

The current (and implementing) owner of Silver Springs Unit 1 subdivision (Blue Mountain Communities) seeks to improve the design of previously approved lot designs. A total of 10 lots would be effected. Two lots would be eliminated, merged into others. The Unit 1 Final Map was recorded in 2007, and recently obtained from the county approval of updated improvement plans. As part of that process, the grading plans were revised to obtain more orthodox single pad graded lots, and to eliminate most of the split pad lots (lots with two distinct pads at different elevations). This simplifies, and improves the economics of the development of these few lots. None of that redesign effort required entitlement revision or approval.

Mena Court

Irregular shapes and topographic constraints make lots 31 and 32 at the end of Mena Court difficult and expensive to develop and, arguably, not very marketable. These lots would have split pads, and the lots are small and irregular. This configuration does not work with any of Blue Mountain’s floor plans. Creation of a single pad (rather than the split pads) on these problem lots would result in large retaining walls along the rear, which is also not desirable.

This proposal is to merge lot 29 with 30, and lot 31 with 32. Mena Court can then be eliminated and the public water and sewer lines that were proposed would no longer be necessary and would be eliminated from the improvement plans. Private sewer and water would replace those public lines to serve only lot 29. Lots 28 and 32 would continue to take sewer and water service out of stubs in Foxmore Lane. Lot 29 would become a flag lot constructed to county standards (more on this below). A sensible adjustment to square up one lot line on lot 33 is also included. Upon approval of the Map Amendment TLA Engineering and Planning will submit an improvement plan revision.

Although this proposal results in the loss of two lots, it is believed the added value of lots 29 and 32, along with the reduction in development costs resulting from elimination of retaining walls and simplified grading and foundations, and the removal of Mena Court (and the otherwise high cost to develop lots 30 and 31) will make up for the loss of two lots.

As part of the county review of application materials we request a review of the preliminary grading plans for these “new” lots in Mena Court and for confirmation of the flag lot configuration, which was designed to meet El Dorado County standards for same.

Flag Lot Design

Flag lot design in El Dorado County is a function of two sources. Section 130.30.020(B2) specifies that flag lot minimum width is measured across the section of the lot not containing the access strip. In the case of this flag lot that width is 82.2± feet. This subdivision is in the R-1 zone where the minimum lot width is 60 feet.

Flag shaped lot design is further controlled the county’s Design Improvement Standards. Section 3D (on page 7) indicates that the narrow access length shall not exceed 100 feet and that the minimum width at any point of that access strip shall not be less than 32 feet. In the case of this flag lot the access strip is 32.7± feet.

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors

DATE June 4, 2019

EXHIBIT H-1

BY *Tiffany Schmidt*
EXECUTIVE SECRETARY

Utility, Drainage, and Easement Changes:

An existing drainage easement on lot 30 adjacent to lot 29, established with the Final Map as instrument, would be abandoned by amending the Final Map. The drainage easement is to contain piped storm drainage. This easement would be replaced, with recording of the amended map, by a similar easement over the new driveway serving the flag lot. This new easement would contain piped drainage. The storm drain easement would remain in place in the rear of lots 30, 31, and 33.

A sewer easement containing an existing 8-inch sewer line, generally centered in the future Mena Court alignment, is already to be abandoned as part of project construction. This future condition would remain unchanged.

Similar to the current map and utility configuration lots 29, 32, and 33 will be served by sewage pumps because they remain sufficiently below the road grade of Foxmore Lane.

Pryor Drive

We are also requesting that two other property lines affecting a total of four lots (not contiguous) be modified. The line between lots 14 and 15 would be moved south roughly 20 feet. This would allow the smallest footprint home to be constructed without retaining wall encroachment into an oak tree dripline. Both lots 14 and 15 would continue to meet county or project established area, depth, and frontage requirements. No utility or drainage easements would be effected.

