

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 26, 2017

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP

- FILE NUMBER:** TM16-1529/Southpointe Meadows
- APPLICANT/ENGINEER:** CNA Engineering
- OWNER:** Hamdi Kanaan and Zaina Almasri
- REQUEST:** Tentative Subdivision Map to create a subdivision of seven single family residential lots ranging in size from 1 to 1.3 acres on an 8.4 acre site.
- LOCATION:** East side of Castec Way, approximately 1,200 feet east of the intersection with Lakehills Drive, in the El Dorado Hills area, Supervisor District 1 (Exhibit A).
- APN:** 110-450-07 (Exhibit B)
- ACREAGE:** 8.04 acres
- GENERAL PLAN:** Medium Density Residential (MDR) (Exhibit C)
- ZONING:** Residential One-Acre (R1A) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff; and
 2. Approve Tentative Subdivision Map TM16-1529, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Subdivision Map would allow the division of an 8.04-acre property into seven parcels of 1.0 and 1.3 acres. The parcel is zoned Residential One-Acres (R1A) and contains a General Plan designation of Medium Density Residential (MDR). The proposed parcels are of sufficient size for the zones. Staff has determined that the proposed project is consistent with the MDR land use designation and R1A zones, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

ANALYSIS:

Site Description: The project site consists of an undeveloped 8.04 acre site, located at approximately 1,200 feet above mean sea level (Exhibit E). The primary on-site biological communities include oak woodlands, annual grasses and shrubs. The site is surrounded by other residential parcels similar to the development proposed on-site. The project proposes the construction of a new road and the connection to existing El Dorado Irrigation District water and sewage services.

Project Description: The Tentative Subdivision Map would create seven parcels from an 8.04 acre site. The parcels would range in size from 1.0 to 1.3 acres. All parcels would require a connection to existing off-site water sewage service through the El Dorado Irrigation District. Access to the parcels would come from South Meadows Court, a proposed private road, connecting into Villa Del Sol, an existing private road (Exhibit F).

Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Medium Density Residential (MDR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the Residential One-Acre (R1A) zone and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit G). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, therefore a Mitigated Negative Declaration has been prepared and a Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee of \$2,216.25 after approval, but prior to the County filing the Notice of Determination of the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be

made payable to El Dorado County. The \$2,216.25 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Map
Exhibit F.....	Tentative Subdivision Map; June 2016
Exhibit G.....	Preliminary Grading Plan; December 20, 2016
Exhibit H.....	El Dorado Hills Fire Department Comment Letter; September 12, 2016
Exhibit I.....	El Dorado Irrigation District Facility Improvement Letter; April 25, 2016
Exhibit J.....	Proposed Mitigated Negative Declaration and Initial Study