

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



PLACERVILLE OFFICE:

2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@co.el-dorado.ca.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@co.el-dorado.ca.us
Counter Hours: 8:00 AM to 4:00 PM

MEMORANDUM

DATE: January 5, 2009 **Agenda of:** February 12, 2009
TO: Planning Commission **Item #:** 7
FROM: Jonathan Fong, Project Planner
SUBJECT: GOV 08-0010: Finding of General Plan Consistency per Government Code Section 65402(a); Vacation of a Portions of Heffren Drive and Dodson Road Assessor's Parcel Numbers:

APPLICANT: Sunridge Meadows Homeowners Association
AGENT: Norman Spaulding, Sunridge Meadows Homeowners Association
REQUEST: General Vacation of portions of Heffren Drive and Dodson Road within the Sunridge Meadows Subdivision
LOCATION: Within the Sunridge Meadows Subdivision on the east side of Latrobe Road approximately 2 miles north of the intersection with South Shingle Road in the Latrobe area, Supervisorial District II (Exhibit A).
APN: 087-330-01/ 087-340-21 (Exhibits B/C)

Recommendation:

Planning Services recommends that the Planning Commission take the following action: 1. Per Government Code 65402(a), find the proposed General Vacation GOV 08-0010, vacating portions of Heffren Drive and Dodson Road, consistent with the applicable policies of the adopted 2004 El Dorado County General Plan.

Request:

Heffren Drive and Dodson Road lie within the Sunridge Meadows Subdivision in the Latrobe Area of El Dorado County. The HOA submitted a request to the Department of Transportation for a General Vacation of portions of Heffren Drive and Dodson Road (Attachments F and G) which was forwarded to Development Services for review and recommendation to the Planning

Commission. As shown on the proposed Heffren Drive vacation (Exhibit F) the HOA would abandon an approximately 800 foot long portion of the Heffren Drive easement. The proposed Dodson Road vacation (Exhibit G) would abandon an approximately 2,000 foot long portion of the Dodson Road easement from the intersection of Dodson Road and Bryant Road to the western edge of the subdivision.

Pursuant to Section 65402 of the Government Code, the acquisition or sale of property by a public agency must be reviewed by the Planning Commission for consistency with the General Plan.

Background:

The Sunridge Meadows Subdivision (Subdivision Tract No. 973) was approved on January 26, 1989 to allow 58 lots on 580-acres. The Sunridge Meadows Subdivision was originally approved with multiple alternatives for vehicular circulation. Ultimately, the two points of access were constructed as Sunridge Meadows Drive and Heffren Drive. The remaining access points were never constructed but the dedicated Road and Public Utilities (RPUE) have remained. The General Vacation Request would abandon the unused RPUE to allow greater development potential of the affected lots.

As shown on the Vicinity Map, Heffren Drive and Dodson Road would have the potential to construct additional access points to the subdivision. Both Heffren Drive and Dodson Road are currently unimproved. The Subdivision is currently accessed via Sunridge Meadows Drive via Latrobe Road and Heffren Drive via South Shingle Road.

Included with the application for General Vacation, the applicant has submitted letters from all affected Utilities Agencies stating they have no interest in the easements proposed to be vacated as part of this request.

The Latrobe Fire Protection District submitted a comment letter to the Sunridge HOA stating that the requested vacation would not be in the best interest of the public. However, as stated below, the Sunridge Meadows Subdivision and the adjoining parcels currently have secondary access roads which have been constructed therefore there would not need be a to improve Dodson Road or Heffren Drive to provide adequate circulation in the area.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RR	RE-10	Sun Ridge Meadows Subdivision
North	RR	RE-10	Existing Office/ Warehouse
South	AL	AE	Existing Office/ Warehouse
East	RR	RE-10	Existing Office/ Warehouse
West	AL	AE	Existing Single Family Residential

The Sunridge Meadows Subdivision is currently accessed via Sunridge Meadows Drive via Latrobe Road to the west and Heffren Drive via South Shingle Road to the east. The subdivision is bounded to the north and east by RE-10 zoned lands and AE-zoned lands to the west. The AE zoned lands are currently within Williamson Act Agriculture Preserve Contracts.

Dodson Road would potentially provide secondary access to the AE-zoned parcel to the west (Exhibit D). The parcel is currently undeveloped and located within a Williamson Act Contract. Future development of the site would require multiple entitlements including a General Plan Amendment, Rezone and roll-out of the current AG Contract. The parcel also has over a mile of linear frontage on Latrobe Road which would be sufficient to provide secondary access onto Latrobe Road.

Heffren Drive is located along the eastern portion of the subdivision and is currently a dead-end road. Dedicated easements exist north which could connect Heffren Drive to Thunder Lane outside of the subdivision (Exhibit E). The existing parcels north of the subdivision have been subdivided and have adequate access roads to Latrobe Road and South Shingle Road. The connection of Heffren Drive would not be necessary.

General Plan Consistency:

While no General Plan policies directly relate to the vacation of road easements, Policy 6.2.3.2 requires that all new development provide adequate emergency access to allow adequate ingress and egress. Based on the information provided, the road vacation would be consistent with Policy 6.2.3.2.

The current roadway system provides primary and secondary access from the subdivision to Latrobe Road and South Shingle Road. The General Vacation of the proposed easements would not conflict with emergency access to the subdivision or surrounding parcels. The parcels to the north of the subdivision are currently accessed via roads not in the Sunridge Subdivision.

Attachments:

- Exhibit A: Vicinity Map
- Exhibit B: Assessor's Map Page 87:33
- Exhibit C: Assessor's Map Page 87:34
- Exhibit D: Assessor's Map Page 87:01
- Exhibit E: Assessor's Map Page 87:30
- Exhibit F: Heffren Drive Proposed Vacation
- Exhibit G: Dodson Road Proposed Vacation