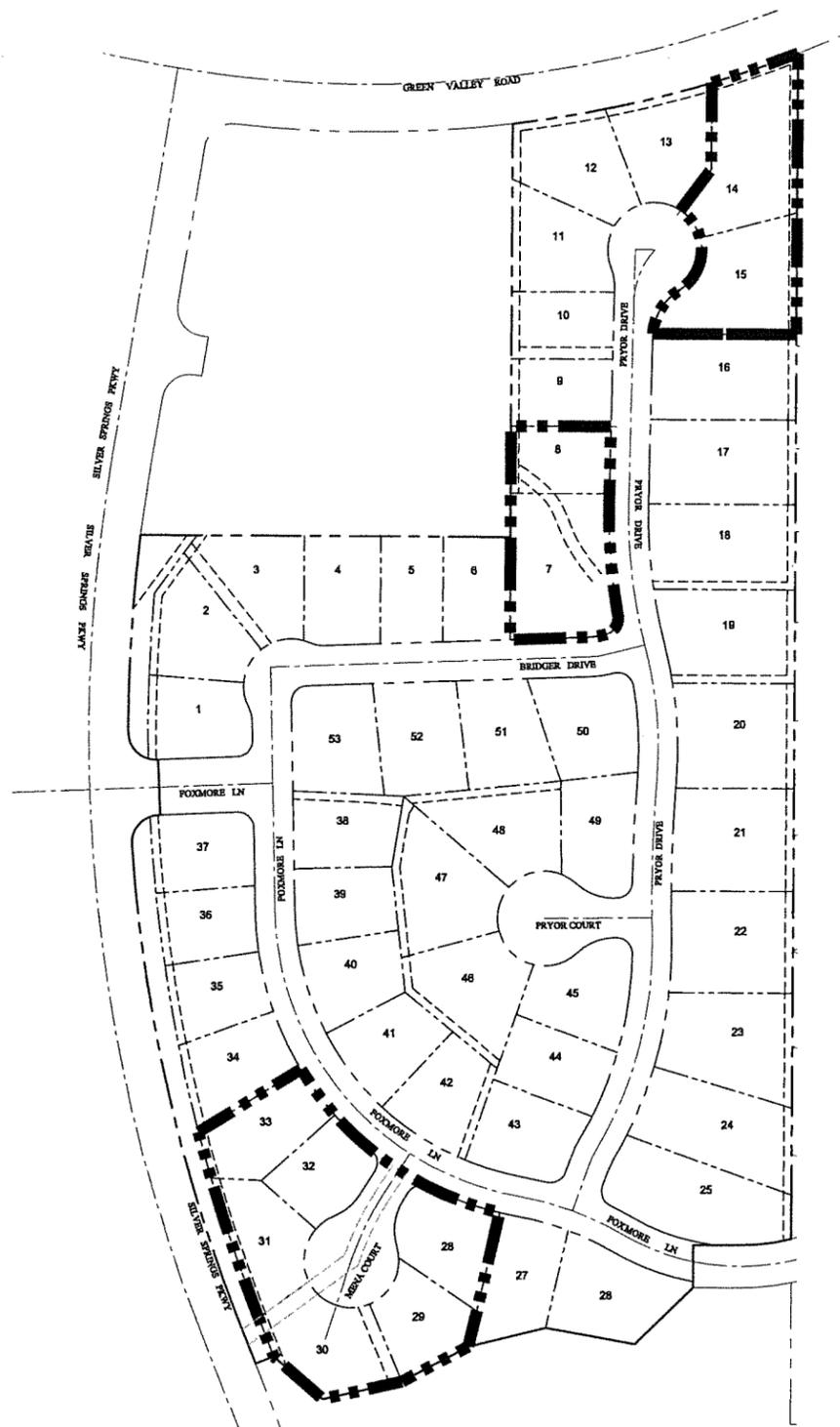
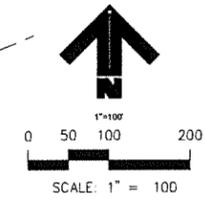
The property line between lots 7 and 8 would be adjusted to more closely conform to storm drain easement. The easement is located such that it currently creates a large area of lot 7 generally cut off from the rest of the lot. This revision makes both lots more sensible. No utility or drainage easements would be effected; nor would the recorded non-egress line.

