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TO: Planning Commission Agenda of: November 13, 2014

FROM: Shawna Purvines, Principal Planner

DATE: 10/20/14

RE: GOV14-0004/Finding of General Plan Consistency for County acquisition of two easements on Assessor's Parcel Number 090-430-23: A 10,959 square foot road and public utilities easement for a secondary access road ("Becken Lane"), as well as a 367 square foot temporary construction easement

Recommendation:

Planning Services recommends that the Planning Commission find that County acquisition of a secondary access and public utilities easement, including the dedication of a temporary construction easement, is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.

Project Description:

El Dorado County is proposing to acquire a 10,959 square foot road and public utilities easement over PG&E-owned property on Assessor's Parcel Number (APN) 090-430-23 (Attachments 4 and 5). The project would also include a 367 square-foot temporary construction easement (Attachments 6 and 7). The acquisition would allow the construction of a 28-foot roadway, approximately 460 feet long, for the public benefit by providing a secondary vehicular, fire and public utilities access to the 40-unit affordable workforce multifamily housing project known as Trailside Terrace approved by the County on March 21, 2011. This roadway is required in order to satisfy Condition of Approval No. 16 of authorizing Design Review No. DR11-0001-S. At PG&E's request, this easement acquisition is being made by and for the benefit of the County rather than to a private land owner.

Location and Surrounding Land Uses:

The proposed easement (“Becken Lane”) is located on the east side of Sunset Lane, approximately 700 feet south of Mother Lode Drive in the Shingle Springs area (Attachment 1). Adjacent land uses include the above described Trailside Terrace multifamily housing project to the north and a (currently vacant) residentially-zoned parcel to the south (Attachments 2 and 3).

Project APN: 090-430-23
Zoning: Residential One-Acre (R1A)
General Plan: Multifamily Residential (MFR)
Supervisory District: 2

Analysis of General Plan Consistency:

Policy 2.2.1.2 – Multifamily Residential Land Use Designation: The General Plan designates the subject site as Multifamily Residential (MFR). As stated in Policy 2.2.1.2, the purpose of the MFR designation is *to identify those areas suitable for high-density, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses) and multiplexes. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. This designation is considered appropriate only within Community Regions and Rural Centers.* The proposed easement is located within the Shingle Springs Community Region and will serve an approved 40-unit multi-family residential project on 2.98 acres, equating to a density of 13.4 units per acre. Both the proposed road and utilities easement, as well as the temporary construction easement, are required as part of this development project. Therefore, there would be no conflict with the land use designation as specified in General Plan Policy 2.2.1.2.

Policy TC-Xf – Traffic Levels of Service: requires projects that “worsen” traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed.

Discussion: The Community Development Agency – Transportation Division reviewed the proposed project and traffic impact study and determined the project, including the proposed easements, would not have a significant negative impact. Therefore, the project, as conditioned, would comply with this policy.

Policy 6.2.3.2 – Adequate Emergency Access: directs project applicant(s) to *demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.*

Discussion: The acquisition of the above easements would provide safe secondary emergency ingress/egress capabilities consistent with current Fire Safe standards. The project would be in compliance with this Policy.

ATTACHMENTS:

Attachment 1Location Map
Attachment 2General Plan Land Use Designations Map
Attachment 3Zoning Map
Attachment 4Map of Proposed Road and Public Utilities
Easement
Attachment 5Legal Description of Proposed Road and Public
Utilities Easement
Attachment 6Map of Proposed Temporary Construction
Easement
Attachment 7Legal Description of Proposed Temporary
Construction Easement