

(Distributed at meeting) PC 1/26/12 #10

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bdgdept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@edcgov.us

TO: Planning Commission Agenda of: January 26, 2012
FROM: Tom Dougherty, Project Planner Item No.: 10
DATE: January 25, 2012
RE: Rezone Z10-0009/Planned Development PD10-0005/Tentative Parcel Map P10-0012/Creekside Plaza: Oak Tree Canopy Condition of Approval Number 15

The following revision to condition Number 15 is recommended

15. Oak Canopy: The project shall ~~will~~ remove ~~0.60~~ 0.37 acres of oak canopy (~~13.3 percent of total existing~~). The required 90 percent retention of oak canopy as established by the General Plan shall be achieved through Option B payment of a \$3,196.00 (0.06 acre at a 1:1 ratio; 0.31 acre at a 2:1 ratio) in-lieu fee. Said fee shall be paid prior to issuance of a building and/or grading permit and/or filing of the Parcel Map.

If Option B is not available, prior to issuance of a grading permit and/or removal of indigenous oak trees, the applicant shall conform to the following option under General Plan Policy 7.4.4.4:

The applicant shall submit and implement an Oak Tree Survey, Preservation, and Replacement Plan in accordance with the Interim Interpretive Guidelines for Policy 7.4.4.4 (Option A), Guidance for Application of Policy 7.4.4.4, Sections 7 a-e. The plan shall be subject to review or approval by Planning Services prior to issuance of a grading permit and/or removal of indigenous oak trees.

Findings for Reasonable Use Analysis

The project site contains 13 percent oak tree canopy coverage (0.54 acres), resulting in a required retention of 90 percent of the canopy. The project would remove 0.37 acres which would not conform to General Plan Policy 7.4.4.4, Option A requirement not to exceed 10 percent removal. Given that the project does not meet the required retention requirements of General Plan Policy 7.4.4.4(A) due to the unique circumstance, the applicant is requesting a Reasonable Use determination.

As required by the Interim Interpretive Guidelines (adopted November 9, 2006), the following findings can be made:

1. The applicant demonstrates that the project is designed to maximize use of parcel area unconstrained by oak trees, unless precluded by other significant constraints such as steep slopes, streams, creeks, wetlands, or other sensitive environmental resources.

Discussion: The site is 4.1 acres and has been designed at its maximum use of the project site and preserves existing oak trees and riparian habitat located primarily along the northern property line within the proposed wetland conservation easement, open space parcel. In order to have adequate parking, access to roadways, protect portions of the stream, and allow reasonable commercial development for a 4.1-acre commercial site, the proposal only develops 2.7 acres and leaves 1.4 acres as open space.

2. The proposed project is limited to development and site disturbance that is typical and prevalent for the general area surrounding the project site.

Discussion: The project site is surrounded by existing commercial development at the intersection of Missouri Flat and Forni Roads. As proposed, the project is limited to the typical commercial development and supporting amenities associated with the operation of a retail/office/restaurant commercial center, and consistent with the designs of similar parcels in the area designated by the General Plan for commercial uses.

3. Soil disturbance and tree removal is minimized through the incorporation of some or all of the following measures into the project design:

- a. Stepped foundations are used on sloping areas rather than graded pads;

Discussion: Given the commercial nature of project, stepped foundation would not result in retention of the trees in the proposed driveway. A graded pad is necessary to accommodate the necessary on-site improvements (landscaping, parking, underground utilities) supporting the proposed commercial center.

- b. Depth of excavation and/or fill outside of the building footprint is limited to no more than five feet measured vertically from the natural ground surface, except for grading necessary to install retaining walls designed to reduce the total area of tree canopy that will be removed and/or damaged;

Discussion: Development of the site would require grading and filling of the site, necessitating the construction of a retaining wall along the edge of the proposed open space parcel. The pad would require extensive grading necessary to accommodate off-street parking, landscaping, and utilities. The retaining wall allows reasonable use of the commercial parcel and allows reasonable conservation of the existing stream bed and preservation of a portion of the riparian habitat.

- c. Structures and the configuration of the area of disturbance are designed to parallel the natural topographic contours to the greatest extent feasible;

Discussion: The proposed facility would require grading of a pad in order to accommodate the building and its supporting amenities and would not feasibly match the existing natural mildly sloping contour of the site. The facility is designed in accordance with the applicable County standards to ensure proper operation and orderly development.

- d. Patio decks are included in the design of dwellings to minimize the need for graded yard areas;

Discussion: Patio decks are not a part of the project.

- e. Design techniques such as clustering of buildings are proposed to take advantage of the portions of the property which are least constrained by oaks;

Discussion: The development of the facility consists of three buildings and associated parking which maximizes the use of the site unconstrained by other oak trees proposed to be retained. The project is constructing a 27-foot tall retaining wall to protect the existing streambed and associated riparian habitat, including indigenous oak trees.

- f. The project is designed to maximize consistency with all applicable policies of the El Dorado County General Plan. It is recognized that more than one policy may have to be considered in the determination of reasonable use of a particular parcel.

Discussion: The commercial development has been designed in conformance with applicable policies of the General Plan involving traffic impacts, air quality, noise effects, and commercial design standards.