



Legislation Text

File #: 08-0365, **Version:** 1

Hearing to consider an appeal of two conditions of approval imposed on Tentative Parcel Map P006-0017 to create three parcels, ranging in size from three to four acres consisting of 10.4 acres, the two conditions under appeal require the widening of Lake Hills Court and require a trail along Lake Hills Court on property identified by APN 110-020-08, in the El Dorado Hills area; Appellant: Jay and Linda Dennis, Mike and Andrea Aldrich, Gary and Janet Applegarth, Andy and Jennifer Dunnigan, and Richard and Karen Moorhouse. (District 1)

RECOMMENDED ACTION: Planning Services recommends the Board of Supervisors deny the appeal thereby upholding approval of Parcel Map P06-0017, subject to the conditions listed on Attachment 1.

Background: Tentative Parcel Map P06-0017 was approved by the Zoning Administrator on February 20, 2008. The parcel map request would create three parcels ranging in size from three to four acres, and one design waiver request would reduce the on-site road improvement requirement to Lake Hills Court from 28 feet to 20 feet as required by Standard Plan 101B.

An appeal was submitted on February 27, 2008. The appellants have requested that the Board remove two conditions of approval relating to the widening of Lake Hills Court and for a trail easement along the project frontage on Lake Hills Drive and Lake Hills Court.

Because the project site is located within the El Dorado Hills Community Region, the El Dorado County Design and Improvement Standards Manual requires all roads to comply with Standard Plan 101B which requires a 28 foot wide paved roadway. To minimize the construction impacts to the area, a design waiver was approved to reduce the road width to 20 feet consistent with the Fire Safe Regulations.

The appellants argue that the construction of the additional road width would result in the removal of additional oak trees and the relocation of EID infrastructure. Lake Hills Court is located within a 50 foot wide road and public utilities easement (RPUE) which is located on the Lee parcel and adjoining properties to the north. The existing Lake Hills Court is approximately 18 feet wide and is located within the middle of the RPUE. All road widening would occur within the 50 foot RPUE. The oak trees that the appellants are concerned about are located on the Lee property on the south side of Lake Hills Court. The oak trees would be avoided by the addition of the required pavement on the north side of the road. Similar road construction considerations would be applicable to avoid the relocation of the existing EID infrastructure.

The second item of the appeal is the requirement for a trail easement along Lake Hills Court. Rezone Z06-0017 was approved by the Board of Supervisors on August 28, 2007, and Parcel Map P06-0017 was remanded to the Zoning Administrator with the direction to consider conditions of approval relating to a road maintenance agreement and a trail easement. The parcel map was conditioned by the Zoning Administrator to provide trail easements along Lake Hills Drive and Lake Hills Court.

ATTACHMENTS

Appeal Form

Attachment 1 - Conditions/Findings of Approval

Staff Report Addendum dated February 7, 2008

Staff Report dated February 20, 2008

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