



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

ZA 3-18-20
Item 4.a.
11 pages

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DATE: March 18, 2020

TO: Anne Novotny, Zoning Administrator

FROM: Melanie Shasha, Associate Planner, Planning and Building

RE: Parcel Map Additional Condition of Approval, P18-0005

This application is a parcel split to create 4 parcels. Parcels 1, 2 and 3 will be zoned Open Space (OS) and Parcel 4 will be zoned Valley View-Estate Residential large lot (VV-ERLL). The residential parcel may be developed in the future with one (1) single family dwelling with the development of one (1) driveway currently proposed in two locations. During the public comment period emails were received with several questions and concerns. To address these, the applicant has proposed an additional condition of approval.

The three emails from two neighboring properties (attached) voiced some clarifying questions and had the following concerns:

1. Blasting and grading from the development of this lot will adversely affect the existing structures and wells.
2. Migration of animals due to construction, and
3. Concerns about additional future development.

As a result of these comments, the following additional Condition of Approval is proposed as Condition Number 8:

The applicant shall add the following information as a note on the parcel map for filing: "If site improvements are to include either blasting activities or development of driveway option number 2, the applicant shall ensure that such blasting and grading activities are conducted in compliance with Federal, State and Local regulations. The applicant shall notify the Marble Mountain Homeowners Community Services District in advance of permitting of such activities. Evidence of notification shall be provided with the first development application to Planning and Building."

CC: File
East Ridge Investors, LLC
Mary Lusi
Mr. Blanning
Mrs. Blanning

Attachments Three (3) public comments

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8 pages



Melanie Shasha <melanie.shasha@edcgov.us>

Impact Question

17 messages

Mary <compit1@yahoo.com>
To: "melanie.shasha@edcgov.us" <melanie.shasha@edcgov.us>

Tue, Mar 3, 2020 at 9:36 AM

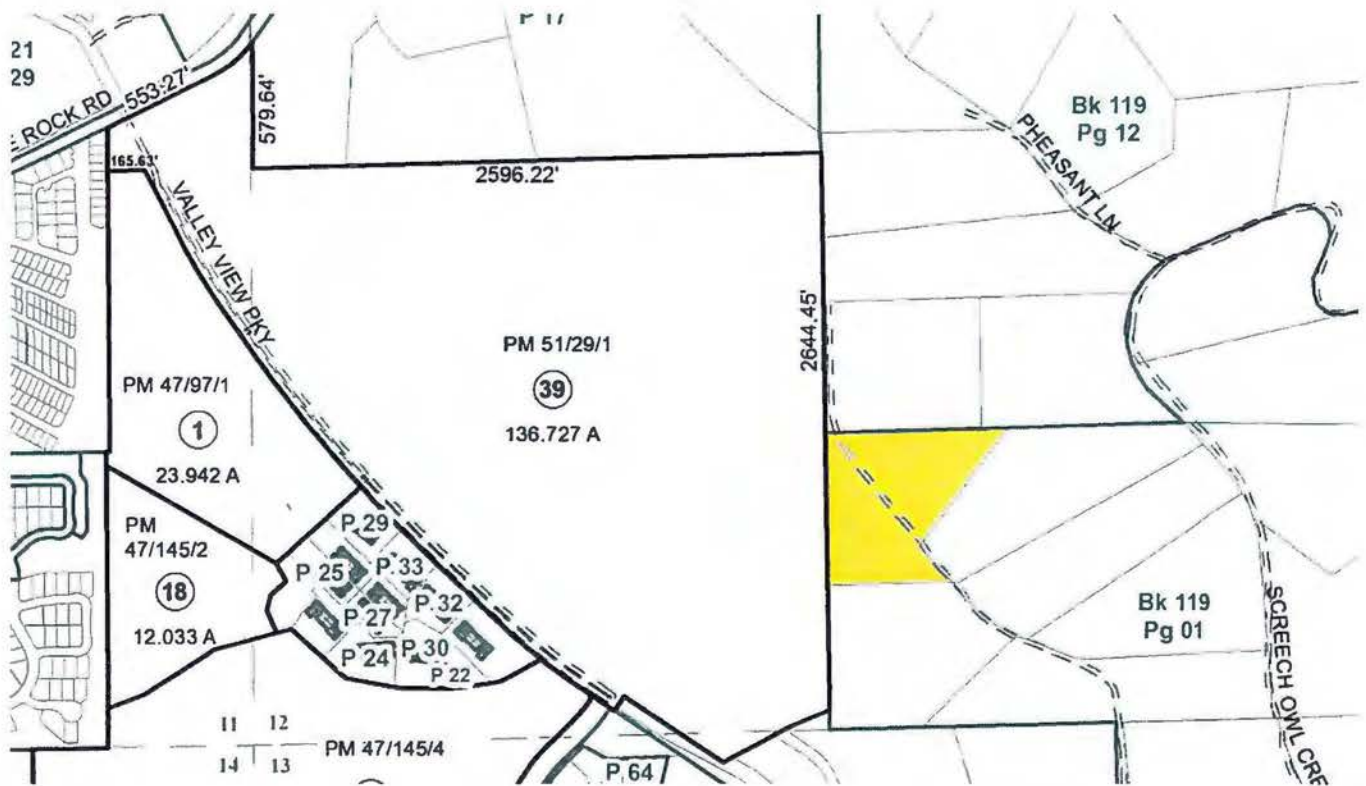
Hi

Our property adjoins the parcel to be discussed March 18th.

