

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF MARCH 8, 2016**

**Item 1 - Request for a one-year Extension of Time for Tentative Subdivision
Map No. 139 (Ventoso Collina) by Ray Brusatori (APNs 040-030-093
and 040-030-094).**

Background: This map project, consisting of the division of 9.9 acres into 6 residential lots, ranging in size from 1.0 to 4.5 acres, located just north of the intersection of Old Ridge Road and Eureka Road adjacent to the Sutter Creek city limits, was approved by the Board of Supervisors on October 31, 2006. The original expiration date was October 31, 2009. AB 1185 extended the expiration date to October 31, 2010, the applicant received a five-year local extension of time to October 31, 2015, and AB 116 extended the expiration date to October 31, 2017.

County Code is consistent with the Subdivision Map Act time periods, which allows for a maximum of six years of requested extensions. This request, if approved, would bring the map expiration date to **October 31, 2018.**

Staff Recommendation: Staff recommends approval of the requested parcel map time extension.

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PLANNING DEPARTMENT

February 17, 2016

Ms. Susan Grijalva, Director
Amador County Planning Department
810 Court Street
Jackson, Ca 95642

RE: Request to amend conditions; Ventoso Collina TM No. 139 and
Variance Request

Dear Ms. Grijalva

Ventoso Collina, TM No. 139 was approved by the Board of Supervisors on October 31, 2006. I would like to amend several conditions of approval to clarify conditions and match current county code and request an extension of the expiration of the map as allowed by state law.

Existing COA 8:

Prior to recordation of any Final Map, the subdivider shall provide the Amador County Environmental Health Department a will serve letter from the Amador Water agency for domestic water service, and, under permit and inspection by the Amador County Environmental Health Department, destroy the existing water well located on the property.

Proposed Amended COA 8:

Prior to recordation of any Final Map, the subdivider shall provide the Amador County Environmental Health Department a will serve letter for lots 1, 2,3 ,4, 5 and 6 from the Amador Water agency for domestic water service. The existing wells may remain for service of the two existing structures and or irrigation purposes. AWA may impose additional requirements such as installation of backflow prevention devices.

Existing COA 23:

Provide an irrevocable offer of dedication for the following: a) a 50 foot minimum right of way along Citta Vista Road from the Old Ridge Road intersection through to a cul-de-sac bulb/hammerhead turnaround at the southern portion of lot 4 where that lot takes access.

Proposed Amended COA 23:

Provide an irrevocable offer of dedication according to chapter 12.08.35 for a private road, 40 ft right of way, 20 foot roadbed with 18 foot all weather surface width along Citta Vista Road from Old Ridge Road intersection through to a fire department turn-around located approximately 750 feet north of the intersection with Old Ridge Road.

Existing COA 25:

Prior to recordation of any Final Map(s), submit street and drainage improvement plans prepared by a Registered Civil Engineer for: Citta Vista Road in accordance with County Code Chapters 12.08 and 17.90 local road standard from Old Ridge Road to the southern portion of Lot 4 where that lot takes access,

terminating in a 50 foot radius cul-de-sac bulb/hammerhead turnaround to the following requirements: 50 foot right of way, full 26.5 full wide base – 5 inches thick, full 20.0 ft wide AC- 2 inches thick. All right of ways to be curvilinear.

Proposed Amended COA 25:

Prior to recordation of any Final Map(s), submit private road and drainage improvement plans for: Citta Vista Road in accordance with County Code Chapters 12.08 and 17.90 *private* road standard from Old Ridge Road approximately 750 feet north, terminating in a fire turnaround to the following requirements: 40 foot access and utility easement, 20 foot wide roadbed with base – 5 inches thick and 18 foot wide all weather surface. All right of ways to be curvilinear.

Existing COA 26:

Prior to recordation of any Final Map(s), construct street and drainage improvements for: Citta Vista Road in accordance with County Code Chapters 12.08 and 17.90 *local* road standard from Old Ridge Road to the southern portion of Lot 4 where that lot takes access, terminating in a 50 foot radius cul-de-sac bulb/hammerhead turnaround to the following requirements: 50 foot right of way, full 26.5 full wide base – 5 inches thick, full 20.0 ft wide AC- 2 inches thick. All right of ways to be curvilinear. Note: Construction staking is required and shall be the responsibility of the developer.

Proposed Amended COA 26:

Prior to recordation of any Final Map(s), construct private road and drainage improvements for: Citta Vista Road in accordance with County Code Chapters 12.08 and 17.90 *private* road standard from Old Ridge Road to approximately 750 feet north, terminating in a fire turnaround to the following requirements: 40 access and utility easement, 20 foot wide roadbed with base – 5 inches thick, 18 foot wide all weather surface. All right of ways to be curvilinear.

Existing COA 31:

Prior to recordation of any Final Map(s), submit plans for the construction of Citta Vista Road as a Private Road from the local road cul-de-sac/hammerhead turnaround at the southern portion of Lot 4 to its termination point at the common southwest property corner of Lot 1 and northwest property corner of Lot 2 to the following minimum requirements: 30' wide(including 5' beyond top of fills and toe of cuts) access easement, 20' wide base – 5" thick, full 18' wide AC 2" thick, with the roadway sloped into the cut-bank at a 2% slope with an AC dike against the cut slope.

Proposed Amended COA 31:

Prior to recordation of any Final Map(s), submit plans for the construction of Citta Vista Road as a Common Driveway from the fire turnaround approximately 750 feet north of the intersection of Old Ridge Road, to its termination point near the boundary of lot 1 and lot 5 to the requirements of municipal code 12.80 and 17.90 for private roads and common driveways: 30' wide access and utility easement, 18 foot wide roadbed, 12 foot wide all weather surface, with the roadbed sloped into the cut-bank at a 2% slope.

Existing COA 32:

Prior to recordation of any Final Map(s), construct Citta Vista Road as a Private Road from the local road cul-de-sac/hammerhead turnaround at the southern portion of Lot 4 to its termination point at the common southwest property corner of Lot 1 and northwest property corner of Lot 2 to the following minimum requirements: 30' wide(including 5' beyond top of fills and toe of cuts) access easement, 20' wide base – 5" thick, full 18' wide AC 2" thick, with the roadway sloped into the cut-bank at a 2% slope with an AC dike against the cut slope.

Proposed Amended COA 32:

Prior to recordation of any Final Map(s), construct Citta Vista Road as a Common Driveway from the fire turnaround at approximately 750 feet north of the intersection of Old Ridge Road, to its termination point near the boundary of lot 5 and lot 6 to the requirements of municipal code 12.80 and 17.90 for common driveways: 30' wide access and utility easement, 18 foot wide roadbed, 12 foot wide all weather surface, with the roadbed sloped into the cut-bank at a 2% slope.

Existing COA 38:

The maximum height limit for all structures shall be thirty (30) feet.

Proposed Amended COA 38:

The maximum height limit for all structures shall be twenty (20) feet. Structures are to be built upon the graded pads.

Variance Request

I'd like to request a variance for access easements not following lot lines for proposed lots 4 & 5 and would also like to request a variance for proposed lot 1 not meeting the 3 to 1 length to width ratio requirement.

The above request is to insure all proposed lots will have a net area of 40,000 sq. ft. or more to meet zoning requirements and work with proposed building and road designs.

Sincerely,



Ray Brusatori