

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



Agenda of: June 27, 2019

Staff: Efren Sanchez

TENTATIVE SUBDIVISION MAP

FILE NUMBER: TM17-1532/Sierra Sunrise

APPLICANT: Pacific States Development Corporation

OWNER: Pacific States Development Corporation

ENGINEER: CTA Engineering & Surveying

REQUEST:

1. The project request is for a Tentative Subdivision Map to create seven (7) single-family lots ranging in size from 17,329 square feet to approximately 21,779 square feet, one (1) single-family lot of approximately 261,280 square feet, and one (1) roadway lettered lot on a 10-acre site; and
2. Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards:

Modification of subdivision road improvement Standard Plan 101B:
 - A. Flag Lot 8, increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length.
 - B. Asphalt Dike, allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage.

LOCATION: The property is located on the east side of Woodleigh Lane, approximately 2,000 feet southeast of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 2 (Exhibit A).

APNs: 116-030-28 and 116-030-30 (Exhibit B)

ACREAGE: 10 acres

GENERAL PLAN: High-Density Residential (HDR) (Exhibit C)

ZONING: Single-Unit Residential (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Tentative Subdivision Map TM17-1532, based on the Findings and subject to the Conditions of Approval as presented; and
3. Approve the Design Waivers for the modification of subdivision road improvement Standard Plan 101B including:
 - A. Flag Lot 8: Increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length.
 - B. Asphalt Dike: Allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage.

EXECUTIVE SUMMARY

Approval of this Tentative Subdivision Map would allow the division of a 10-acre property into seven (7) single-family lots ranging in size from approximately 17,329 square feet to approximately 21,779 square feet, one (1) single-family lot of approximately 261,280 square feet, and one (1) roadway lettered lot. The existing property consists of two parcels. The parcels are currently zoned Single-unit Residential (R1) and contains a General Plan designation of High-Density Residential (HDR). The proposed parcels are of sufficient size for the zone. Staff has determined that the proposed project is consistent with the HDR land use designation and R1 zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND

The project site had a previous entitlement for an eighteen (18) lot Tentative Subdivision Map (Sierra Sunrise: TM88-1095); however, TM88-1095 expired on February 5, 2009. The new project is an eight (8) lot subdivision with new configurations and has been analyzed using the current El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

The TM17-1532/Sierra Sunrise project is being rescheduled following its off-calendar continuance from the September 13, 2018 Planning Commission agenda. The project was continued due to a hold as a result of Writ of Mandate in the litigation concerning the County's Targeted General Plan Amendment and Zoning Ordinance Update (*Rural Communities United v. County of El Dorado*). The Writ of Mandate directed the County to refrain considering projects with specific concerns to the litigation, which in relation to the project, is being in an area designated high fire hazard for wildland fire.

On March 21, 2019, the El Dorado County Superior Court discharged the Writ (*Rural Communities United v. El Dorado County*); therefore, the Planning Commission may now consider the subject project.

SITE DESCRIPTION

The project site is comprised of 10 acres of undeveloped land. The project consists of two parcels. The project site is located in a suburban setting in the community of Cameron Park (Exhibit E). The project site is characterized by sloping terrain ranging from 0 to 20 percent and an elevation varying from 1380 to 1480 feet above sea level and occurs on the western edge of the Pine Hill Gabbro Intrusion. Soils are derived primarily from gabbro (hard intrusive igneous rock containing high concentration of dark ferro-magnesium minerals). The project site consists of a ridge top, slopes downward towards the eastern edge of the site, and is densely vegetated with shrubby chaparral species with small isolated clearings that support populations of Sonoma sage and other herbaceous plants. No water bodies or streams are apparent.

The site is surrounded by other residential parcels similar to the development proposed on-site, with lots that are larger than 10,000 square feet. The project proposes to take access from Woodleigh Lane, a county-maintained road. Access for the larger lot (lot 8) will be provided via a private driveway in a “flag” configuration of the lot with an extended “estate” style driveway. The project proposes to connect all eight lots to existing El Dorado Irrigation District water and sewage services.

PROJECT DESCRIPTION

The Tentative Subdivision Map would create seven (7) single-family lots ranging in size from approximately 17,329 square feet to approximately 21,779 square feet, one (1) single-family lot of approximately 261,280 square feet, and one (1) roadway lettered lot. The existing property consists of two parcels with a total of 10 acres. The El Dorado Irrigation District (EID) will serve the subdivision with potable water and sewer. The subdivision proposes to take direct access from Woodleigh Lane for the seven smaller lots, and access to the larger lot is provided by a “flag” configuration of the lot, with an extended “estate” style driveway (Exhibit F and G).

CONSISTENCY

As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the High-Density Residential (HDR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of Single-Unit Residential, (R1) zones and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW

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

A Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

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 the California Fish and Game Code Section 711.4, the project is subject to a fee of \$2,354.75, which 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.....Aerial Map
Exhibit F.....Tentative Subdivision Map, May 2017
Exhibit G.....Preliminary Grading & Drainage Plan, May 2018
Exhibit H.....El Dorado Irrigation District (FIL) Letter, October 14, 2016
Exhibit I.....Drainage Report
Exhibit J.....Post-Development Shed Map
Exhibit K.....Driveway Profile
Exhibit L.....Proposed Negative Declaration and Initial Study
Exhibit M.....Response to Public Comments from September 13, 2018