Can you please email me a link to the Tentative Parcel Map P18-0005/White Rock Village

Thanks

Mary Lusi
916-835-4026



Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Tue, Mar 3, 2020 at 11:33 AM

Hi Mary,

All the materials for the project can be found on the Trakit website. You do not need to create a user name and password. I have attached the instructions for searching for a project. This projects' number is: P18-0005.

The tentative parcel map is also attached.


Melanie Shasha
Associate Planner

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melanie.shasha@edcgov.us

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 **Exhibit H-Tenative Parcel Map.pdf**
2146K

Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Tue, Mar 3, 2020 at 12:53 PM

Thanks so much. I am concerned about my well and the impending construction. Our well is in the far South West corner of our property and butts up to the planned construction area.....

It has been in place for over 40 years with no issues. Is there any to insure that the construction won't disrupt our water?

Thanks

Mary Lusi
916-835-4026

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Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Tue, Mar 3, 2020 at 1:23 PM

The new lot will is zoned for single-unit residential and is required to get municipal water and sewer; no well will be used. I have attached the grading plan (it's quite a large file) which shows the location of grading for sewer/water and a possible driveway no closer than 200 feet from the southwest corner of your property. You can also see on this map the Primary Building Area where the residence can be located.

Melanie Shasha
Associate Planner

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 **Exhibit I-Preliminary Grading & Drainage Plan.pdf**
4693K

Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Tue, Mar 3, 2020 at 2:14 PM

Thank you. One more question. Is there a provision to maintain the current, or a new, fire road between the new development and our open land??

Thanks

Mary Lusi

[Quoted text hidden]

Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Tue, Mar 3, 2020 at 2:21 PM

Hi Mary

That road is not a part of this project. There is no proposed access from this property through that road. The access is only from Valley View Parkway.

Melanie Shasha
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[Quoted text hidden]

Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Tue, Mar 3, 2020 at 2:31 PM

so the fire break road along our joint property line remains?

[Quoted text hidden]

Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Tue, Mar 3, 2020 at 2:38 PM

No changes are proposed to that road. No part of it is within this project and there is no proposed access to it.

Melanie Shasha
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[Quoted text hidden]

Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Tue, Mar 3, 2020 at 3:26 PM

one more question. is blasting approved for land clearing????

[Quoted text hidden]

Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Tue, Mar 3, 2020 at 3:29 PM

The specific grading plans and methods for the house and utilities have not been submitted. It would probably depend on the soil type and presence of bedrock or boulders. Blasting specifically has not been proposed or approved.

Melanie Shasha
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[Quoted text hidden]

Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Tue, Mar 3, 2020 at 3:31 PM

thank you

[Quoted text hidden]

Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Thu, Mar 5, 2020 at 10:56 AM

Trying to understand 2 things:

What is "Proposed Zoning 4"?
What does "Transition Open Space" mean?

Thanks

Mary Lusi

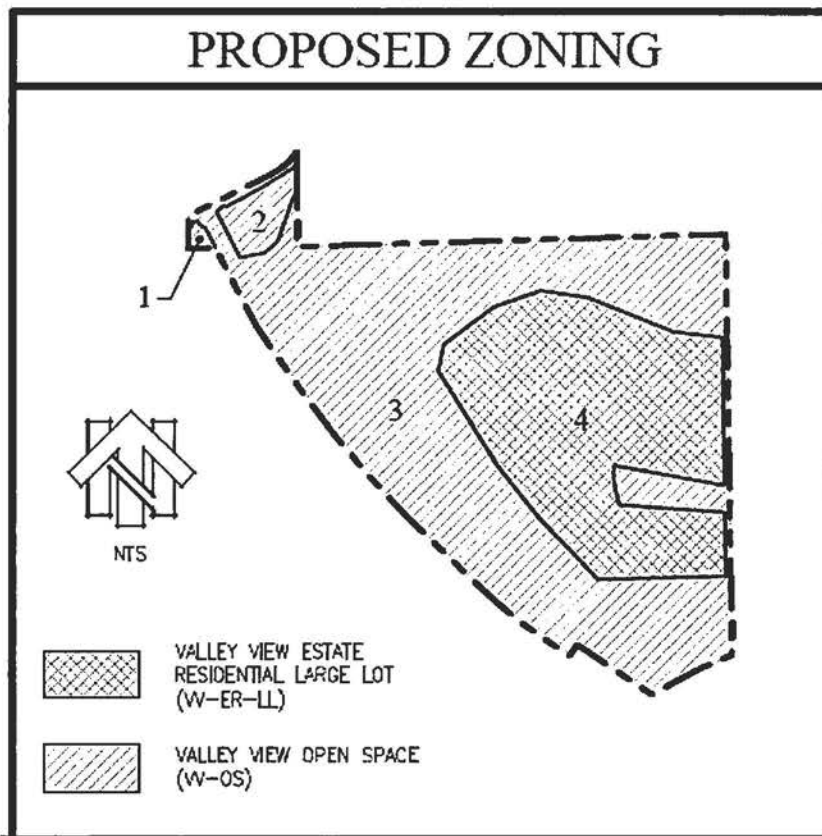
[Quoted text hidden]

Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Thu, Mar 5, 2020 at 4:35 PM

The proposed zoning on lot 4 is Valley View Estate Residential Large Lot, which is consistent with the Valley View Specific Plan. I have included the graphic you are referring to.

Transitional Open Space is on Lot 4 but is outside the building envelope and cannot be built on. It is more fully described in the Specific Plan but includes some vegetation removal for fire protection but should remain open and natural.



Melanie Shasha
Associate Planner

County of El Dorado

3/12/2020

Edcgov.us Mail - Impact Question

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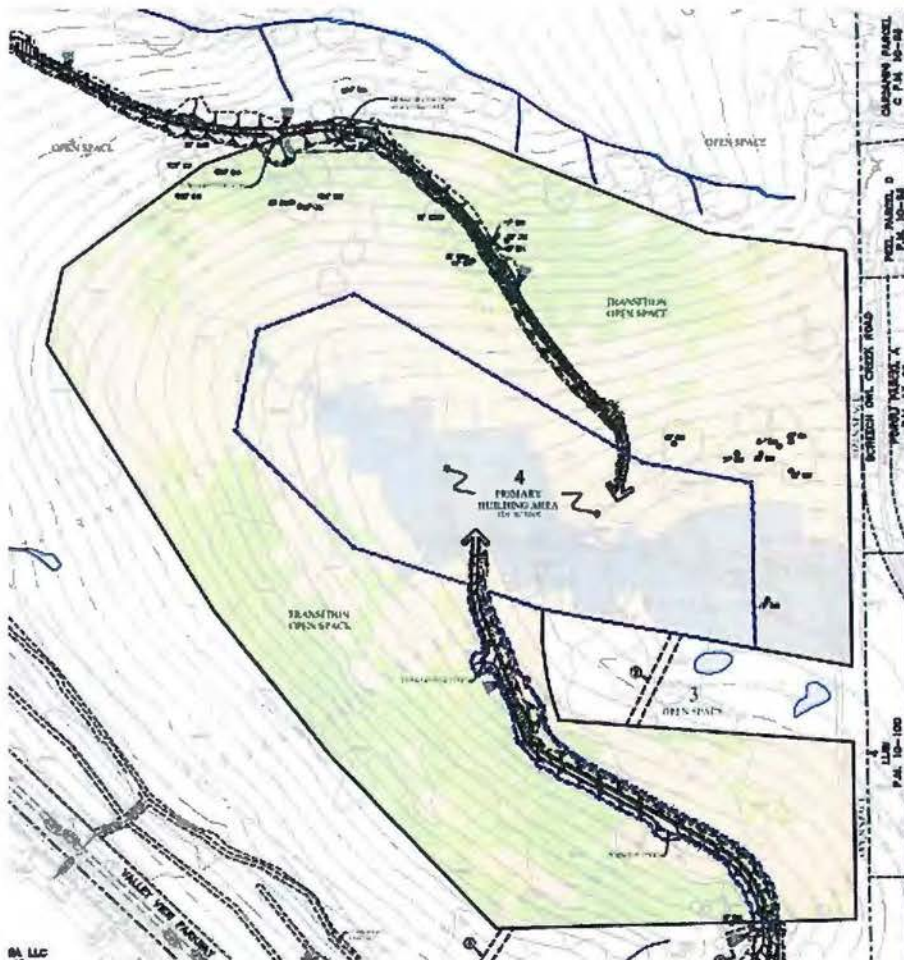
Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Thu, Mar 5, 2020 at 5:33 PM

So I am clear they are building in the blue outlined area marked "4 Primary Building Area" and all else will be open space?

Sorry I don't know what is the size of Residential Large Lot? How many homes will there be?

Thanks for your patience.



