requested two (2) year time extension can be supported. If approved, the parcel map expiration would be October 13, 2008.

**Site Description:**

The parcel has a moderate rolling topography with little to no vegetation except for grasses, low lying shrubs predominant on-site and willow, cottonwood, and interior live oak trees within the drainage swale located along the western border of Parcel 3. The site is elevated approximately four to eight feet (4-8') above the existing grade of Saratoga Drive.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>North</b>	One-family Residential (R1)	High Density Residential (HDR)	Single-family residence
<b>South</b>	Transportation Corridor (TC)	Adopted Plan	Saratoga Way/U.S. Highway R.O.W.
<b>East</b>	Limited Multi-family Residential (R2)/ Planned Commercial (CP)	Multi-family Residential (MFR)/ Commercial	Attached Homes
<b>West</b>	One-family Residential (R1)	High Density Residential (HDR)	Vacant

**General Plan:**

Land Use Element Policy 2.2.5.2 requires all discretionary projects to be consistent with the applicable General Policies. The General Plan Land Use Map designates the subject site as Commercial. The proposed time extension would extend the life of the map in order to record the map, sell, finance or develop the parcels. The proposed parcels are located in an area that has an available infrastructure in place to support future development, subject to a design review permit application.

The western portion of Parcel 3 and the remainder parcel have a zoning designation of One-family Residential (R-1) which does not conform to the commercial General Plan land use designation. Despite the inconsistency, no development is proposed with the parcel map and each lot meets the minimum parcel size required under each Zone District. Furthermore, to ensure conformance with the Commercial land use designation, a consistency rezoning of the entire Parcel 3 to Planned Commercial (CP) would be required as part of future development permit application.

**Zoning:**

The subject site has a split zoning designation of One-family Residential (R1) and Planned Commercial - Design Community (CP-DC). As detailed in Table 1, the proposed parcels meet the required parcel standards under each Zone District.

**Subdivision Ordinance:**

As detailed in Attachment 2, the proposed parcel map time extension is found to be consistent with Section 16.44.030 of the El Dorado County Subdivision Zoning Ordinance.

**Other Issues:**

*Conditions of Approval*

Included as Attachment 1, the parcel map time extension is subject to the original conditions of approval. Additional conditions from the County Surveyor's Office and Planning Services are also incorporated, depicted with underlines. The sequencing of the original conditions of approval is shown with a ~~strike through~~.

Note: The original Conditions of Approval were numbered incorrectly. Specifically, there was no Condition 18. This error has been corrected with this time extension application.

**ENVIRONMENTAL REVIEW**

The parcel map time extension has been deemed Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines with regards to division of residential, commercial, or industrial lands within urbanized areas in conformance with the El Dorado County General Plan and Zoning Ordinance.

**RECOMMENDATION**

Staff recommends that the Zoning Administrator:

- 1) Certify the categorical exemption determination pursuant to Section 15315 of the California Environmental Quality Act (CEQA); and
- 2) Approve the Parcel Map Time Extension based on the Conditions of Approval in Attachment 1 and Findings in Attachment 2

**SUPPORT INFORMATION**

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Attachment 3 .....	Applicant Time Extension Request
Exhibit A .....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D .....	Tentative Parcel Map

**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**

File Number P02-003E – Saratoga Commercial/Serrano Associates  
June 20, 2007 Zoning Administrator Hearing

**Standard Conditions of Approval**

1. This time extension is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibits D and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The request consists of a two (2) year time extension to an approved parcel map in accordance with Section 16.74.030 of the El Dorado County Subdivision Ordinance

**Department of Transportation**

- ~~2.1.~~ The applicant shall comply with all County requirements related to the Department of Transportation's review, including but not limited to the submittal of a site improvement/ grading plan prepared by a professional civil engineer to the department for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the *Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*" and the State of California Handicapped Accessibility Standards.
- ~~3.2.~~ The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.
- ~~4.3.~~ The project shall be subject to the County Traffic Impact fee programs. The fees shall be due upon issuance of a building permit. If prior to the application for a building permit for any of the parcels, revised fees are established, such revised amounts shall be paid.
- ~~5.4.~~ At the time of grading permit application, the applicant shall provide a soil/geotechnical report to the Department of Transportation addressing at a minimum, grading practices, compaction, slope stability of existing and proposed cut and fills, erosion potential and pavement section based on TI and R values.
- ~~6.5.~~ The final parcel map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Said easements shall be irrevocably offered to the County.

