

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



Agenda of: January 12, 2023

Staff: Corinne Resha

TENTATIVE SUBDIVISION MAP REVISION

FILE NUMBER: TM-R22-0001/ Bass Lake Estates

APPLICANT/OWNER: Terra Investments, LLC

AGENT: CTA Engineering and Surveying

REQUEST: Revision to the approved Bass Lake Estates Tentative Subdivision Map TM06-1420 to add a Phasing Plan (two (2) phases) in accordance with El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes.

LOCATION: East side of Bass Lake Road, approximately 427 feet south of the intersection with Clemson Drive, in the Cameron Park area, Supervisorial District 2. (Exhibit A)

APN: 115-030-006 (Exhibit B)

ACREAGE: 7.45 acres

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

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

ENVIRONMENTAL DOCUMENT: Addendum to the adopted 2008 Initial Study/Negative Declaration

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

1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Negative Declaration and adopt the Addendum to the existing Initial Study/Negative Declaration, originally adopted by the Board of Supervisors on February 12, 2008; and

2. Approve TM-R22-0001 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of the proposed Tentative Map Revision would add a phasing plan to the previously approved Bass Lake Estates Tentative Subdivision Map. The project was originally approved in 2008 as the following applications: TM06-1420, Z06-0028, and PD06-0020. The Tentative Subdivision Map would maintain consistency with the General Plan, Subdivision Ordinance, and Zoning Ordinance.

BACKGROUND

The existing approved Bass Lake Estates Tentative Subdivision Map (TM06-1420) was conditionally approved by the Board of Supervisors on February 12, 2008, along with a Rezone (Z06-0028) and a Planned Development (PD06-0020). The approved subdivision consisted of 36 residential lots ranging in size from 2,795 to 5,665 square feet (Exhibit E). Consistent with Section 120.74.020(A) of the County's Subdivision Ordinance, the expiration of the approved tentative map was set at February 12, 2011 (36 months from the date of approval).

State legislation affecting the Subdivision Map Act (SMA) (California Government Code) Sections 66452.22 (Assembly Bill AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) automatically extended the expiration date to February 12, 2017. On July 27, 2017, the Planning Commission approved the requested six (6) one-year time discretionary extensions, bringing the current expiration date to February 12, 2023.

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.

Project Description

A request to add a phasing plan to the approved Bass Lake Estates Tentative Subdivision Map for phasing and financing purposes (Exhibit F), in accordance with El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1. Phase 1 of the development would encompass 2.63 acres of open space. Phase 2 would include the previously-approved 36 residential lots, the internal roadway, and frontage improvements along Bass Lake Road. Addition of the phasing plan is required in order to accommodate potential future approval of a large lot final map, creating four (4) large lots as shown on Exhibit F and the subsequent approval of a small lot final map.

Note that the Planning Services Division is currently processing a request from the applicant for a large lot final map (TM-F22-0016, submitted on November 15, 2022). The phasing plan would need to be approved by the Planning Commission in order for the large lot final map to move forward for consideration of approval by the Board of Supervisors in early February 2023. The applicant has filed the large lot final map application with the intent to extend the expiration date of the approved

Bass Lake Estates Tentative Subdivision Map (TM06-1420) as there are no additional discretionary time extensions available.

Consistency

Tentative Subdivision Maps are required to be consistent with the applicable policies of the General Plan, provisions of the Subdivision Ordinance, and compliance with 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, and oak resource 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 Resources 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. Condition of Approval #1 (Project Description) would be revised to include details of the proposed Phasing Plan with the balance of the original conditions remaining the unchanged.

Environmental Review: An Addendum to the 2008 Initial Study/Negative Declaration (2008 IS/ND) has been prepared analyzing the proposed project (Exhibit G). The analysis includes a summary of the conclusions of the 2008 IS/ND and a discussion of how the proposed revision would not alter those conclusions. The Addendum also includes a discussion of the requirements for preparation of an addendum or a subsequent or supplemental document. Based on the information included in the Addendum, preparation of a subsequent or supplemental IS/ND is not required.

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.....Approved Tentative Subdivision Map
Exhibit F.....Proposed Revised Tentative Subdivision Map
Exhibit G.....Proposed Addendum to the Initial Study and Negative
Declaration