End

EXHIBIT H-2

SILVER SPRINGS UNIT 1 MAP AMENDMENT (OVERALL)

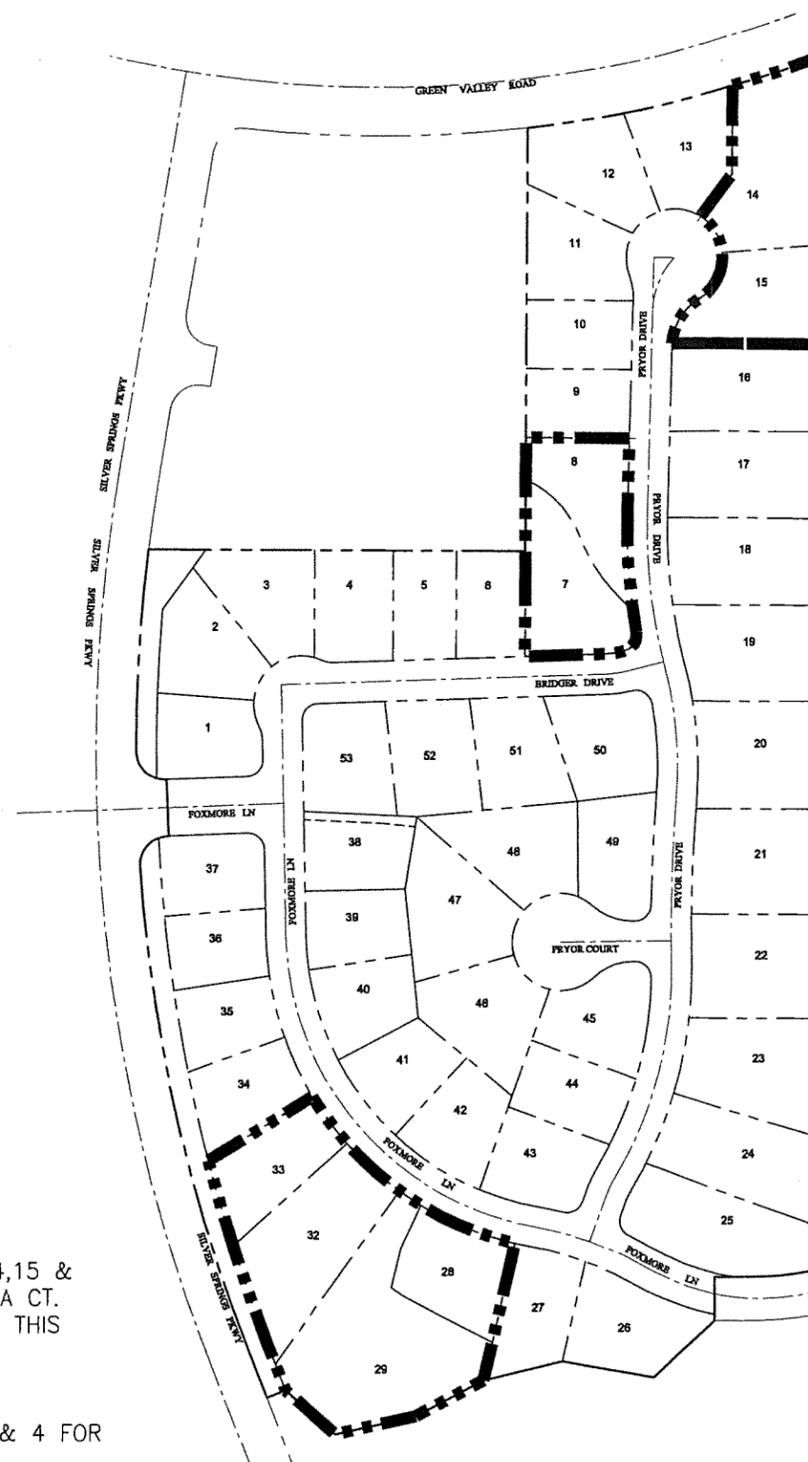
FEBRUARY 2019
SHEET 1 OF 4



RECORDED FINAL MAP CONDITIONS

ONLY LOTS 7,8,14,15 &
28 - 33 AT MENA CT.
ARE IMPACTED BY THIS
PROPOSED MAP
AMMENDMENT.

