

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



Agenda of: October 12, 2017

Staff: Evan Mattes

REZONE/TENTATIVE SUBDIVISION MAP

FILE NUMBER: Z15-0003/TM15-1527/Granite Creek Subdivision

APPLICANT: Doug Granade

OWNER: Granade Family Surviving Trust

ENGINEER: Larry Patterson, Patterson Development

REQUEST:

- 1) Rezone Lots 1 through 5 and Lot 9 from Rural Lands 20-Acre (RL-20) to Residential Estate Ten-Acre (RE-10);
- 2) Tentative Map dividing the 134.05-acre property into nine residential lots ranging in size from 10.02 to 25.17 acres, plus a Road Lot "R"; and
- 3) Design Waiver of the following Design Improvement Standard Manual (DISM) standards:
 - a) Construct the road to serve Lots 9 and 10 per County Standard Plan 101 C from Brandon Rd to the existing driveway on Lot 9, a hammerhead turnaround at the driveway, and a 12-foot minimum road width with 1-foot shoulders on each side from the turnaround to Lot 10 property line, in lieu of Standard Plan 101 B;
 - b) Construct the road to serve Lots 1 and 9 per County Standard Plan 101 C from South Shingle Road to the roadway easement boundary, and a 12-foot minimum road width with 1-foot shoulders on each side from the "T" to Lot 9 property line, in lieu of Standard Plan 101 B; and
 - c) Allow Lot 4 a length-to-width ratio of 3.5 to 1, exceeding the standard 3 to 1 ratio maximum.

LOCATION: Northeast corner area of South Shingle Road at Brandon Road, in the Latrobe area, Supervisorial District 2 (Exhibit A)

APN: 087-310-64 (Exhibit B)

ACREAGE: 134.05 acres

GENERAL PLAN: Rural Residential (RR) (Exhibit C)

ZONING: Rural Lands Twenty-Acre (RL-20) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission recommend the following actions to the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration based on the Initial Study;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
3. Approve Z15-0003 rezoning the section of the parcel containing proposed Lots 1 through 5 and Lot 9 from Rural Lands 20-Acre (RL-20) to Estate Residential Ten-Acre (RE-10), based on the Findings as presented;
4. Approve Tentative Subdivision Map TM15-1527, based on the Findings and subject to the Conditions of Approval as presented; and
5. Approve the Design Waivers as the Findings could be made.

EXECUTIVE SUMMARY

Approval of this Rural Subdivision Map would allow the division of a 134.05-acre property into nine parcels ranging in size from 10.02 to 25.17 acres. The parcel is currently zoned Rural Lands Twenty-Acre (RL-20) and would require a rezone to Residential Estate Ten-Acre (RE-10) for Lots 1 through 5 and Lot 9 in order to approve the subdivision. The proposed parcels are of sufficient size for the proposed zone and provide sufficient grading and building area to avoid sensitive areas on site. Staff has determined that the proposed project is consistent with the Rural Residential land use designation and RE-10 zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

SITE DESCRIPTION

The project site is comprised of 134.05 acres land, currently containing an existing main house, a guesthouse with a separate access driveway, two outbuildings, and some corrals. Each of the existing residences has existing wells and septic systems. The site is within the uppermost watershed area of Clark Creek, an intermittent creek, and contains wetlands and seeps. Native grassland and Blue oak woodland characterize the site. A few individuals of other tree species are mixed with the blue oaks, including a young valley oak, and a small patch of mature interior live oaks on the east side of the site. The elevation ranges from approximately 1,110 to 1,230 feet, and some steep slopes are present on site, although the majority of the site contains slopes of less than 30 percent (Exhibit E). The remainder of the site is mostly undeveloped and characterized by rolling hills with native annual grassland and oak woodland (Exhibit F). The parcels have been historically used as grazing lands for cattle and horses. Zoning at the property was re-designated from Exclusive Agriculture (AE) to RL-20 as part of the Targeted General Plan Amendment and comprehensive Zoning Ordinance update. The project site is surrounded by single-family residences and agricultural uses, with an agriculturally-zoned parcel to the south.

PROJECT DESCRIPTION

The project request is for a Rezone and Tentative Rural Subdivision Map (Exhibit G). The project would require a rezone from Rural Lands Twenty-Acre (RL-20) to Residential Estate Ten-Acre (RE-10) for Lots 1 through 5 and Lot 9. Lots 6, 7 and 8 would remain zoned RL-20. The project would include the installation of nine new individual septic systems and wells. The proposed septic systems and disposal areas have been reviewed and approved by Environmental Management. Access to the site would be provided by South Shingle Road and Brandon Road, with on-site improvements to include grading and driveways. Two new roads are proposed in order to provide access to Lot 9. No trees are proposed for removal, and the potential home sites would avoid sensitive areas on site.

CONSISTENCY

As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Rural Residential (RR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the Rural Lands Twenty-Acre (RL-20) and the Residential Estate Ten-Acre (RE-10) zones and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit H). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

The filing of the Notice of Determination (NOD) begins the statute of limitations time period during which litigation may be filed against the County's action on the project. If the NOD is

filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee of \$2,156.25 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....General Plan Map

Exhibit D.....Zoning Map

Exhibit E.....Slope Analysis Map

Exhibit F.....Aerial Map

Exhibit G.....Tentative Subdivision Map

Exhibit H.....Proposed Mitigated Negative Declaration and Initial Study

Exhibit I.....Septic Capability Report; April 2015

Exhibit J.....Biological Resources Evaluation; January 28, 2016

Exhibit K.....Agricultural Commission Memorandum; August 9, 2017

Exhibit L.....Transportation Impact Analysis