

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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MEMORANDUM

DATE: August 27, 2008

TO: Planning Commission

FROM: Pat Kelly, Planning Services

SUBJECT: Cordero Ranch, Tentative Map TM07-1449/Z07-0035, Revised Findings, Attachment 2 and Recommendation

Background: The applicant has requested a Design Waiver to allow a maximum road grade of up to 15 percent for the proposed Cordero Ranch Road. The Department of Transportation (DOT) supports this waiver with the condition that Cordero Ranch Road be paved with a section of 2.5-inch AC over 6-inch AB. This paving condition has been included in the Conditions of Approval, Attachment 1 of the staff report.

Planning Services has modified the Findings to include the following:

5.0 DESIGN WAIVER FINDINGS

The Design Waiver would be approved to allow the following:

a. To allow a maximum road grade of up to 15 percent for the proposed Cordero Ranch road.

5.1.1 There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

The proposed maximum road grade up to 15 percent will minimize the impacts to the site to the greatest extent possible by reducing grading requirements.

5.1.2 Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.

The development has been designed to minimize the impacts to the site to the greatest extent possible. Strict application of road grades will increase the landform disturbance and create unnecessary hardship.

5.1.3 The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.

The road grade to exceed 12 percent to a maximum of 15 percent is supported by DOT with the condition that Cordero Ranch Road will be paved with a section of 2.5-inch AC over 6-inch AB. This DOT requirement has been included in the Conditions of Approval, Attachment 1 of the Staff report. The approval of the Design Waiver will not be injurious to adjacent properties or detrimental to the public health, safety, and welfare.

5.1.4 The waiver will not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

The approval of this Design Waivers will not nullify the additional requirements contained in the Chapter 16 of County Code.

Recommendation: Staff recommends the Planning Commission make the following recommendations to the Board of Supervisors:

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) incorporated as conditions of approval in Attachment 1;
3. Approve Z07-0035/TM07-1449 as the required findings can be made as noted in Attachment 2, based on the analysis in the Staff Report and the modification of the project to include the conditions itemized in Attachment 1; and
4. Approve the Design Waiver addressed in the staff report since appropriate findings have been made in Attachment 2.