

DEVELOPMENT SERVICES DEPARTMENT

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EL DORADO

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MEMORANDUM

DATE: May 24, 2007

TO: Planning Commission

FROM: Roger Trout, Principal Planner *RT*

SUBJECT: A06-0009 Recommendation Changes

Staff recommends the following items be removed from the batch of General Plan land use map amendments proposed in the staff report dated May 25, 2007 (sic) and attachments A, B, C, and D of that staff report. With these removals, there would be a total of 86 parcels in the General Plan Amendment A06-0009.

Number	Sheet	APN	Owner	Reason
No. 9	Sheet 6	38-400-27	Christman	Wrong APN and property owner identified for this amendment; need to correct on next round of corrections. Should have been APN 038-400-29 (current owner: Goulding).
No. 10	Sheet 6	38-400-15	Nibbelink	After further research, staff concluded that parcel split by OS and HDR is not an error. It is a true representation of the Area Plan designation that was carried forth onto the new General Plan. Owners have plans to develop (rec'd letter).
No. 72	Sheet 13	98-021-60	Rock Supply LLC DBA	The Mineral Resource Overlay on this set of parcels was designated by the State. Data appeared to be "off center" as it was for the Weber quarry (Nos. 58 through 66) and the Bear Creek quarry (No's 1 through 4). However, the Diamond Quarry was not identified "parcel specific" as the Weber and Bear Creek were, so the MR overlay should remain as is, until revised by the State.
No. 73	Sheet 13	98-021-82	Rocks Nevada LLC	
No. 74	Sheet 13	99-020-29	Dept. of Veterans Affairs	
No. 75	Sheet 13	99-020-30	Eric Todd Brunius	
No. 76	Sheet 13	99-040-01	Rock Supply LLC DBA	
No. 85	Sheet 14	50-290-18	Bisagno	Agricultural Commission recommended leaving Agricultural District boundary, moving Community Region Boundary and changing land use designation to Rural Residential.
No. 86	Sheet 14	50-290-14	El Dorado County	

The Planning Commission may consider keeping No. 85 and No. 86 on Sheet 14 (Bisagno/EDC) and follow the change proposed by recommended of the Agricultural Commission. However, staff has not contacted the property owner as recommended by the Agricultural Commission and would prefer to review this issue more thoroughly in the next round of General Plan amendments.

Staff received a letter regarding No. 80 on Sheet 13 (Skinner). The property owner explains that they intend to pursue a property split, creating a 10 acre parcel on the west and a seven acre parcel on the east. After further review, we believe that the General Plan amendment proposed in the staff report will not hinder the ability of the parcel to be split. The proposed amendment removes a small portion of Medium Density Residential (MDR) from the east side of APN 097-180-04. The eastern boundary of that lot is a Community Region Boundary and an administrative tax rate area (TRA) boundary that currently divides the parcel into a 10.283 acre portion (with APN 097-180-04) and a 7 acre portion (with APN 097-180-03). This administrative boundary also is the boundary between the Rural Residential and MDR Residential land use designations, except for the small portion of MDR proposed in the General Plan Amendment. The reason staff believes the MDR needs to be removed from APN 97-180-04 is because MDR is not consistent outside the Community Region Boundary. MDR would allow a parcel size range of one to five acres, indicating that a parcel split is still possible after the proposed General Plan Amendment.

May 24, 2007 Recommendation: Recommend approval, as modified.