



County of El Dorado

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Legislation Text

File #: 09-1506, **Version:** 3

Development Services Department, Planning Services Division, recommending the Board take the following actions on the appeal submitted by Charles B. Ebright for Parcel Map P08-0006, which was conceptually approved by the Board on January 26, 2010:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
- 2) Uphold the appeal and approve P08-0006 subject to the revised conditions of approval in Attachment 1, based on the revised findings in Attachment 2; and
- 3) Approve the following design waivers since appropriate findings have been made as listed in Attachment 2: (a) Permit proposed parcel 2B to exceed the depth to width lot ratio and have no street frontage; and (b) Permit Cascade Road and the unnamed access road to remain 12 to 14 feet wide rather than be improved to 20 feet wide as required by the El Dorado County Design and Improvement Standards Manual. (Supervisory District V) (Cont'd 1/26/10, Item 24)

Background: Hearing to consider a request submitted by CHARLES B. EBRIGHT (Agent: Aspen Environmental/Mike Dill) appealing the denial of Parcel Map P08-0006 by the Zoning Administrator on November 18, 2009. The parcel map would create two parcels 1.45 and 8.98 acres in size. The following design waivers have been requested: (1) Permit proposed parcel 2B to exceed the depth to width lot ratio and have no street frontage; and (2) Permit Cascade Road to remain 12 to 14 feet wide rather than be improved to 24 feet wide as required by the *El Dorado County Design and Improvement Standards Manual*. Public water would be provided by the South Tahoe Public Utility District. Primary site access would be provided via Cascade Road. The property, identified by Assessors Parcel Number 018-320-11, consisting of 10.43 acres, is located on the northeast side of Cascade Road, approximately one mile north of the intersection with State Highway 89, in the South Lake Tahoe area, Supervisory District V. [Project Planner: Jason Hade] (Negative declaration prepared)

At the Board's meeting of January 26, 2010, the Board conceptually approved the subject application and directed staff to return to the Board on February 9, 2010, with revised conditions of approval and findings, which are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)

Follow-up to COB: Send 2 copies of Minute Order to Dept.