



COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION

INTEROFFICE MEMORANDUM

To: Planning Commission Agenda of: January 26, 2017
From: Mel Pabalinas, Acting Principal Planner
Date: January 26, 2017
Subject: Z14-0008/PD14-0010/TM14-1522/Bass Lake North; Additional Edits to Conditions of Approval

Staff is forwarding additional edits to existing conditions of approval and incorporating two new conditions.

Additional Edits to Conditions of Approval (edits are shown with underline and strikethroughs)

41. Wildland Fire Safe Plan: The applicant shall prepare a Wildland Fire Safe Plan which shall be approved according to State Fire Safe Regulations by the El Dorado Hills Fire Department. The Wildland Fire Safe Plan shall address development of those homes that back up to the surrounding open wildland areas to include, but not be limited to the requirement for non-combustible type fencing. The Wildland Fire Safe Plan shall be completed and approved by the El Dorado Hills Fire Department prior to the approval of the Civil Improvement Plans.

~~44. On-street Parking: All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 36 shall be in effect for all roads within the project. Changes may be made to these restrictions subject to approval of the Fire Department and El Dorado County Transportation.~~

47. Emergency Vehicle Access: The applicant shall provide an emergency vehicle access connection as follows:

A. The northern full EVA connecting to Sienna Ridge Road, (20 foot wide and all-weather surfaced, capable of supporting 75,000 lbs.), may include an electronic gate as described in a Wildland Fire Safe Plan, shall be constructed with phase 2 1 (one) as shown on the tentative map. Off-site improvements may be required so that this stubbed EVA fully connects to the existing Sienna Ridge Road.

~~52. Phasing: This project may be phased so long as dead end roads do not exceed 800 feet or 24 parcels; whichever comes first.~~

Rationale: Following review of the current project exhibits, the El Dorado Hills Fire Department has determined the above edits to be necessary for proper implementation of the project. The applicant has accepted the revised conditions.

New Conditions of Approval (insert under Planning Services Division conditions)

- Any proposed construction of trails through the eastern portion of Open Space Lot C shall result in the modification to the project thereby warranting a formal revision to the Bass Lake North Tentative Subdivision Map and Development Plan.
- A Notice of Restriction (NOR) shall be filed with the Final Map for the corresponding phase of the development limiting the height of the residential units constructed within Lots 29 through 38 to a single-story level.

Rationale: The above recommended conditions of approval are being added in order to address the concerns of the public with the potential construction of a trail through the open space. The applicant has accepted these new conditions.