

FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 26, 2009

10. REZONE/TENTATIVE SUBDIVISION MAP

Z08-0026/TM08-1476/Vista Grande Estates submitted by BOBBIE LEBECK, NICOLE YOUNG and ERIC ALLIGUE (Agent: Lebeck Young Engineering) to rezone from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and create five parcels ranging in size from 1 to 1.07 acres. Three Design Waivers have been requested for the following: (a) Reduce the road improvements on Vista Grande to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; (b) 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) Allow the creation of parcels which do not front a road. The property, identified by Assessor's Parcel Number 070-160-58, consisting of 5.07 acres, is located on the east side of Sierrama Drive, approximately 2,400 feet north of the intersection with Meder Road in the Shingle Springs Area, Supervisorial District IV. (Negative declaration prepared)*

Jonathan Fong presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He informed them that the project is located within the Asbestos Review area, which requires as part of the Air Quality Management District's recommendation to submit an Asbestos Dust Mitigation Plan prior to any grading. The applicant had provided a geologist's report which identified no asbestos was located on the property. Therefore, staff is recommending a modification to Condition 40 requiring a submittal of a Fugitive Dust Plan as opposed to an Asbestos Dust Mitigation Plan. In accordance with the modification of this condition, then staff is requesting additional language be added to Finding 2.6 to reflect this. Mr. Fong also alerted the Commission to a typo in the Staff Report on page 8, in the design waiver discussion it references a cul-de-sac road in error, as the only roads to be improved are Vista Grande and Sierrama and no cul-de-sac would be proposed for this project. Mr. Fong also stated that one letter from the public had been received requesting off-site road improvements be performed.

Bobbie Lebeck, applicant, stated that this is an in-fill project. She also identified typos in the Staff Report, one on page 7 in the design waivers, which should read "Sierrama Drive along the project boundary" and the other on page 8, which states a Traffic Study was done, when in fact the project was too small and did not require one. Ms. Lebeck also requested language modification to Conditions 1.a and 1.b to match DOT's Condition 13. She also wanted to ensure that Condition 8 would apply to the eventual owner of the parcel and not them.

Ray Anderson stated that there will be an increase in traffic and inquired as to why a court configuration wasn't being proposed. In addition, he did not want to participate in a maintenance entity for road maintenance.

Charlie Jensen also inquired as to why there wasn't a cul-de-sac instead of accessing through Vista Grande.

Jan Jensen spoke regarding the roads.

Ms. Lebeck explained that the project is a “U” shaped property with three sides having existing roads. The project will provide a nicer, wider road. She explained that Vista Grande Road is in an easement, but is on the neighbor’s side and the improvements will be done within the easement. In addition, there will now be three more people to help with road maintenance.

Eileen Crawford/DOT indicated that although Condition 20 is a DOT standard that states that a maintenance entity will be formed, this does not create any obligation for the existing homeowners, but does require the new homeowners to have some means of maintaining the roads.

Chair Mathews stated that he did not have any problems with the rezone request and the parcel is allowed to be split. He was interested in minimizing impacts.

No further discussion was presented.

Motion: Commissioner Mathews moved, seconded by Commissioner Rain, and carried (4-1), to recommend 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 proposed by staff; 3. Approve Tentative Subdivision Map Application TM08-1476 based on the findings proposed by staff, subject to the conditions as modified, which include amendments to Conditions 1 and 40 and the additional language to Finding 2.6; and 4. Approve the following design waivers since appropriate findings have been made: 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.

AYES: Heflin, Tolhurst, Rain, Mathews
NOES: MacCready