

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Board of Supervisors Agenda of: February 26, 2013

FROM: Mel Pabalinas, Senior Planner

DATE: February 1, 2013

RE: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center;
Mitigated Negative Declaration and Initial Study for Modified Project Consisting
of General Plan Amendment and Rezone Only

The Planning Commission recommended that the Board of Supervisors approve the General Plan amendment and zone change from residential to commercial, but did not recommend approval of the proposed development plan (PD) or parcel map for the Green Valley Center.

The denial of the PD and parcel map would not provide the previously identified means to implement the mitigation measures in the Initial Study/Mitigated Negative Declaration presented to the Planning Commission on December 13, 2012. Therefore, staff prepared and circulated an Initial Study/Mitigated Negative Declaration analyzing the potential environmental effects of approving only the General Plan Amendment and Rezone (Attachment 2). Revised Findings (Attachment 1) are also provided that reflect the intent of the Planning Commission recommendation. No new environmental effects were identified.

When a General Plan amendment or zone change is approved, even though there may not be any physical changes occurring on the ground, CEQA requires an analysis of the likely impacts resulting from that change. In this case, likely impacts would be increases in traffic, noise, air quality, and impacts to biological resources. With a PD, the County has the ability to identify specific mitigation measures that can be applied to the project. However, in this case when the PD is denied, the mitigation measures need to be revised to reflect this change. With this project, the zone change includes the PD overlay, therefore, future development will require a discretionary approval, and specific mitigation will be developed reflecting the actual development that will be proposed at that time.

Should the Board of Supervisors deny all or a part of this application, County Code states that no new application for the same project can be submitted for a period of one year from the date of denial. Alternatively, the Board may deny the application without prejudice, which would allow resubmittal at an earlier date.

Based on the Planning Commission's recommendation, staff recommends that the Board take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared for the General Plan Amendment and Zone Change only, and the incorporated Mitigation Monitoring Reporting Program, detailing the identified mitigation measures in the Initial Study in accordance with CEQA Guidelines Section 15074(d) (Attachment 2) [Legistar attachment F];
2. Approve General Plan Amendment A11-0003 based on the revised Findings in Attachment 1 [Legistar attachment E];
3. Approve Rezone Z11-0004 based on the revised Findings in Attachment 1 [Legistar attachment E];
4. Deny Planned Development PD11-0002 based on the revised Findings in Attachment 1 [Legistar attachment E];
5. Deny Parcel Map P11-0003 based on the revised Findings in Attachment 1 [Legistar attachment E];
6. Deny request to reduce the wetland setback required by Policy 7.3.3.4 from 50 feet to 25 feet, based on the revised Findings in Attachment 1 [Legistar attachment E]; and
7. Deny Design Waiver request reducing standard sidewalk width from 8 feet to 6 feet along Francisco Drive and Cambria Way, based on the revised Findings in Attachment 1 [Legistar attachment E].

The applicant will request that the Board consider approval of the project including the development plan and parcel map. In the event that the Board approves the original project, staff recommends that the Board take the actions detailed in Staff Memo 11-07-12 [Legistar attachment G]. The recommended actions in Staff Memo 11-07-12 reference documents that are identified as Legistar attachments I(1), I(3), and K.

Attachment 1: Revised Findings
Attachment 2: Proposed Mitigated Negative Declaration and Initial Study for Modified Green Valley Center Project (General Plan Amendment and Zone Change Only)