

COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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TO:	Planning Commission	Agenda of:	January 14, 2016
FROM:	Lillian MacLeod Principal Planner		
DATE:	January 12, 2016		
RE:	Dixon Ranch (A11-0006/Z11-0008/PD11-0006/TM11-1505/DA14-0001); Recommended Revisions to Project Documents		

Staff is recommending the following revisions to the project documents, as follows:

1. Staff Report and Conditions of Approval:

- **a. Replace Exhibit G2** with Revised Exhibit G2 to include additional development plan standards as shown in highlighted strikeout/underlined text (see attachment).
- **b. Revise Condition 22** to include timing of A Drive signal requirement as a condition of approval, consistent with Master Response 3, Paragraph 5, as follows:

"22. Access at "A" Drive: Access at "A" Drive, including turn pocket improvements to Green Valley Road shall be constructed with the first Small-Lot final map. <u>A traffic signal shall be installed at the Green Valley Road / "A" Drive intersection.</u>

In order to ensure proper timing for the installation of traffic signal controls, the applicant shall be responsible to perform traffic signal warrants with each final map at the Green Valley Road / "A" Drive Intersection in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application).

If traffic signal warrants are met at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.

If traffic signal warrants are not met upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case, payment of TIM fees is considered to be the project's proportionate fair share towards this improvement.

If the traffic signal control at this intersection is constructed by the County or others prior to triggering warrants by the project, payment of TIM fees is considered to be the project's proportionate fair share towards this improvement."

2. Findings:

- **a. General Plan Finding 1.2.43:** Strikeout and remove this finding, as Policy 7.3.5.1 applies to landscaping of commercial development and therefore does not apply to this project.
- **b. Tentative Subdivision Map Finding 3.7:** Amend Finding 3.7 due to the removal of Mitigation Measure TRANS-2 in the Public Draft EIR, as improvements have been completed by the County, as follows:

"The Final EIR identified significant environmental impacts that will result from implementation of the project. The EIR identified 10 <u>nine</u> significant impacts for which no feasible mitigation measures are available that would reduce the impacts to less-than-significant levels. Four Three of these are transportation impacts; mitigation measures have been identified that would reduce the impact to a less-than-significant level, but the mitigation measures may be implemented after project construction, so the EIR identified the impact as temporarily significant and unavoidable until each measure is constructed, at which time the impact would be less-than-significant. In concluding the temporary impacts are significant and unavoidable, the EIR exceeded the requirements of CEQA."

"For each of these 10 <u>nine</u> significant and unavoidable effects, the County finds that specific economic, legal, social, recreational, and environmental benefits override and outweigh the project's significant unavoidable impacts. The CEQA Findings document contains a Statement of Overriding Considerations for the significant and unavoidable impacts pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code."

3. CEQA Findings of Fact and Statement of Overriding Considerations:

a. **Revise Page 16, Line 1** to read:

"Preconstruction surveys shall be repeated at 143-day intervals until construction has been initiated in the area after which surveys can be stopped."

In summary, none of the changes or clarifications described in this memorandum constitute significant new information added to the Final EIR, and the changes or clarifications presented do not result in any new significant environmental impacts or any substantial increase in the severity of previously identified environmental impacts.

Attachment: Revised Exhibit G2–Planned Development Table 1

PHASE I DEVELOPMENT PLAN STANDARDS

The development plan shall conform to the El Dorado County Zoning Ordinance and development standards, with the following exceptions:

1.

R1-PD, (Lots 7-98, 114-155, 167-233, 245-248, 250-252, 304-325, 334-401, 408-465, 471-481, and 490-495; and Clubhouse Lot C):

	Standard R1 Zone	R1-PD Zone for these lots	<u>R1-PD Zone for</u> Clubhouse Lot C
Minimum Lot Area	6,000 square feet (sf)	4,725 sf	20,000 sf
Max. Building Coverage	35%	None	N/A
Min. Lot Width	60 feet	45 feet ^b	60 Feet ^b
Min. Front Yard Setback	20 feet	15 feet ^a	20 feet
Min. Side Yard Setback	5 feet	5 feet ^c	<mark>15 feet ^{c, d}</mark>
Min. Rear Yard Setback	15 feet	15 feet	20 feet
Corner Side Yard Setback	20 feet	12.5 feet	20 feet
Max. Bldg Height	40 feet	40 feet	<u>60 feet</u>

^a Measured to face of building or side-load garage (20 feet Min. to front load garage). ^b Minimum lot frontage shall be measured at front setback line. Lots may have an increased

front yard setback to achieve lot width requirements as needed.

² The side yard shall not be increased one foot for each additional foot of building height in excess of twenty five-feet (25 feet).

^d The side yard shall be increased to 20 feet for second story elements and 25 feet for third story elements

2. R1-PD, (Lots 402-407, 496-505, 528-533, 543-546, and 549-552):

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None
Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg Height	40 feet	45 feet

Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

3. R1-PD, (Lots 556-557:

	Standard R1 Zone	R1-PD Zone for these lots
Minimum Lot Area	6,000 sf	10,000 sf
Max. Building Coverage	35%	None

Pg. 2

Min. Lot Width	60 feet	80 feet**
Min. Front Yard Setback	20 feet	20 feet
Min. Side Yard Setback	5 feet	5 feet
Min. Rear Yard Setback	15 feet	15 feet
Corner Side Yard Setback	20 feet	15 feet
Max. Bldg. Height	40 feet	50 feet

** Minimum lot frontage shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

4. R1A-PD:

a. Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lot 4.

5. R3A-PD:

- a. Minimum parcel width of 150 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.
- b. Max building height may be increased from 45 feet to 50 feet as measured from lowest point of foundation, except at Lots 2 and 3.

c. Lot 6 front yard setback shall be 50 feet contiguous to A Drive.

6. RE5-PD:

Minimum parcel width of 100 feet shall be measured at front setback line. Lots may have an increased front yard setback to achieve lot width requirements as needed.

- 7. RF-PD:
 - a. No minimum parcel width shall apply.
 - b. 50 foot minimum setback shall not apply along property lines contiguous to open space lots to the north and south.
- 8. OS-PD: No minimum parcel area shall apply.

Public Utility Easements (PUE's):

12.5 foot PUE's shall be provided adjacent to all roads.