



## Legislation Details (With Text)

**File #:** 18-1304      **Version:** 1

**Type:** Agenda Item      **Status:** Agenda Item

**File created:** 8/16/2018      **In control:** Planning Commission

**On agenda:** 9/13/2018      **Final action:**

**Title:** Hearing to consider the Sierra Sunrise project (Tentative Subdivision Map TM17-1532)\* to allow the following: 1) Create seven single-family lots ranging in size from 17,329 square feet to 21,779 square feet, one single-family lot of 261,280 square feet, and one roadway lettered lot; and 2) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards on property identified by Assessor's Parcel Numbers 116-030-28 and 116-030-30, consisting of 10 acres, in the Cameron Park area, submitted by Pacific States Development Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
- 2) Approve Tentative Subdivision Map TM17-1532, based on the Findings and subject to the Conditions of Approval as presented; and
- 3) Approve the Design Waivers for the modification of subdivision road improvement Standard Plan 101B including: (A) Flag Lot 8, increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length; and (B) Asphalt Dike, allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage.  
(Supervisory District 2)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-K, 5. E - Staff Report Exhibit L-Proposed Negative Declaration and Initial Study, 6. F - Proof of Publication-Mountain Democrat, 7. G - Notification Map, 8. H - Staff Memo 09-06-18 (Continuance Request), 9. Public Comment Rcvd 09-05-18, 10. Public Comment Rcvd 08-24-18

Date	Ver.	Action By	Action	Result
9/13/2018	1	Planning Commission	Continued	Pass

Hearing to consider the Sierra Sunrise project (Tentative Subdivision Map TM17-1532)\* to allow the following: 1) Create seven single-family lots ranging in size from 17,329 square feet to 21,779 square feet, one single-family lot of 261,280 square feet, and one roadway lettered lot; and 2) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards on property identified by Assessor's Parcel Numbers 116-030-28 and 116-030-30, consisting of 10 acres, in the Cameron Park area, submitted by Pacific States Development Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
- 2) Approve Tentative Subdivision Map TM17-1532, based on the Findings and subject to the Conditions of Approval as presented; and
- 3) Approve the Design Waivers for the modification of subdivision road improvement Standard Plan 101B including: (A) Flag Lot 8, increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length; and (B) Asphalt Dike, allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage.  
(Supervisory District 2)

### DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map TM17-1532/Sierra Sunrise submitted by Pacific States Development Corporation to consider the following: 1) Tentative Subdivision Map to create seven single-family lots ranging in size from 17,329 square feet to approximately 21,779 square feet, one single-family lot of approximately 261,280 square feet, and one roadway lettered lot on a 10-acre site; and 2) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101B: (A) Flag Lot 8, increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length; and (B) Asphalt Dike, allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage. The property, identified by Assessor's Parcel Numbers 116-030-28 and 116-030-30, consisting of 10 acres, is located on the east side of Woodleigh Lane, approximately 2,000 feet southeast of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 2. (County Planner: Efren Sanchez) (Negative Declaration prepared)\*

A Staff Report is attached.

## **CONTACT**

Efren Sanchez

Community Development Services, Planning and Building Department