

# 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](mailto:bldgdept@co.el-dorado.ca.us)  
PLANNING (530) 621-5355 / (530) 642-0508 FAX  
[planning@co.el-dorado.ca.us](mailto: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](mailto:tahoebuild@co.el-dorado.ca.us)  
Counter Hours: 8:00 AM to 4:00 PM

**To:** Board of Supervisors **Agenda of:** December 8, 2009

**From:** Jonathan Fong, Planning Services

**Date:** October 29, 2009

**RE:** Z08-0026/TM08-1476/Vista Grande Estates

---

**Recommendation:** Planning Services staff recommends the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Rezone Z08-0026 based on the findings in Attachment 2;
3. Approve Tentative Subdivision Map Application TM08-1476, subject to the conditions in Attachment 1 and to include the new condition under Planning Services as identified in the Staff memo dated October 29, 2009, based on the findings in Attachment 2; and
4. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
  - a) To reduce the road improvements on Vista Grande to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders;
  - b) To reduce the road improvements on Sierrama Drive to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; and
  - c) To allow the creation of parcels which do not front a road.

**Background:** Vista Grande Estates (“the project”) is a request for a Rezone from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and a Tentative Map to create five (5), one-acre parcels. The project was presented to the Planning Commission on February 26, 2009. The Planning Commission approved a motion to forward a recommendation of approval to the Board of Supervisors. At the April 7, 2009, Board of Supervisors hearing, the applicant requested the project be continued off-calendar to coordinate with Planning Services staff alternate mitigation measures to address rare plants on-site. Following a consultation with the California Department of Fish and Game, Planning Services, and the applicant’s biologist, the applicant has proposed a project specific Rare Plant Mitigation Plan (Exhibit A).

Discussion: The biological assessment for the project site identified the presence of five (5) of the Pine Hill Endemic Plant Species on-site (Exhibit B). As shown in the table included in the recommended new Condition below, three (3) of the five (5) rare plants found on-site are State and federally listed as endangered, rare or threatened. A species of particular concern is the Stebbins morning-glory which is a State and federally listed endangered species. The applicant has provided a conceptual grading plan (Exhibit C) which demonstrates that full avoidance of the Stebbins morning glory is feasible on the proposed lot containing the plant.

Planning Services staff is recommending that as an alternative to payment of the update Rare Plant Mitigation Fee, the project be required to participate in a Rare Plant Off-Site Mitigation Program in accordance with 17.71.010(M) of the County Code. The mitigation ratio would be 1.5:1 for the three endangered, rare or threatened species. The mule's ear mitigation ratio would be 1:1 as the plant species is not listed by State or federal agencies. As shown on Exhibit B, due to the abundance of soaproot throughout the site, the mitigation ratio would be 0.5:1 as recommended by the project biologist.

**New Condition under Planning Services:**

The project shall comply with the Ecological Preserve Mitigation program set forth in Chapter 17.71 of the El Dorado County Zoning Ordinance, based on one of the following options:

A. The applicant shall pay the required in-lieu fee in effect at the time if the County has completed an update of the fee under Subsection 17.71.220.A of the ordinance;

OR

B. If the applicant elects to record a final map for the project prior to the completion of the update of the in-lieu fee, the applicant shall be required to demonstrate compliance with the Rare Plant Off-Site Mitigation Program as shown in the table below:

Common Name	Federal	State	On-site Area (acres)	Mitigation Ratio	Total Mitigation (acres)
Stebbins morning-glory	Endangered	Endangered	0.007	1.5:1	0.011
Pine Hill ceanothus	Endangered	Rare	0.127	1.5:1	0.191
Layne's ragwort	Threatened	Rare	0.044	1.5:1	0.066
El Dorado mule's ear	Not listed	Not listed	0.120	1:1	0.120
Red Hills soaproot	Not listed	Not listed	2.266	0.5:1	1.133
<b>Total Mitigation Provided (acres)</b>					<b>1.521</b>

Planning Services shall verify compliance with the above options prior to filing the Final Map.

Attachments:

- Exhibit A: Option B Rare Plant Mitigation Plan for Vista Grande Estates
- Exhibit B: Option B Rare Plant Mitigation Exhibit Map
- Exhibit C: Enlargement of Lot 4 Conceptual Grading Plan