



COMMUNITY DEVELOPMENT SERVICES

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TO: Board of Supervisors Agenda Date: March 20, 2018

FROM: Mel Pabalinas, Principal Planner

DATE: February 27, 2018

RE: **Z12-0010/PD12-0002/TM12-1510/Piedmont Oak Estates: Additional Information and Proposed Amendments to Conditions of Approval (Delete No. 15 and Revise Nos. 18 and 20)**

On June 22, 2017, the Planning Commission recommended approval of the Piedmont Oaks Estates Tentative Subdivision Map and Planned Development, a proposed 75-lot residential subdivision in the Diamond Springs area. The project was originally scheduled for the Board of Supervisor's meeting on October 10, 2017; however, at the request of the applicant, the project was continued off-calendar to update and re-circulate the Initial Study/Mitigated Negative Declaration (IS/MND) for the project.

Updated IS/MND

The only change from the previous IS/MND is the updated traffic analysis. The final conclusion is that Mitigation Measure MM Trans-1: Installation of Traffic Signal at Racquet Way and Pleasant Valley (also identified as project Condition of Approval No.15) is no longer needed.

The updated IS/MND conclusion is supported by the supplemental Traffic Impact Analysis (Attachment 15 of the IS/MND-KD Anderson and Associates Memo *Update to Piedmont Oak Estates Traffic Impact Analysis, September 17, 2017*) that includes an updated 10-year (2027) "Near Term" Analysis and Cumulative (2035) Scenario Analyses. The updated IS/MND concluded that all intersections and roadways scoped for the project would operate within the acceptable Level of Service (LOS) thresholds and not require any mitigations.

Since the updates to the IS/MND are technical in nature, resulting in a more accurate representation and analysis of the project's traffic impacts, and do not alter the project, the project does not have to be reconsidered by the Planning Commission, but it may be directly forwarded to the Board for consideration.

Public Comment

One public comment (Katie Elder) was received during the 30-day public review of the IS/MND (Exhibit 1). The comment detail concerns regarding the width of the subdivision roads, adherence to fire safe setbacks, and the proposed drainage detention pond.

Staff has determined that the response to the public comment can be summarized as follows:

The proposed subdivision roads, through Condition of Approval No.16, will be constructed with a minimum road width of 36 feet.

The project is conditioned (Condition of Approval No.46) to implement a Wild Fire Safe Plan as approved by El Dorado-Diamond Springs Fire Department and CALFIRE, which would ensure fire hazard reduction through subdivision design and fuel modification.

The current project application has reduced residential lots and smaller project size than the original application and the engineer for the project confirmed that the analysis and conclusion of the 2009 drainage report remains applicable despite the current subdivision design only having one detention pond. Transportation Department staff has reviewed the drainage report and drainage plan for the tentative map and determined the analysis to be in conformance with County drainage requirements. Standard department conditions of approval (Conditions of Approval Nos. 27 through 32) have been applied requiring final subdivision drainage design and study adheres to County standards as part of Improvement Plan review.

Easterly Extension of Diamond Springs Parkway

Staff has heard other comments regarding the possibility of extending Diamond Springs Parkway easterly through the project and Black Rice Road toward Pleasant Valley Road. Transportation staff have reviewed the current subdivision map for Piedmont Oaks Estates and concluded that the current plan does not appear to conflict with a conceptual future extension of Diamond Springs Parkway. This conclusion assumes that an extension of Diamond Springs Parkway could feasibly be constructed within the remaining area south of the Piedmont Oaks Estates development and north of Black Rice Road.

Revised Conditions of Approval

Staff recommends minor text edits to the following Transportation Department Conditions of Approval. Edited conditions are shown in strikethroughs (deletions) and underline (additions).

18. **Off-Site Road & Public Utility Easements:** The applicant shall irrevocably offer to dedicate a 50-foot wide road and public utility easement for the off-site ~~Secondary~~ (Emergency) Access Road, with slope easements included as necessary. The County will accept the road on behalf of the public, but reject the road for maintenance. This road shall be maintained by the Home Owner's Association. ~~This offer will be rejected by the County.~~

20. **Encroachment Permit(s):** The applicant shall obtain an encroachment agreement and/or permit from Caltrans and shall construct the “Road A” intersection onto Diamond Road (SR49) in accordance with the requirements of Caltrans and the County. Submit plans to County and obtain County Engineer’s approval before submitting an encroachment application to Caltrans. The intersection shall include a southbound-to-eastbound left turn pocket and shall be coordinated with County Capital Improvement Project Numbers 72375, Diamond Springs Parkway – Phase 1A – SR49 Realignment, and 72334, Diamond Springs Parkway – Phase 1B.

Conclusion

Staff recommends that the Board accept the June 22, 2017 Planning Commission’s recommendation with the removal of Condition of Approval No.15 (Mitigation Measure Trans-1 has been eliminated from the IS/MND) and edits to Conditions of Approval Nos. 18 and 20.

Attachments:

Exhibit 1Public Comment (Katie Elder) on Piedmont Oaks Estates ISMND



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Piedmont Oak Estates Draft MND

1 message

Katie Elder <katiepsi@earthlink.net>

Thu, Jan 11, 2018 at 2:51 PM

Reply-To: Katie Elder <katiepsi@earthlink.net>

To: Mel Pabalinas Planning EDC <rommel.pabalinas@edcgov.us>

Mel,

In response to the latest circulation of the MND, I refer you to my letters of January 14, 2016, March 9, 2017 and June 22, 2017 which you have on file. It appears that few, if any, of my concerns have been addressed.

It should also be noted that promises made to the Diamond Springs Fire Department at the last Planning Commission Meeting on this project have not been addressed. The developer promised to widen the project roads to 36' in order to secure their approval. This has not been addressed in the tentative map and development plan. Additionally, I spoke to fire officials at this meeting and was assured that the 20' Fire safe set back would be imposed on this project. This is also not addressed in the tentative map. We need to see a plan that complies with promises made and requirements.

I also noticed, in reviewing this project once again, that the Drainage report requires two detention ponds for drainage. The current map shows only one. I reiterate, this project has no workable drainage plan which is part of what the environmental review is suppose to do.

This project has significant impacts on the community and environment and needs a proper environmental review.

Katie Elder
1070 Finch Court
Placerville, CA

Exhibit 1