



Legislation Details (With Text)

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Title: Hearing to consider a request submitted by Chris Stevens (Agent: BJS Construction/Engineer TSD Engineering) for a Certificate of Correction to Promontory/Village 2 (TM98-1356) to allow an off-street parking area along a shared driveway access for Lots 79, 80, and 81 identified as APNs 124-120-79, -80, and -81 in the El Dorado Hills area.

Sponsors:

Indexes:

Code sections:

Attachments: 1. TM98-1356C Promontory Village 2 Lots 79 80 81 Conditions.pdf, 2. TM98-1356C Promontory Village 2 Lots 79 80 81 Findings.pdf, 3. TM98-1356C Attachments A-D Exhibit A.pdf

Date	Ver.	Action By	Action	Result
10/17/2006	1	Board Of Supervisors	Approved	Pass

Hearing to consider a request submitted by Chris Stevens (Agent: BJS Construction/Engineer TSD Engineering) for a Certificate of Correction to Promontory/Village 2 (TM98-1356) to allow an off-street parking area along a shared driveway access for Lots 79, 80, and 81 identified as APNs 124-120-79, -80, and -81 in the El Dorado Hills area.

Background: Chapter 16.72, Amending of Final Maps, of the Subdivisions Ordinance establishes that a final map which has been recorded by the County Recorder may be modified.

The Board of Supervisors approved Tentative Map TM98-1356 (Map I-135) on September 10, 2002. Lots 79, 80, and 81 (Assessor's Parcel Numbers 124-120-79, -80, and -81 respectively) were recorded with a 20-foot common driveway. Building permits were issued for Lots 79, -80, and -81 on June 7, 2006.

A 20-foot wide common driveway has been provided between lots 80 and 81 and provides access to Lots 79, 80, and 81. The driveway is to be accessed from Bordeaux Drive and would be approximately 180 feet in length and would dead end at Lot 79. The El Dorado Hills Fire Department has required that two off-street parking areas be provided along the common driveway. Each of the off-street parking areas will be 33 feet wide, 17 feet long, and provide a total of six parking spaces. The parking areas will be located on Lots 80 and 81 approximately 30 feet west of the intersection of the common driveway and Bordeaux Drive. The Certificate of Correction has been requested to reflect the additional off-street parking areas on Lots 80 and 81.

As shown on the Promontory/Village 2 Grading and Erosion Control Plan, Lots 79 and 80 have areas designated 'trees to be protected.' These protected areas have been included in the Oak Tree Protection, Revegetation, and Monitoring Plan (the Plan) prepared for the Promontory. The Plan contains a pre-development survey of the oak canopy in the Promontory as well as a

mitigation plan for any oak canopy disturbed as a result of development. Planning Services staff has determined that oak trees in the designated 'trees to be protected' areas have been removed. As a condition of this Certificate of Correction, the applicants are required to work with the Promontory Architectural Review Committee to replace the disturbed oak canopy as required in the Plan.

Recommendation: Development Services/Planning Services recommending the Board of Supervisors find that the project is categorically exempt from CEQA and approve the Certificate of Correction for The Promontory/Village 2 (Lots 79, 80, and 81), based on the findings and subject to the conditions listed on Attachment 1.

GLF:JF:jcb

ATTACHMENTS

Attachment 1 - Findings/Conditions for Approval

Attachment A - Vicinity Map

Attachment B - Assessor's Parcel Map

Attachment C - Recorded Grading and Erosion Control Plan

Attachment D - Final Map (I-135)

Exhibit A - Proposed Amendment (2 pages)