SEE SHEETS 2,3 & 4 FOR
LOT AREAS



PROPOSED LOTTING

2019 MAR - 1 AM 10:56
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APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE June 4, 2019

BY Tiffany Schmidt/Cmt
EXECUTIVE SECRETARY

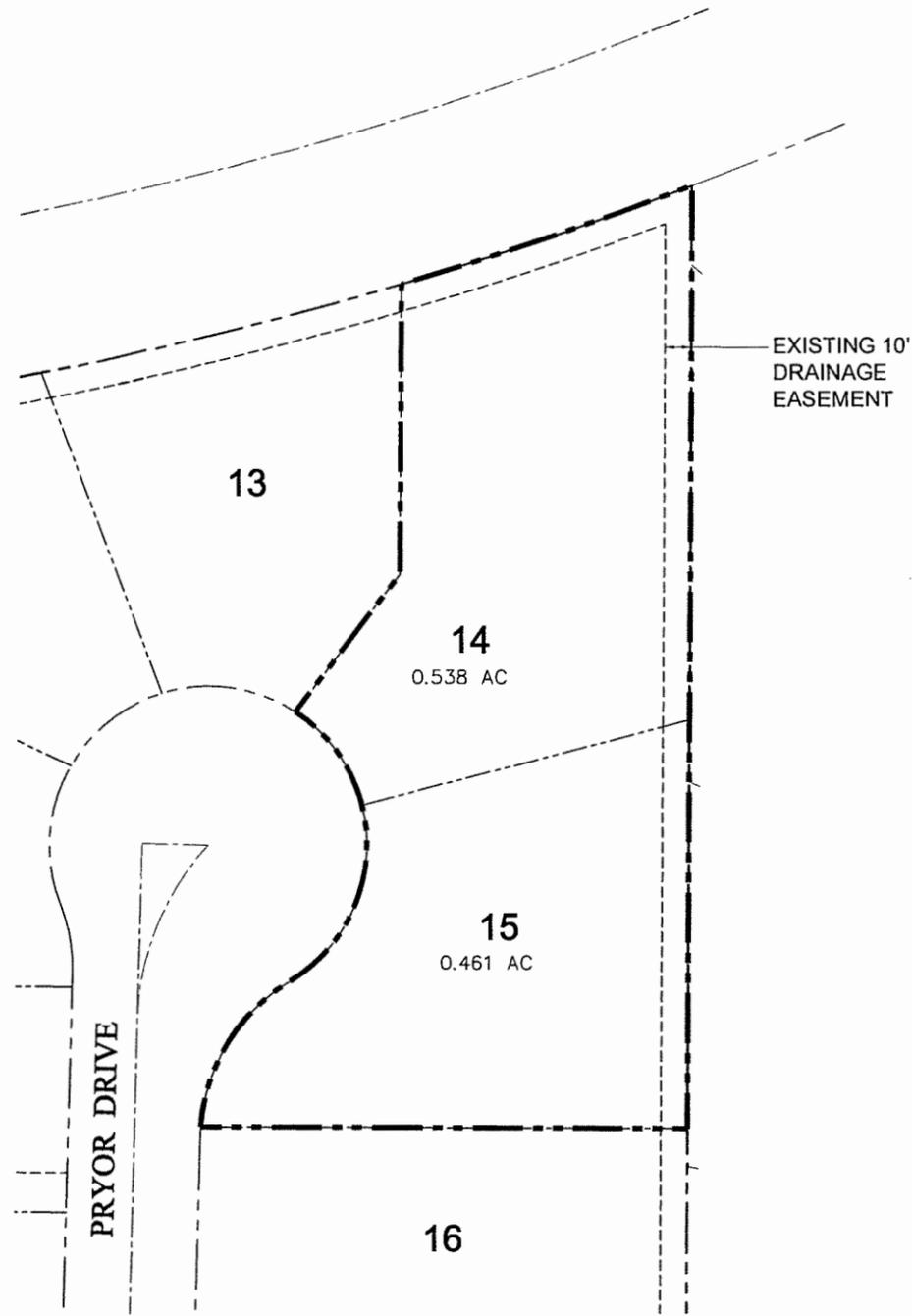
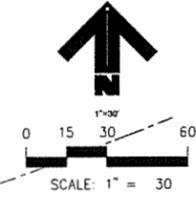


File: K:\Users\TAS\My Documents\TAS\Map Amendment\Map Amendment\Map Amendment.dwg Feb 08, 2019 - 12:58pm ewalter

