



Legislation Details (With Text)

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File created: 6/6/2019 **In control:** Planning Commission

On agenda: 7/25/2019 **Final action:** 7/25/2019

Title: Hearing to consider the Sierra Sunrise project (Tentative Subdivision Map TM17-1532)* to create seven single-family lots ranging in size from 17,329 to 21,779 square feet, one single-family lot of approximately 261,280 square feet, and one roadway lettered lot; and Design Waivers of the El Dorado County Design and Improvement Standard Manual for modifications of subdivision road improvement Standard Plan 101B 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 Design Waivers of the El Dorado County Design and Improvement Standards Manual for modifications 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) (cont. 6/27/19, Item #3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Applicant's Response to Public Comments 07-17-19, 2. 2B - Applicant's Response to Public Comments 07-19-19, 3. 2C - Staff Memo 07-24-19 (Revised Findings, Conditions of Approval, Response to Public Comments), 4. Public Comment Rcvd 07-25-19 PC 07-25-19, 5. Public Comment Rcvd 07-11-19 PC 07-25-19, 6. FINAL Findings, 7. FINAL Conditions of Approval, 8. APPROVED STAMPED Map, 9. ADOPTED Negative Declaration, 10. RECEIPT-Notice of Determination, 11. A - Staff Report, 12. B - Findings, 13. C - Conditions of Approval, 14. D - Staff Report Exhibits A-K, 15. E - Staff Report Exhibit L-Proposed Negative Declaration and Initial Study, 16. F - Staff Report Exhibit M.-Response to Public Comments-September 13, 2018, 17. G - Notification Map, 18. H - Proof of Publication-Mountain Democrat, 19. I - Staff Memo 06-26-2019 (Request for Continuance), 20. Public Comment Rcvd 06-21-19, 21. Public Comment Rcvd 06-11-19, 22. FILED-Notice of Determination

Date	Ver.	Action By	Action	Result
7/25/2019	2	Planning Commission	Approved	Pass
6/27/2019	1	Planning Commission	Continued	Pass

Hearing to consider the Sierra Sunrise project (Tentative Subdivision Map TM17-1532)* to create seven single-family lots ranging in size from 17,329 to 21,779 square feet, one single-family lot of approximately 261,280 square feet, and one roadway lettered lot; and Design Waivers of the El Dorado County Design and Improvement Standard Manual for modifications of subdivision road improvement Standard Plan 101B 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 Design Waivers of the El Dorado County Design and Improvement Standards Manual for modifications 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) (cont. 6/27/19, Item #3)

DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map TM17-1532/Sierra Sunrise submitted by Pacific States Development Corporation to allow a Tentative Subdivision Map to create seven single-family lots ranging in size from 17,329 to 21,779 square feet, one single-family lot of approximately 261,280 square feet, and one roadway lettered lot; and a waiver of El Dorado County Design and Improvement Standard Manual to include the following modifications 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, Supervisory District 2. (County Planner: Efren Sanchez, 530-621-6591) (Negative Declaration prepared)*

This item was continued from the June 27, 2019, meeting at the request of staff.

CONTACT

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