

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



Agenda of: July 14, 2022

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP / PLANNED DEVELOPMENT PERMIT/ REZONE

FILE NUMBERS: TM05-1402, PD05-0015, Z05-0018/Cheplick Tentative Map

**OWNER/
APPLICANT:** Wally Cheplick

AGENT: CTA Engineering/Dave Crosariol

REQUEST: The project consists of the following requests:

1. Rezone from Residential Estate Ten Acres (RE-10) to Residential One Acre-Planned Development (R1A-PD);
2. Planned Development Permit for the proposed subdivision as required by the Bass Lake North Specific Plan;
3. Tentative Subdivision Map dividing a 10-acre site into 7 lots including 5 residential lots and 2 landscape lots.

LOCATION: The project site is located within the Bass Lake Hills Specific Plan (BLHSP), north of U.S. Highway 50 and east of Bass Lake Road, in the unincorporated community of El Dorado Hills. (Exhibit A)

APN: 119-090-021 (Exhibit B)

ACREAGE: 10.0 acres

GENERAL PLAN: Adopted Plan (AP)-Bass Lake Hills Specific Plan (Exhibit C)

ZONING: Residential Estate-10 acres (RE-10) (Exhibit F)

ENVIRONMENTAL DOCUMENTS: Previously certified Bass Lake Road Study Area (BLRSA) Program Environmental Impact Report (EIR) (State Clearing House (SCH) No. 90020375)

and Addendum to the BLRSA Program EIR
(November 7, 1995) (Exhibit L)

RECOMMENDATIONS: Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:

1. Find the project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 (Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (State CEQA Guidelines);
2. Approve Z05-0018 rezone the project parcel from RE-10 to R1A-PD;
3. Approve Planned Development Permit PD05-0015; and
4. Approve Tentative Subdivision Map TM05-1402 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

This project proposes a Tentative Subdivision Map, a Rezone and a Development Plan. The Tentative Subdivision Map would allow the division of a 10.0-acre parcel into seven (7) lots including five (5) residential lots, ranging in size from 1.22 acres to 3.06 acres and two (2) landscape lots (Lot A: 11,500 square feet and Lot B 12,435 square feet). Access to the project would be from Tierra De Dios Drive, a County maintained road. The project parcel is presently zoned RE-10 (Exhibit F), with a General Plan Land Use designation of AP (Exhibit C). The proposed rezone would change the zoning from RE-10 to R1A-PD (Exhibit G). With the proposed rezone, the proposed parcels are of sufficient size. Staff has determined that the proposed project is consistent with the AP land use designation and proposed zone, as well as other applicable El Dorado County General Plan policies, Specific Plan requirements, and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT DESCRIPTION

The Cheplick Tentative Subdivision Map would include approval of a Tentative Map to subdivide a 10-acre site into five (5) single-family lots and two (2) landscape lots and rezone from RE-10 to R1A-PD. The proposed unit density of the project (approximately 1.67 dwelling units per acre) is within the allowable density range for the R1A-PD zone. Landscape lots A and B have been incorporated into the project for purposes of preserving many of the on-site oak trees.

Vehicle access to the project site would be provided via Tierra de Dios Road (formerly Morrison Road), which runs through the existing parcel and is a County-maintained road. Tierra de Dios Road was previously dedicated to the County by the current landowners as a 60-foot right of way. This roadway has been constructed with 12-foot travel lanes, 4-foot bikes lanes, a roadside ditch, and no curb and gutter. The project proposes to widen the asphalt section of Tierra de Dios Road from 32 feet to 36 feet with a 6-foot meandering walk on the westerly side of Tierra de Dios Road.

The existing drainage easements, storm drainage system, roadside ditches and embankments will remain as constructed along Tierra de Dios Road.

Each lot will have its own public water and public sewer service connection. Each house will connect their sewer to an individual private sewer pump line located in their common driveways. The proposed pump sewer lines will connect to the proposed 6-inch gravity sewer line extension in Tierra de Dios Road. Water meters will be installed on Tierra de Dios Road. The project will include an extension of a 6-inch sanitary sewer line (gravity and pumped), and an 8-inch water line in Tierra de Dios Road. The proposed sewer extension will connect to an existing manhole approximately 50 feet from the property boundary to the southeast on Tierra de Dios Road. The waterline will connect at the southeasterly property boundary and complete a loop at the existing 25-foot utility and access easement to El Dorado Irrigation District (EID) water tank property.

The project is proposed to be developed in three (3) phases as shown on the Large Lot and Phasing Plans (Exhibit I). The initial phase will develop Large Lot 1 into one (1) large lot north and partially south of Tierra De Dios Road, and one (1) large lot on south of Tierra de Dios Road. Phase 2 will develop Large Lot 1 into two (2) residential lots. Phase 3 will develop Large Lot 3 into three (3) residential lots. The existing residence on proposed Large Lot 1 will remain until the final Phase 2 is developed. Improvements within the common driveways will be maintained by a joint driveway maintenance agreement.

BACKGROUND

The BLRSA Final Environmental Impact Report was certified by the Board of Supervisors on March 17, 1992. Subsequently, the Bass Lake Hills Specific Plan (BLHSP) and Addendum to the BLRSA Final Program EIR were adopted by the El Dorado County Board of Supervisors on November 7, 1995.

Two (2) CEQA documents relevant to the proposed project site have been previously prepared and certified. The documents are described in further detail below.

