

FROM THE MINUTES OF SEPTEMBER 11, 2008

9. REZONE AND TENTATIVE PARCEL MAP

a. **Z07-0056/P07-0050** submitted by ROBERT HARRER to rezone from Estate Residential Five-Acre/Airport Safety (RE-5/AA) to One-Acre Residential/Airport Safety (R1A/AA) and create two parcels ranging in size from 1 to 3.27 acres. The property, identified by Assessor's Parcel Number 070-040-73, consisting of 4.27 acres, is located on the south side of Meder Road, approximately 300 feet west of the intersection with Chasen Drive, in the **Shingle Springs area**, Supervisorial District IV. (Negative Declaration)*

Jonathan Fong presented this item to the Commission with a recommendation to the Board of Supervisors for approval.

Jon Wheat, the applicant's surveyor, addressed a letter dated September 2, 2008, that identified their request to remove a portion of condition 10 that would require destroying the existing well. This well is not connected to the house and is used for irrigation purposes only. Mr. Wheat also explained that the intent of the parcel division is to give the granny flat to the applicant's daughter.

Cathy Toft of Environmental Management stated that the division of parcels under 5 acres is not compliant with General Plan Policy 5.2.3.5. She explained that each parcel would be allowed two homes on it and this could contaminate the groundwater. Ms. Toft said that there is an issue with the septic's proximity to groundwater even though both homes will be utilizing EID for domestic water. When questioned about a county monitoring program, Ms. Toft responded that Environmental Management does not have that type of program which is why the rules are in place.

Bob Harrer, applicant, explained that the smaller parcel with the granny flat has its own septic and is on EID water. The larger parcel has its own septic and has the existing well for irrigation only. Both systems are in compliance with distance requirements.

There was no further input

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE NEGATIVE DECLARATION BASED ON THE INITIAL STUDY; AND APPROVE Z07-0056/P07-0050, TO INCLUDE THE MODIFICATION IN CONDITION 10 TO NOT DESTROY THE WELL, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.