

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: NOVEMBER 18, 2014**

**Item 2 Request for an amendment to the previously approved Conditions of Approval for Parcel Map No. 2627 for the purpose of obtaining approval of new roadway design and construction standards that were recently adopted by the County. APN 008-240-050.**

**Applicant:** Kent & Kathleen Wood  
**Supervisorial District:** II

**Location:** 14010 Willow Creek Road, approximately 2.5 miles south of CA Highway 16 and 1.5 miles northwest of CA Highway 124.

**A. Current Zoning Designation:** "R1A," Single Family Residential and Agricultural

**B. Current General Plan Designation:** R-S, Residential-Suburban (5-acre minimum lot size with well and septic tank)

**C. Source of Water:** Individual wells (current & proposed)

**D. Sewage Disposal:** Individual septic systems (current & proposed)

**E. Description:** The Planning Commission granted approval of Tentative Parcel Map #2627 on April 9, 2013, allowing the division of 72 acres into two tracts of 31 acres and 41 acres. The 31-acre tract (Parcel 1) would have approximately 1,650 feet of frontage on Willow Creek Road; the 41-acre tract (Parcel 2) was to be accessed via an existing 50-foot wide Access and Public Use Easement across Parcel 1.

On February 25, 2014, the County adopted revisions to the construction standards for private access roads. These revisions, if applied to this Parcel Map, would minimize the grading and tree removal necessary to construct the private access road. The applicant is requesting that the Conditions of Approval (Condition #17) be amended to reflect the new language in the County Code. The changes to the right-of-way, roadbed, base, and surface dimensions are:

	<u><b>OLD CODE</b></u>	<u><b>NEW CODE</b></u>
Right-of-way	50'	40'
Roadbed	26.5'	20'
Base	3"	4"
Surface	26.5'	18'

The specific proposed changes to the text of Condition #17 are as follows:

**"PRIVATE ACCESS IMPROVEMENTS:**

17. Prior to recordation of any Final Map, submit construction plans prepared by a Registered Civil Engineer and improve the private

~~access~~ roadway from the Willow Creek Road connection through to the common northeast property corner of Parcel 1 and northwest property corner of Parcel 2 (departure point for the driveway to APN 008-240-052) terminating in a cul-de-sac or hammerhead turnaround. The private ~~access~~ roadway improvements shall be in accordance with County Code Section 12.08.035 Private Road Construction. Aggregate base shall be 4 inches thick. ~~17.90.050 Stage Road construction to the following: 50 foot right of way, full 26.5 foot wide aggregate base 3 inches thick.~~ All right-of-ways to be curvilinear. NOTE: Construction staking is required and shall be the responsibility of the subdivider.

The Developer shall provide evidence both Parcel 1 and Parcel 2 are participants in a Homeowner's Private Road Maintenance Agreement covering the private access roadway. THE PUBLIC WORKS DEPARTMENT SHALL MONITOR THESE REQUIREMENTS."

All other Conditions of Approval will remain as originally approved by the Planning Commission.

- F. TAC Review & Recommendation:** The Amador County Technical Advisory Committee (TAC) met on this project on September 29, 2014. The TAC members found no technical objection to the Planning Commission approving this amended map project with the adoption of an amended Mitigated Negative Declaration and the amended conditions and mitigation measures as proposed.
- G. Planning Commission Action:** Planning Commission action should first include a decision on the adequacy of the amended environmental document, proposed for an amended Mitigated Negative Declaration. A decision on the tentative map with the proposed amended conditions (attached) can then be made.
- H. Findings:** Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
  - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
  - c. That the site is not physically suitable for the type of development.
  - d. That the site is not physically suitable for the proposed density of development.
  - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
  - g. That the design of the subdivision or type of improvements will conflict with

easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

**Evidence:** If the Planning Commission approves this Tentative Map, the findings below are recommended for adoption. The above Findings (a) through (g) do not apply to this project in that:

- a. The proposed amended map (Tentative Parcel Map No. 2627) is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses;
- d. The site is physically suitable for the proposed density of development;
- e. The amended Environmental Document prepared for Tentative Parcel Map 2627 (Amended Mitigated Negative Declaration) determined that potential environmental impacts from the design of the parcel map or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and amended Conditions of Approval (attached and incorporated by reference);
- f. The amended Mitigated Negative Declaration prepared for Tentative Parcel Map 2627 determined that no potentially serious health problems were identified from the project; and
- g. No conflicts with easements acquired by the public at large for access through or use of property within the proposed subdivision have been identified.