Bass Lake Road Study Area Program EIR

El Dorado County circulated a Notice of Preparation (NOP) for the BLRSA Program EIR on April 20, 1990. Comments were received and the NOP public comment period closed on May 25, 1990. In June 1991, El Dorado County released the Draft Program EIR (SCH #1990020375). Numerous comment letters were received. The Final Program EIR was adopted in January 1992 and certified by the El Dorado County Board of Supervisors on March 17, 1992. The Program EIR included evaluation of nine (9) residential Tentative Maps, along with additional area-wide development consistent with the then-current "Reduced General Plan" scenario. The densities evaluated in the Program EIR would have yielded development of a maximum of 2,847 dwelling units (du) on approximately 1,223 acres and included mitigation measures to reduce impacts; however, impacts to the following areas were determined to remain significant and unavoidable, even after mitigation: vegetation and wildlife; land use; population and housing; traffic; utilities (water); public services (fire and schools); and visual and aesthetic resources.

As mentioned above, pursuant to State CEQA Guidelines Section 15150, the BLHSA Final Program EIR is hereby incorporated by reference.

Addendum to Bass Lake Road Study Area Program EIR (Bass Lake Hills Specific Plan)

Three (3) years after the BLRSA Program EIR was certified, an Addendum was prepared for the BLHSP as part of the approval of the BLHSP, which covered a nearly identical geographic area. The BLHSP and Addendum were approved in November 1995. During the original hearing process for the BLHSP, the General Plan Update project description became more defined. On December 8, 1992, the Board of Supervisors directed the Planning Department to incorporate “Alternative 3A” into the General Plan Project Description and to revise the draft BLHSP to be consistent with that land use scenario. Accordingly, the BLHSP included a range of densities from one (1) du per five (5) acres to four (4) du per acre, with a maximum yield of 1,458 dus. The Addendum analyzed the residual impacts of the BLHSP, with the reduced development of 1,458 du on approximately 1,196 acres, and identified any further mitigation necessary in relation to the BLRSA Program EIR. Based on the analysis within the Addendum, the determination was made that new or substantially more severe environmental impacts would not occur as a result of the BLHSP.

As mentioned above, pursuant to State CEQA Guidelines Section 15150, the 1995 Addendum to the BLRSA Final Program EIR is hereby incorporated by reference.

The BLHSP is unique from other specific plans in the County, in that the Plan area is not owned by a single entity. As a result, multiple Development Agreements, which expired on September 19, 2016, were entered into with individual landowners and the County. Of the 88 parcels in the Plan area, 42 had an associated Development Agreement. The project parcel was not associated with or encumbered by a Development Agreement.

The County has approved four Tentative Subdivision Maps within the BLHSP (see Table 1), allowing for the development of 309 residential lots within the BLHSP area.

Table 1. Approved Subdivisions

Project Name	Project Number	Approved Residential Lots	Status
Bass Lake North	TM14-1522	90	Approved (pending final)
Bell Ranch	TM96-1321	70	Finaled
Bell Woods	TM01-1380	58	Finaled
Hawk View	TM00-1371	114	Finaled
Hollow Oak	TM94-1290	99 (three units)	Finaled

Current Setting

The project site consists of grassland interspersed with various rock outcroppings and scattered oak trees. Located at the upper portion of the property is a mobile home residence, an outbuilding, a

communication tower, and an existing well and septic leach field (Exhibit H). Current Land Use Information for the Project Site, below. Surrounding land uses include single-family residences to the north, south, and west; Bell Ranch subdivision to the east; and unoccupied land with EID water storage tanks to the east (Table 2).

Table 2. Adjacent Land Use Designations and Uses

Subject Property	Existing Use	General Plan	Zoning
North	Residential	Adopted Plan-Bass Lake Hills Specific Plan (AP-BLHSP)	Residential Estate-10 acres (RE-10)
South	Residential	AP-BLHSP	RE-10
East	Utilities and Residential (under construction)	AP-BLHSP	RE-10, and Single Unit Residential-Development Plan(R1-PD)
West	Residential	AP-BLHSP	RE-10

Agency Comments

The project was distributed to various El Dorado County, local, and state agencies and departments for review and comment. In response, comments were received from EID, El Dorado Hills Community Services District (EDHCSD), El Dorado Hills Fire Department, Pacific Gas & Electric (PG&E), LAFCO and the following El Dorado County departments: Air Quality Management District (AQMD), Department of Transportation (DOT), Environmental Management, Surveyor’s Office, and the County’s Stormwater Program. Comments have been incorporated as project conditions.

ENVIRONMENTAL REVIEW

The proposed project is a residential project that was analyzed in the certified BLHSP EIR (SCH 90020375) (Exhibit K). The proposed rezone, planned development and tentative subdivision map would allow residential development consistent with the adopted specific plan. No new information that was not known and could not have been known at the time the EIR was certified has since become available. This Rezone, Planned Development and Tentative Subdivision Map is consistent with and is statutorily exempt in accordance with CEQA Guideline Section 15182 (Residential Projects Pursuant to a Specific Plan). No further environmental analysis is necessary.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the project is exempt from CEQA. A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Conditions of Approval Findings

Exhibit A	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	BLHSP Area Map
Exhibit D	General Plan Land Use Designation Map
Exhibit E.....	BLHSP Land Use Map & Diagram
Exhibit F	Current Zoning Map
Exhibit G	Proposed Zoning Map
Exhibit H	Aerial Map
Exhibit I.....	Cheplick Tentative Subdivision Map
Exhibit J.....	EID Facilities Improvement Letter
Exhibit K	BLHSP Draft Environmental Impact Report