- ~~7.6.~~ Drainage maintenance shall be the responsibility of the parcel owners. All easements for drainage easements shall be offered to the County of El Dorado for rejection, and simultaneously offered to the parcel owners' association with the filing of the parcel map.
- ~~8.7.~~ The project drainage plan shall coordinate future surface and subsurface drainage of all development with the proposed Saratoga Way drainage system to the satisfaction of the Department of Transportation.
- ~~9.8.~~ The developer shall place the following note of the final parcel map:  
  
"The parcels created by this map are created for sale and financing purposes only. No building permit or similar ministerial permit will be issued without the approvals required by Chapter 17.74 (Design Review Districts) of the County Code".
- ~~10.9.~~ A note shall be placed on the final parcel map that access to Saratoga Way, Finders Way and Arrowhead Drive is restricted and that access encroachment location(s) to said County roads will be determined through the approval of subsequent development applications for the parcels created by this map.
- ~~11.10.~~ The developer shall record a mutual access easement on Parcels 1, 2 and 3 for the purpose of assuring internal circulation from parcel to parcel without the requirement to enter the public right-of-way to move from parcel to the other.
- ~~12.11.~~ As provided by the El Dorado Hills Road Improvement fee program, the final parcel map shall reserve a strip of land approximately 30 feet in width for the construction and maintenance of a sound wall along the northerly property line of Parcel 1, 2 and 3, together with a construction and maintenance access easement from the adjacent public roadway, or an alternative arrangement, all to the satisfaction of the Department of Transportation. Similarly, the final parcel map shall reserve a strip of land approximately 15 feet in width and 110 feet long for the construction and maintenance of a sound wall along the northerly portion of the westerly side of the proposed right-of-way for Arrowhead Drive. Prior to the final parcel map, the applicant shall execute a document providing for the right of entry that will allow construction of the sound wall as necessary by the County of El Dorado in order to advance a public project.
- ~~13.12.~~ As provided by the El Dorado Hills Road Improvement fee program, the developer shall reserve the right-of-way for road and all public purposes sufficient to accommodate Saratoga Way as a four-lane roadway, and a re-aligned Arrowhead Drive as a standard two lane roadway, including curb gutter and sidewalk to the satisfaction of the Department of Transportation. Prior to filing the parcel map, the applicant shall execute a document providing for the right of entry that will allow construction of the road improvements as necessary by the County of El Dorado in order to advance a public project.

Pursuant to *Policy 3.2.1.3* of the *1996 General Plan*, the strip of land along the existing Saratoga Way that would be necessary to widen Saratoga Way to four lanes along the existing alignment shall be offered for dedication by the developer to the County. The balance of the reserved area described in the above paragraph will be acquired by the County as part of the El Dorado Hills Boulevard Interchange project right-of-way acquisition.

Note that future discretionary applications for these parcels may be required to dedicate additional right-of-way to accommodate a left turn lane in Saratoga Way for site access purposes.

~~14.13.~~ Traffic studies will be required for any future development proposals concerning the parcels created by this parcel map. Said individual traffic studies shall include an analysis of both on- and off-site impacts from the proposed development of the parcels created by this parcel map. All applicants shall be required to mitigate any impacts identified in the traffic studies to the satisfaction of the Department of Transportation.

~~15.14.~~ A “Notice to Property Owners” shall be recorded in the chain of title of each parcels created by this parcel map at the time the map is recorded. The Notice shall state:

Any applicant submitting a development proposal for this property will be required to prepare traffic study to evaluate the project’s traffic impacts on the surrounding road network. Based on a Traffic Report by Prism Engineering dated June 26, 2003, there is currently a Level of Service “F” (LOS F) condition at El Dorado Hills Boulevard at the westbound Highway 50 onramp, and other intersections, and road segments are nearing LOS F. Depending upon the LOS of the area roadways at the time of development and the level of traffic impacts caused by future development, development projects on this project may be conditioned in a manner consistent with Section 66001 of the State Planning Law to build infrastructure improvement requirements, restrict occupancy of development until traffic deficiencies are rectified, or take other measures to minimize degradation of the traffic flow in the project vicinity to the satisfaction of the Department of Transportation.

~~16.15.~~ Any bonded improvements shall be completed within one (1) year filing of the parcel map.

~~17.16.~~ An easement restricting vehicular access for Parcel 1 onto Arrowhead Drive shall be shown on the parcel map. This restriction may be modified if the future development applications demonstrate to the satisfaction of the Department of Transportation that a driveway encroachment can meet County standards.

~~18.7.~~ Where the subdivider is required to make improvements on lands which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any parcel map, the subdivider shall submit the following to the Department of Transportation Director for approval:

- a. A legal description prepared civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements;
- b. Improvement plans prepared by a civil engineer of the required off-site improvements; and
- c. An appraisal prepared by a professional appraiser of the cost of the land necessary to complete the off-site improvements.