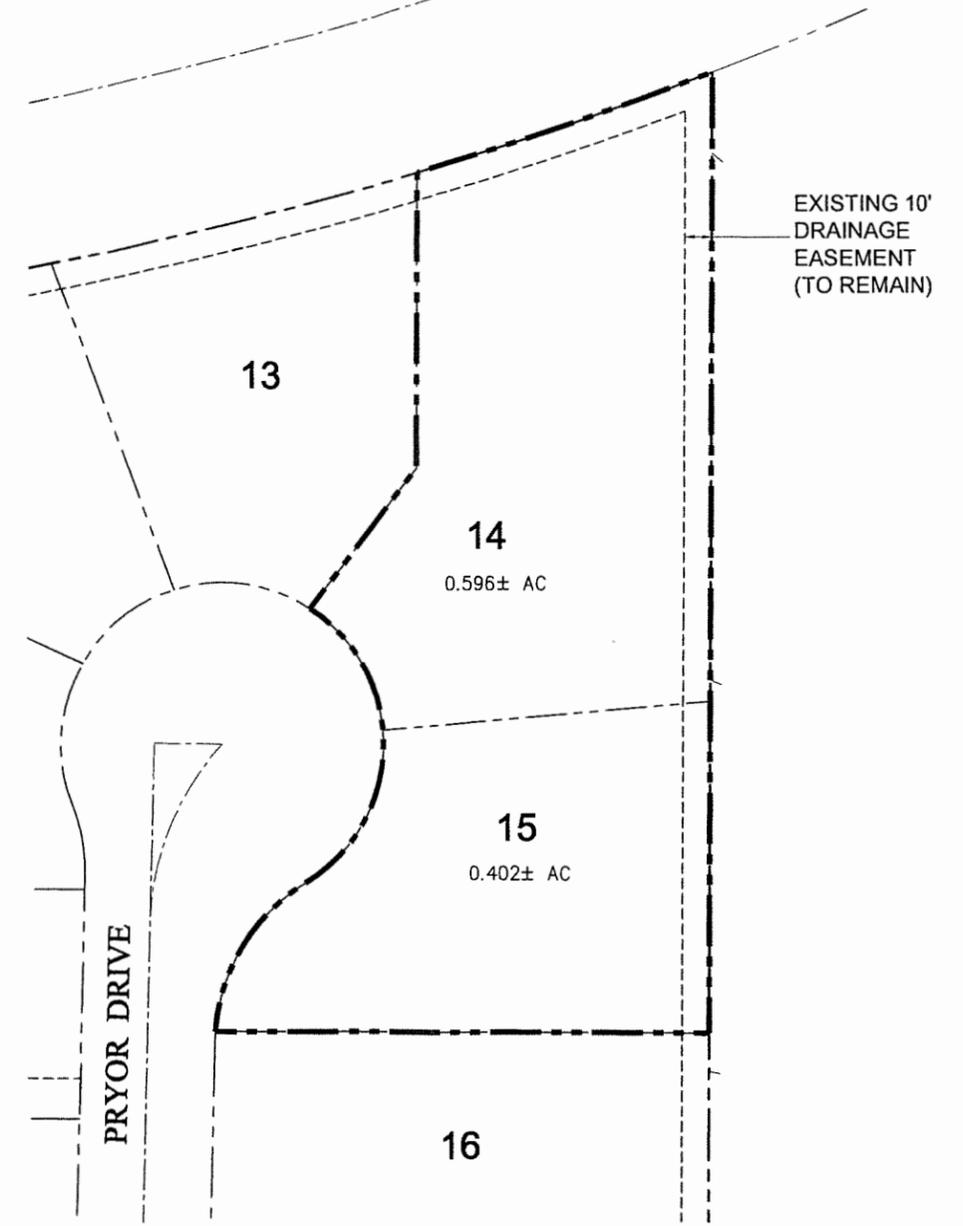
SILVER SPRINGS UNIT 1 MAP AMENDMENT (LOTS 14-15)

