

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: May 10, 2018

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP REVISION

FILE NUMBER: TM05-1403-R/Campobello

APPLICANT: Ronald D. Wachter and Joan D. Wachter

OWNER: Same as applicant

REQUEST: The project is requesting revisions to the previously approved Conditions of Approval affecting offsite and onsite road improvement conditions, and the annexation to the El Dorado Irrigation District. The requested revisions are as follows:

- a) Revision to Condition of Approval 1, to modify the parcel sizes from 7,910 to 97,641 square feet to 7,944 to 85,814 square feet;
- b) Amendment of Conditions of Approval 8 and 10 and the removal of Condition of Approval 11 requiring the construction of Marble Valley Road offsite to Flying C Road;
- c) Removal of Condition of Approval 14 requiring the realignment of Flying C Road;
- d) Amendment of the required Right of Way width for onsite Marble Valley Road from 50 to 40 feet;
- e) Reduction of the required onsite Marble Valley Road width from 40 feet to 36 feet;
- f) Amendment of Condition of Approval 12 and 15 and removal of Condition of Approval 13 for an irrevocable offer of dedication right-of-way conveyance for offsite Marble Valley Road, between the eastern boundary of the project and Flying C Road;
- g) Removal of the Condition of Approval 27 requiring annexation into the El Dorado Irrigation District;
- h) Phasing the construction of Marble Valley Road to reflect the adopted phasing plan; and
- i) Amend Condition 9 to require warrant analysis for an all-way stop at the Cambridge Road/US 50 eastbound on/off ramps.

LOCATION: South side of Voltaire Drive, south of the intersection with Beasley Drive, in the Cameron Park area, Supervisorial District 2. (Exhibit A)

APNs: 119-380-01, 119-380-02, 119-380-03, and 119-380-04 (Exhibit B)

ACREAGE: 32.2 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: Single Unit Residential (R1/R20K) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously Adopted Mitigated Negative Declaration

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

1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on September 25, 2007; and
2. Approve Tentative Subdivision Map Revision TM05-1403-R, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of the Subdivision Map Revision would allow for changes to the conditions of approval for a previously approved tentative subdivision map. The revisions would amend the approved Conditions of Approval affecting offsite and onsite road improvement conditions, and the annexation to the El Dorado Irrigation District.

ANALYSIS

Background: Tentative Map TM05-1403/Campobello was approved by the Board of Supervisors on September 25, 2007, along with a rezone (Z05-0019), consisting of 45 residential lots ranging in size from 7,910 to 97,641 square feet on a 32.218 acre site. Design waivers were approved for the following: a) construct a four-foot wide sidewalk in lieu of the six-foot wide sidewalk on both sides of Voltaire Drive required under Standard Plan 101B; and b) Reduce right-of-way for Voltaire Drive, C Drive, and D Drive to 44 feet, rather than the 60 feet required under Standard Plan 101B, as well as a reduction from 60 feet to 50 feet on Beasley Drive. Access would be provided through Beasley Drive, Voltaire Drive and the future Marble Valley Road. A large lot final map (TM05-1403-F) was approved by the Board of Supervisors on October 27, 2015 and a time extension was approved by the Planning Commission on February 22, 2018. The tentative map is due to expire on September 25, 2023.

Project Description: The applicant is requesting the removal and revision of several conditions of approval as the project applicant believes that the current improvements required by the conditions of approval are proportionally unreasonable when compared to the impacts from a 45 lot subdivision and that the conditions have made the project financially infeasible. The revision would modify the approved parcel sizes from 7,910 to 97,641 square feet to 7,944 to 85,814 square feet and the removal of the condition of approval requiring the LAFCO annexation into the El Dorado Irrigation District (EID) as this condition has already been satisfied.

The applicant is requesting the following transportation related revisions

1. Removing the requirements for the construction of Marble Valley Road offsite
2. Removing the requirements for the realignment of Flying C Road offsite
3. Modification of the Right-of-way width requirement for onsite Marble Valley Road from 50 to 40 feet
4. Modification of the roadway width requirement for onsite Marble Valley Road from 40 to 36 feet
5. Phasing of the construction of Marble Valley Road to reflect the existing phasing plan
6. An irrevocable offer of dedication right-of-way conveyance for offsite Marble Valley Road, between the eastern boundary of the project and Flying C Road.

Consistency: As discussed in the Findings, staff has determined that the proposed project with the amended conditions is consistent with High Density Residential (HDR) land use designation and other applicable policies of the El Dorado County General Plan, as well as the provisions of the Single Unit Residential (R1/R20K) zone and other Zoning Ordinance Requirements. The project has been reviewed and conditioned by applicable agencies including but not limited to the Department of Transportation and the El Dorado County Fire Protection District. Changes to the Findings and Conditions of Approval have been made in the strike out/underline format.

ENVIRONMENTAL REVIEW

The Campobello Tentative Subdivision Map is a residential project that was analyzed in an adopted Mitigated Negative Declaration. 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 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 Determination.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Approved Campobello Tentative Map
Exhibit G.....Revised Campobello Tentative Map
Exhibit H.....Oak Tree Survey
Exhibit I.....Adopted Mitigated Negative Declaration and Initial
Study; August 23, 2007