

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



Agenda of: November 13, 2014

Staff: Joe Prutch

TENTATIVE MAP REVISION

FILE NUMBER: TM05-1395-R/La Caille Estates Subdivision

APPLICANT: Orbis Financial

AGENT: CTA Engineering & Surveying

REQUEST: Revision to an approved 24 lot tentative map to add a phasing plan as shown below and reduce the paved road width to 28 feet.

- a. Phase 1 to include Lots 7-8 and Lots 13-22 (12 lots);
- b. Phase 2 to include Lots 1-5 and Lot 24 (6 lots);
- c. Phase 3 to include Lots 9-12 (4 lots); and
- d. Phase 4 to include Lots 6 and 23 (2 lots).

LOCATION: On the south side of Meder Road, approximately 0.9 mile west of the intersection with Ponderosa Road, in the Shingle Springs community region, Supervisorial District 4. (Exhibit A)

APN: 070-072-44 (Exhibit B)

ACREAGE: 36.51 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: One-acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Exempt from CEQA pursuant to Section 15162 of the CEQA Guidelines.

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

1. Certify that the project is exempt from further CEQA review pursuant to Section 15162 of the CEQA Guidelines; and
2. Approve Tentative Map Revision TM05-1395-R, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map for La Caille Estates, consisting of 24 one-acre minimum single family residential lots, was heard by the Planning Commission on October 12, 2006, and approved by the Board of Supervisors on November 14, 2006. The map had no phasing plan and included a road width of 36.66 feet with 2.5 feet of rolled curb and gutter on each side and a 4 foot sidewalk on one side, all within a 50 foot right-of-way.

STAFF ANALYSIS

Project Description: The applicant is requesting a revision of the approved tentative map to include a phasing plan of four phases and reduction of the road width to 28 feet pursuant to Design Improvements Standards Manual (DISM) Standard 101B. Phase 1 will include Lots 7-8 and Lots 13-22 (12 total) and a temporary Emergency Vehicle Access (EVA) easement; Phase 2 will include Lots 1-5 and Lot 24 (six total); Phase 3 will include Lots 9-12 (four total); and Phase 4 will include Lots 6 and 23 (two total). The applicant requests the phasing for financial reasons.

A temporary 15 foot paved road within the EVA would be built during Phase 1 and located between lots 15 and 16 to provide a secondary emergency access road to the subdivision from existing Resler Way.

The proposed road reduction is to allow 28 feet of pavement and rolled curb and gutter within the same 50 foot right-of-way. The approved tentative map delineated 41.66 feet of pavement and rolled curb and gutter within a 50 foot right-of-way. The road configuration and location has not changed.

Site Description: The project site is located on the north side of U.S. Highway 50 within the Shingle Springs Community Region boundaries, south of Meder Road and approximately one mile west of the intersection with Ponderosa Road. The site is situated at an elevation that ranges from 1,445 feet to 1,485 feet. Topography of the property is level to gently sloping and is vegetated mostly with oak trees, shrubs and grasslands. Rural residential development surrounds all sides of the site.

Lot 19 has existing development consisting of a 4,000 square foot residential dwelling, covered deck, two garages, pool and pool house. Lot 22 has existing development consisting of a 1,200 square foot residential dwelling, garage and pool. All building permits were finalized from 2004 to 2007. Both

homes access Resler Way and are serviced by EID water and private septic systems. The homes and garages were finalized prior to approval of the map, while the pools were finalized afterwards.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Two single family homes, garages and pools
North	RE-10	LDR	Meder Road and single family homes
South	RE-5	MDR	Single family homes
East	R1A & RE-10	MDR	Resler Way and single family homes
West	R1A	MDR	Single family homes

Phasing Map:

Circulation

Under General Plan Policy 5.7.1.1, “prior to approval of new development, the applicant shall be required to demonstrate that...access for fire protection will be provided concurrent with development.” With the project being phased the circulation system will not be completed all at once. Therefore, the applicant will be required to provide a secondary access to the residential lots for emergency purposes at Phase 1 of development.

The applicant is proposing a temporary 25 foot Emergency Vehicle Access (EVA) easement between Lots 15 and 16 to allow for a 15 foot paved secondary access road from the proposed subdivision Road A to Resler Way, which leads out to Meder Road. This temporary EVA “shall remain in place until such time as the project will establish a secondary access with filing of Phase 4. A certificate of correction to remove the EVA shall be filed concurrently with filing the final map for Phase 4. The certificate of correction shall disclose these facts and shall be recorded by the subdivider or its assignee”. This wording for the temporary EVA was reviewed and approved by the County Surveyor and would be included on the revised tentative map as a note.

LAFCO

The El Dorado County Subdivisions Ordinance Section 16.28.010 states that timing of the subdivision agreements and construction improvements will be required “as may be necessary to form a logical and orderly development of the whole subdivision in units”, or phases. The requirements for annexation into EID are more logically accomplished by having them occur in one action prior to filing of the first final map. LAFCO’s original condition of approval states that prior to final map filing, the applicant shall complete the annexation process into EID through LAFCO. During early consultation for this map revision no additional comments were received from LAFCO. For clarification, Planning Services proposes a minor change to Condition 61 to require the applicant to annex the entire property into EID prior to filing the first final map.

Road Reduction: The approved tentative map and design waivers allowed a 50 foot road right-of-way with a 40 foot road width, no on-street parking, and one four foot sidewalk. The applicant is proposing to reduce the road width to 28 feet with no on-street parking and no sidewalks, in compliance with County Standard Plan 101B for roads with 0-350 ADT (average daily trips). The right-of-way width and road configuration will not change. The Transportation Division supports the reduced road width to 28 feet of paving within the 50 foot right-of-way, to be constructed in accordance with Standard Plan 101B. Condition 27 has been revised accordingly.

The Fire District has stated that with this reduction in roadway width, no parking would be allowed on either side of the roadway and both sides shall be posted as a fire lane. Condition 60.5 has been added accordingly. To compensate for this lack of on-street parking, the Transportation Division included Condition 44 stating that the applicant's CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided on the streets and shall either provide a three-car driveway or provide sufficient depth of driveway of 18 feet per parking stall to accommodate longitudinal and/or lateral parking for three spaces.

Discussion:

The Transportation Division is supportive of the revision to Condition 27 to reduce the approved road width of 40 feet to 28 feet of paving with no sidewalks within a 50 foot right-of-way, to be constructed in accordance with Standard Plan 101B.

General Plan Policy TC-5a states that "sidewalks and curbs shall be required throughout residential subdivisions... where any residential lot or parcel size is 10,000 square feet or less." Because all lots are greater than 10,000 square feet, no sidewalks are required.

General Plan and Zoning Consistency: As discussed further in the findings, the project remains consistent with the General Plan and Zoning Ordinance.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was prepared and a Notice of Determination (NOD) was filed December 15, 2006. 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 add a phasing plan and reduce the paved road width to 28 feet does not rise to the level of a "substantial change" to the environmental review previously performed under the mitigated negative declaration.

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 Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Approved Tentative Subdivision Map
Exhibit F.....Revised Tentative Subdivision Map