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TO: Board of Supervisors Agenda of: October 22, 2013

FROM: Development Services Division

DATE: September 9, 2013

RE: Z11-0007/TM11-1504/Wilson Estates: Revised Rezone Request and Lot Layout

The Wilson Estates Subdivision and Rezone to create 49 lots on 28 acres was heard by the Board of Supervisors on March 12, 2013. The subdivision is located on the north side of Green Valley Road and the south side of Malcolm Dixon Road. Due to questions on compatibility with surrounding parcel sizes, the applicant requested that the item be continued off calendar.

On August 8, 2013, the applicant requested to be rescheduled for public hearing. To address concerns about compatibility with surrounding parcel sizes, the applicant has proposed minor changes to the Tentative Map lot pattern and changes to the Rezone request.

The Rezone (and revised Tentative Map) request is now changed from rezoning the entire 28 acres from One-Acre Residential (R1A) to One-Family Residential (R1), to a request that would include leaving approximately 3.6 acres in R1A (creating 3 lots), rezoning approximately 10.9 acres to One-Half Acre Residential (R-20,000) (creating 14 lots), and rezoning 12.7 acres to R1 (creating 32 lots).

The changes to the Tentative Map lot pattern are very minor and are consistent with the Planning Commission review from December 13, 2012. The Rezone revision is also similar to that reviewed by the Planning Commission and would reduce potential density by maintaining 3.6 acres with the R1A zone and 10.9 acres with R-20,000. Pursuant to Section 17.10.040, the Board has authority to approve this revision to the Rezone request without a re-hearing by the Planning Commission.

Attached to this memo are the Revised Tentative Map, the proposed Zoning Map, and a separate exhibit showing the comparison from the original map to the Revised Tentative Map.

Minor modifications to the Findings and Conditions of Approval have been made by staff to reflect the proposed zoning and map changes. The complete set of the Findings and Conditions

of Approval, as recommended by the Planning Commission and modified by staff to reflect the proposed revisions, are provided as Attachment 4.

Staff recommends that the Board take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the Revised Conditions of Approval and Mitigation Measures in Attachment 4;
3. Approve Z11-0007 to rezone approximately 12.7 acres from One-Acre Residential (R1A) to One-Family Residential (R1) and approximately 10.9 acres from One-Acre Residential (R1A) to One-Half Acre Residential (R-20,000) of the 28.18-acre parcel (refer to Attachment 2), based on the Revised Findings listed in Attachment 4;
4. Approve Tentative Subdivision Map TM11-1504 with a phasing plan creating 49 single-family residential lots, three frontage landscape lots, one 0.65-acre public roadway lot, and two gates at the project entrances to Roads B1 and D based on the Revised Findings and subject to the Revised Conditions of Approval listed in Attachment 4; and
5. Approve Design Waiver request to allow the utilization of road-side ditches and asphaltic concrete (AC) dikes in lieu of curbs and gutters based on the Revised Findings listed in Attachment 4.

ATTACHMENTS

Attachment 1Revised Tentative Map (Exhibit E); August 2013
Attachment 2Proposed Zoning Map (Exhibit O); July 2013
Attachment 3Lotting Comparison Exhibit; August 2013
Attachment 4Revised Findings/Conditions of Approval
Attachment 5CTA Engineering & Surveying Letter Requesting
Board of Supervisors Hearing; August 8, 2013