[Quoted text hidden]

Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Fri, Mar 6, 2020 at 9:14 AM

Hi Mary

In the attachments to the staff report is a "Valley View Unit Buildout Reconciliation" table. It shows that there is a single house proposed for this lot.

Melanie Shasha
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[Quoted text hidden]

Mary <compit1@yahoo.com>
To: Melanie Shasha <melanie.shasha@edcgov.us>

Fri, Mar 6, 2020 at 9:29 AM

I'm confused all this for a single home?

[Quoted text hidden]

Melanie Shasha <melanie.shasha@edcgov.us>
To: Mary <compit1@yahoo.com>

Fri, Mar 6, 2020 at 9:44 AM

Correct. The developer, to comply with the Specific Plan, must divide the larger parcel into open space parcels and a residential parcel.

These large planned developments often take decades to be fully divided and developed. This specific plan was adopted in 1998.

You can find the specific plan here: <https://www.edcgov.us/government/planning/specific%20plans/documents/ValleyViewSP.pdf>

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3/12/2020

Edcgov.us Mail - Impact Question

[Quoted text hidden]

3/5/2020

Edcgov.us Mail - White Rock Village

ZA 3-18-20
Item 4.a.



Melanie Shasha <melanie.shasha@edcgov.us>

White Rock Village

1 message

Sandra Blanning <sanlynb@sbcglobal.net>
To: melanie.shasha@edcgov.us

Thu, Mar 5, 2020 at 2:20 PM

To Whom It May Concern,

Our property appears to be safe from building at the moment. However, I am concerned about our water source, grading, possible blasting, and construction dust possibly containing asbestos as we are right above said project. How do we make sure that the integrity of our well, home (for example, damage to the foundation, beams, and walls due to construction) and other building structures, swimming pool, and air we breathe are not impacted by this? Our address is 4951 Screech Owl Creek Road, El Dorado Hills, CA 95762.

Also, the letter I received stated that this project is exempt from the California Environmental Quality Act....Why???

If possible, may I have access to a map that shows more of what is below our property. They are building another home below us and we received no notice that they were extending the building area above what they have completed.

Thank you,
Sandra Blanning



Melanie Shasha <melanie.shasha@edcgov.us>

March 18 public hearing on Tentative Parcel Map P18-0005/White Rock Village

Bruce Blanning <blanning@cwo.com>
To: melanie.shasha@edcgov.us

Wed, Mar 11, 2020 at 6:48 PM

Ms. Shasha -- I have a few concerns and questions regarding the proposal described in Tentative Parcel Map P18-0005/White Rock Village which is scheduled for public hearing on March 18. My name is Bruce Blanning and I live at 4951 Screech Owl Creek Road, just east of the proposed project. Thank you for responding to the previous email from my wife Sandra Blanning. My additional questions and concerns are listed below. A response would be appreciated.

1. As I understand it, the proposal is to build one single residential dwelling on a 12 acre portion of Lot 4 and the only access will be from one or two driveways off of Valley View Parkway. There will be no other structures. Is that correct?
2. Lots 1, 2, and 3 are Open Space, and 36 of the 48 acres in Lot 4 are Transitional Open Space, which means no development or construction at those locations, now or in the future, except for the two driveways. Is that correct?
3. If there is a proposal in the future to build additional residences (or structures of any type) on Lot 4, will that require rezoning, approvals, hearings, environmental clearance, or other procedures? Will homeowners in the area, such as us, be informed in advance of such proposals?
4. Regarding the two driveways, are they both at ground level, without culverts, bridges, or tunnels? As vehicles will be using the driveways, going uphill during and after construction, what provisions are being made for noise mitigation for homes above the driveways and the proposed residence?
5. During construction, what provisions are being made for noise abatement, dust, and asbestos? We are also concerned about rattlesnake containment. In recent years, construction down the hill (west) from our property has consistently driven rattlesnakes up hill toward our property and our neighbors. Last year, we killed ten rattlesnakes on our property, an all time high for us. Unfortunately, one of those snakes bit our dog, which cost us \$1800 in vet bills to save him. There are ways to contain or capture rattlesnakes during construction.
6. Will there be any water storage facilities, such as above ground tanks or drilling of wells?
7. Are there any plans for blasting or other disruptive construction procedures which could affect building foundations or supports or wells in the area? If blasting is not approved now, would it require a permit and public hearing if there is any such plan proposed in the future?
8. If the project is exempt from CEQA Guidelines, why is the first proposed action at the hearing to request that the Administrator "find" that it is exempt?
9. Thank you in advance for responding to these questions and concerns. Will this email be considered "written correspondence" and be part of the record at the March 18 public hearing, or do I need to submit an additional document prior to or at the hearing?

Bruce Blanning

blanning@cwo.com

(916)718-1338