



The BOSONE/PV/EDC
Sent by: Loretta M
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08/26/2008 12:53 PM

To Cindy L Keck/PV/EDC@TCP, Cynthia C
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cc

bcc

Subject Fw: Carriage Hill Project Site

OPPS I realize now that Peter did not CC this to you the Clerks, and did not catch it either.

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— Forwarded by Loretta M Featherston/PV/EDC on 08/26/2008 12:52 PM —



Peter N Maurer/PV/EDC

08/25/2008 02:46 PM

To The BOSONE/PV/EDC@TCP, The
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pfrantz@co.el-dorado.ca.us, Larry W Appel/PV/EDC@TCP

Subject Carriage Hill Project Site

Board Members:

Attached is a memo following up from your closed session discussion regarding rare plant habitat acquisition. Please contact me if you have any questions.

Peter Maurer
Principal Planner



Zoning-Appraisal Info.doc

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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DATE: August 26, 2008
TO: Board of Supervisors
FROM: Peter N. Maurer, Principal Planner
SUBJECT: Carriage Hills Parcels – Closed Session Report

Parcel Data – Twenty acres consisting of four, 5-acre parcels (APN 070-261-77, -79, -80, and -81)

Development Applications Filed – Pre-application review, PA06-0070 – completed; Zone change RE-5 to R2-PD; Tentative subdivision map proposing 107 single family parcels, TM07-1443; Planned development PD07-0013 – all incomplete applications at this time, with no activity for over nine months.

General Plan Land Use Designation – The land use designation is Multifamily Residential (MFR), which permits attached and detached residential uses at a density from 5 to 24 dwelling units per acre.

Zoning – Current zoning is RE-5, Estate Residential five-acres. This must be changed to be consistent with the general plan prior to any development. However, the zone change is basically routine, as it would bring the zoning into conformance with the General Plan.

Development Constraints – There are a number of constraints on the site that could hinder development and reduce potential density. Below is a list and brief discussion, based on information provided from the project files:

- **Rare Plants** – California Dept. of Fish and Game and U.S. Fish and Wildlife Service have both identified this site as having one of the highest concentrations of five of the eight listed gabbro soils plant species. While payment of the County fees would satisfy our requirements for mitigation, both agencies have stated that is insufficient under CEQA. A take permit from DFG under CESA would be difficult and problematic for any developer.
- **Access** – The El Dorado County Fire Protection District has stated that two points of access are necessary to provide adequate emergency ingress and egress. Presently only one exists. Access to the north and east are both restricted, by numerous low density

parcels and the rare plant preserve, respectively. No access is available to the south due to Highway 50. DOT indicated that improvements to the Cameron Park Drive/Palmer Drive intersection may be necessary if there is insufficient storage in the left turn lane on Palmer.

- Open Space – As a planned development, the site is required to provide 30% (six acres) of open space. The current project was attempting to provide it off site.
- Public Water – Water is stubbed to the site, but additional analysis is needed to determine the adequacy of fire flows.
- Hydrology – The capacity of downstream drainage facilities is unknown. Additional studies are necessary to determine potential impacts.
- Highway 50 Noise – Noise impacts from Highway 50 traffic will affect residents of the site without noise barriers or other attenuation methods.

Development Potential – Notwithstanding the above constraints, the site has potential for development, especially for high density and multifamily residential uses, in that it is located close to freeway access, it is within the Community Region, public water and sewer service is available and is located within the EID district boundaries, and it is within walking distance of medical and retail services. It is also important to note that the site is part of our existing inventory of vacant land as identified in the Housing Element based on the land use designation. This would require the County to identify replacement area for affordable housing if this site is lost to development. However, staff will be proposing a revised inventory that will only include lands zoned for multifamily, and this site would not be included because it would require a zone change for development to proceed.

Cc: David Storer
Lou Green
Larry Appel