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FEBRUARY 2019
SHEET 3 OF 4



RECORDED FINAL MAP CONDITIONS



PROPOSED LOTTING

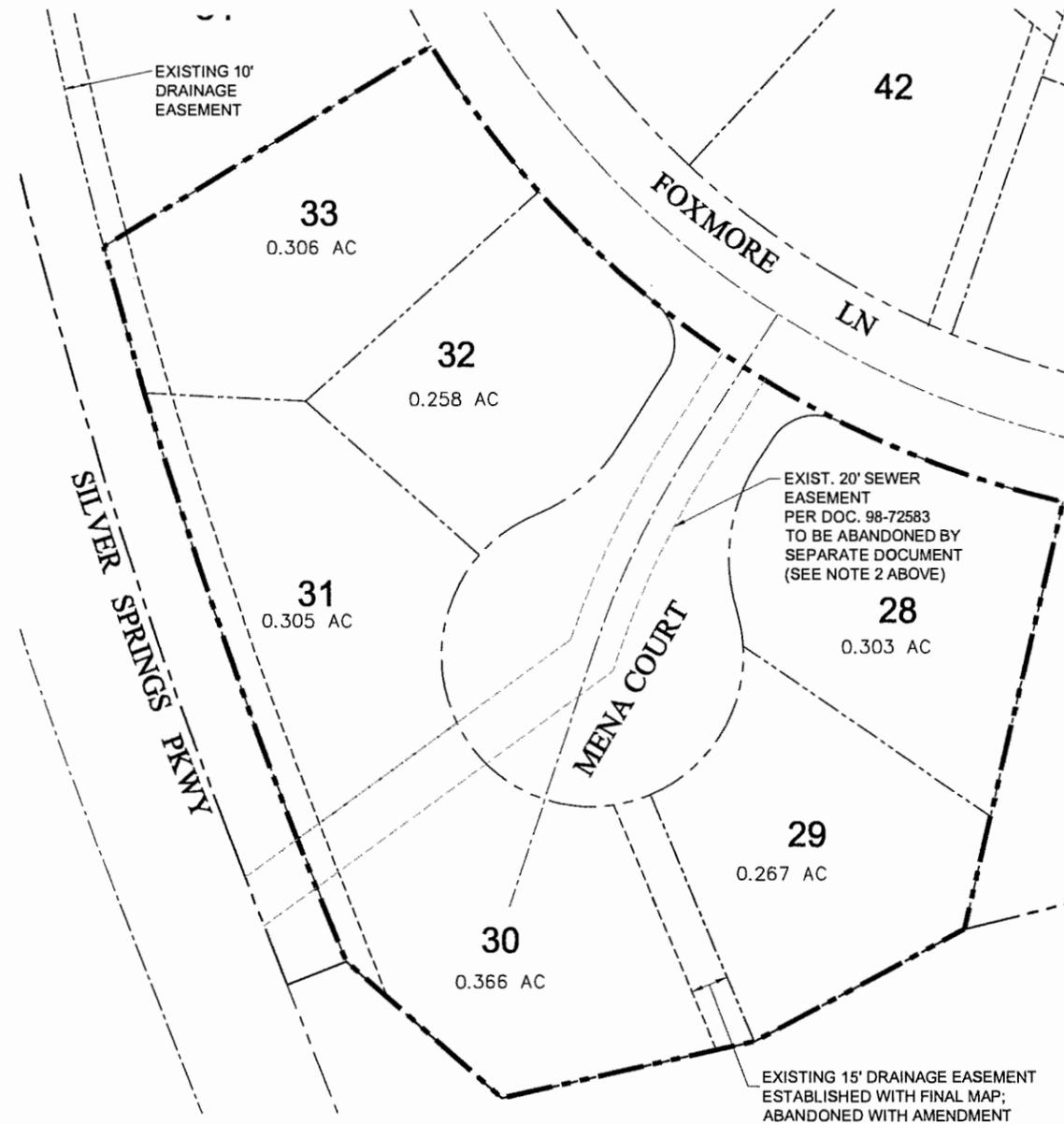
SILVER SPRINGS UNIT 1 MAP AMENDMENT (LOTS 28-33)