Prior to filing of a parcel map, the subdivider shall enter into an agreement, pursuant to Government Code Section 66462.5 to complete the required off-site improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of the County Counsel.

#### **Fire District**

19. Fire hydrant(s) shall be installed for any development on the proposed parcels, in compliance with the provisions of the U.F.C Section 10.301(c), in a location acceptable to the El Dorado Hills Fire Protection District. A letter of compliance with the condition shall be submitted by the fire district to the Surveyor's Office at the time of filing the parcel map.

#### **Planning Services**

20. Domestic water shall be supplied by public entity with a minimum six inch (6") water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the parcel map.
21. A Notice of Restriction on the designated remainder parcel shall be filed with the map, pursuant to Government Code 66424.6. No building permits shall be issued until a Certificate of Compliance, Parcel Map, or Final Map is approved and filed with the County Recorder.

#### **County Surveyor**

22. Prior to filing of a parcel map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: a) Pay the assessment or bond in full; b) File the security with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for



- the segregation of bond assessment responsibility, pursuant to Government Code Section 66493 (d).
23. All survey monuments must be set prior to filing the Parcel Map
  24. Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Department and the County Surveyor's Office prior to filing the Parcel Map.
  25. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

# ATTACHMENT 2

## FINDINGS

File Number P02-003E – Saratoga Commercial/Serrano Associates  
June 20, 2007 Zoning Administrator Hearing

### FINDINGS FOR APPROVAL

#### 1.0 CEQA FINDING

- 1.1 The parcel map time extension has been deemed Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines involving division of residential, commercial, or industrial lands within urbanized areas in conformance with the El Dorado County General Plan and Zoning Ordinance.

#### 2.0 ADMINISTRATIVE FINDINGS

##### 2.1 General Plan

The General Plan Land Use Map designates the subject site as Commercial. The proposed parcels are located in an area that has an available infrastructure in place to support future development, subject to a Design Review permit application.

The western portion of Parcel 3 and the Remainder Parcel has a zoning of One-family Residential (R-1) which does not conform to the Commercial designation under the General Plan Land Use Map. Despite the inconsistency, no development is proposed with the tentative map and each lot meets the minimum parcel size required under each Zone District. Furthermore, as part of any future development permit application on Parcel 3, a rezoning consistency to Planned Commercial (CP) would be required.

##### 2.2 Zoning Code

The subject site has a split zoning designation of Planned Commercial-Design Community (CP-DC) and One-family Residential (R1). The proposed parcels meet the required lot standards under each Zone District.

##### 2.3 Subdivision Ordinance

- A. That the proposed map is not consistent with applicable general and specific plans;

*The proposed time extension to an approved map would create parcels anticipating future commercial development consistent with the El Dorado County General Plan.*

- B. That the design or improvement of the proposed division is not consistent with applicable general and specific plans;

*The proposed parcel map has been designed in conformance with the commercial lot standards. Specifically, the parcels meet the minimum lot size, width, configuration, and would have direct access off Saratoga Way.*

- C. That the site is not physically suitable for the type of development;

*The site is physically suitable for future development. The site contains mild rolling terrain with a natural drainage towards the wooded swale area in the middle of the parcel. Future commercial development of the site shall be further reviewed for proper design, layout, and improvements in conformance with the applicable County and agency standards.*

- D. That the site is not physically suitable for the proposed density of development;

*The proposed parcels are physically suitable to accommodate future commercial development. The site contains mild rolling terrain with a natural drainage towards the middle of the parcel. Development of the site shall be reviewed and verified for proper design, layout, and improvements in conformance with the applicable County and agency standards.*

- E. That the design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

*The parcel map has been designed to avoid environmental impacts. Future development and improvement of the site would be subject to permits and environmental review by the County and affected agencies.*

- F. That the design of the division or the type of improvements is likely to cause serious public health hazards;

*The parcel map would create four legal contiguous lots in conformance with the County standards. Future development and improvement of the site would be subject to permits and review by the County and affected agencies to ensure orderly and safe development.*

- G. That the design of the division or the improvements is not suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;

*The design of the parcel map conforms to the requirements of Section 4291 of the Public Resources Code involving prevention of brush fire on site. Future development the site would be reviewed for conformance for on-site*

*fire suppression and emergency access and circulation by the El Dorado Hills Fire Protection District.*

- H. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

*Necessary utility easements are depicted on the parcel map and shall be further verified by the County Surveyor's Office at the time of filing of parcel map. Additional easements would be required during review of future discretionary development permit, as deemed necessary.*