

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 23, 2014
Staff: Lillian MacLeod

TENTATIVE MAP REVISION

FILE NUMBER: TM05-1398-R/Thousand Oaks
APPLICANT: Brad Dorkin
OWNER: Helen L. Thomas
REQUEST: Revision to Condition 20 allowing an emergency vehicle access (EVA) off Mineshaft Lane to Lot 1.
LOCATION: West side of Ponderosa Road approximately one mile south of the intersection with Meder Road, in the Shingle Springs area, Supervisorial District 4. (Exhibit A)
APN: 070-300-15 (Exhibit B)
ACREAGE: 7 acres
GENERAL PLAN: Residential-One Acre (R1A)) (Exhibit C)
ZONING: Medium Density Residential (MDR) (Exhibit D)
ENVIRONMENTAL DOCUMENT: Exempt pursuant to Section 15162 of the CEQA Guidelines.

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

1. Find the project Exempt pursuant to Section 15162 of the CEQA Guidelines; and
2. Approve the revision to Tentative Map TM05-1398-R, based on the Findings and subject to the Conditions of Approval as presented.

STAFF ANALYSIS

Project Description: The applicant is requesting a revision to Condition 20 allowing an emergency vehicle access (EVA) off Mineshaft Lane to Lot 1.

Background: Tentative Map TM05-1398, Thousand Oaks Unit 3, was approved by the Planning Commission on April 12, 2007 for a tentative subdivision map creating three lots ranging in size from 1.138 to 4.056 acres on the 8.4 acre site. Design waivers were approved for the following: a) irregular shaped lots and frontage for Lots 2 and 3 to be less than 100 feet as shown on the tentative map; and b) the existing driveway serving proposed Lots 2 and 3 to be improved to 10 feet wide with a fire safe turnout, rather than 24 feet wide as required by Standard Plan 101B. A driveway from St. Ives Court would provide access to Lot 1 while an improved existing driveway from Mineshaft Lane would provide access to Lots 2 and 3.

The approval was subsequently appealed and the Board of Supervisors directed that the tentative map be sent back to the Planning Commission for a parcel reduction. On January 10, 2008, the revised tentative subdivision map was approved, creating two lots ranging in size from 1.22 to 7.18 acres on the 8.4 acre site. The conditions of approval require improvements to the driveway from St. Ives Court that provides access to Lot 1, while Lot 2 will be accessed by a driveway from Mineshaft Lane. The driveway improvement required under Condition 25 is now under consideration for revision, so that fire-safe emergency access can be provided from Mineshaft Lane to Lot 1, thereby removing the need for expensive improvements to the existing driveway access off St. Ives Court.

Analysis

The applicant is requesting an emergency vehicle access (EVA) only off Mineshaft Lane to Lot 1 due to the approximately 600 foot length of the driveway from St. Ives Court to the existing residence as well as the drainage issues resulting from the on-site seasonal wetland. The driveway improvements involving widening and turnouts necessary to support an emergency response vehicle subject to these physical constraints will be cost-prohibitive for the applicant. As an EVA only, the revision will allow easier access and quicker response time for emergency calls generated on Lot 1, without unduly impacting the residents on Mineshaft Lane.

Staff recommends Condition 25 be revised to require the Mineshaft Lane driveway widened from its existing 10 feet to 12 feet to accommodate an emergency response vehicle pursuant to comment by the El Dorado County Fire Protection District.

In addition, Condition 19 requires encroachments permits on both roadways to Standard Plan 103B-1. Currently, access off St. Ives Court is consistent with County standards and will not require further permitting. Staff recommends revising Condition 19 to reflect this.

Agency Comments

Both the El Dorado County Transportation Division and Fire Protection District (FPD) agreed to the proposed revision to allow emergency access to Lot 1 from Mineshaft Lane. The FPD requested the approved driveway width be modified to require a 12 foot rather than 10 foot width. With approval of the revised tentative map, the FPD would put the revised emergency

vehicle access to Lot 1 into their emergency response system when calls are made from its St. Ives Court address. The Transportation Division took no exception to the proposed revision and removed the requirement for improvements to the St. Ives Court access driveway.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was prepared and a Notice of Determination (NOD) was filed January 14, 2008. Under Section 15162 of the CEQA Guidelines, a subsequent or supplemental negative declaration is prepared only where it is necessary to explore the environmental impacts of a substantial change not considered in the original negative declaration. The request to allow emergency vehicle access only off an existing driveway does not rise to the level of a “substantial change” to the environmental review previously performed under the mitigated negative declaration. In addition, approval of the revision will ensure the existing driveway to Lot 1 will not require further improvement, thereby reducing environmental impacts that were previously analyzed to less than significant.

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional, however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Map
Exhibit D.....Zoning Map
Exhibit E.....Revised Tentative Map
Exhibit F.....Approved Mitigated Negative Declaration and
Initial Study; January 2008