FEBRUARY 2019
SHEET 4 OF 4

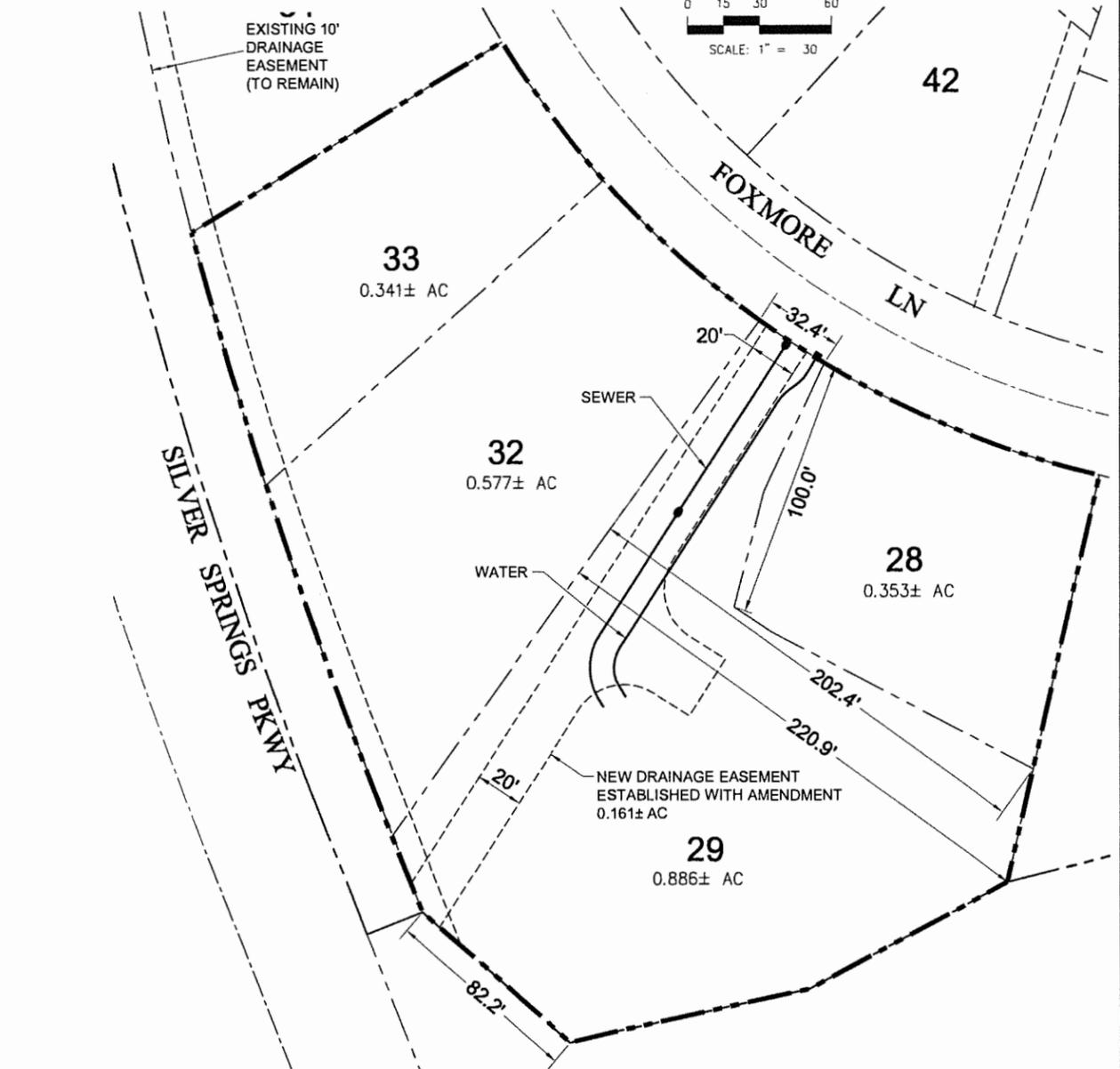


0 15 30 60
SCALE: 1" = 30'

- Public Utilities easements for underground wires, conduits, and pipelines and appurtenant fixtures, with the right to trim and remove limbs, trees and brush therefrom, over, under and across the common areas, Lots J and K, the front twelve and one half (12.50) feet of each lot shown hereon and the five (5.00) feet on both sides of all side lot lines extending from the street right-of-ways shown hereon along said property lines a distance of fifty (50.00) feet.
- Easement benefitting El Dorado Irrigation District (document 98-72583) to be abandoned by that District's Board of Directors upon District's acceptance of alternative improvements (Email from Brink 1/28/19).



RECORDED FINAL MAP CONDITIONS



PROPOSED LOTTING

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