

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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DATE: August 25, 2008

TO: El Dorado County Planning Commission

FROM: Gordon Bell, Contract Planner

SUBJECT: Requested Revisions to General Plan Amendment A07-0014, Rezone Z07-0045, Planned Development PD07-0031, Tract Map TM07-1459/Red Robin Subdivision

The following changes are proposed to the **Staff report:**

BACKGROUND: On August 15, 2008, the staff report and mitigated negative declaration were circulated amongst County departments for review. During the review process, the Environmental Management recognized that while the applicant had analyzed a test pit on parent parcel for adequate percolation for sewage disposal related to a community sewage disposal system, they had not analyzed the adequacy of individual lots for proposed sewage disposal with septic systems. Consistent with Environmental Management (EM) policy, it is necessary for the applicant to demonstrate that all proposed lots within the subdivision have adequate sewage disposal area on each of the lots prior to EM recommending approval of the tentative map. The project, as originally proposed, included a community septic system on Open Space Lot "A". However, during processing of the project, the applicant expressed a desire to allow for the option of either a community system, or individual septic systems on individual lots. Planning staff reviewed the project with the understanding that either option was feasible, but that both proposals would require appropriate levels of review from either the Regional Water Quality Control Board (community system) or the El Dorado County Environmental Management (individual septic systems). Planning staff was of the understanding that EM approval would be required prior to approval of the final map and issuance of building permits on individual lots. However, this is inconsistent with EM policies that require the applicant to demonstrate adequate percolation capability and disposal area on each of the lots prior to approval of the tentative map. The applicant, planning staff, and EM staff met to discuss potential alternative options to this EM policy, however, there is not enough available geologic/engineering information for EM staff to make an informed decision as to the suitability of proposed lots to meet El Dorado County design standards for sewage disposal, and thus we are recommending that the tentative map be put on hold indefinitely until such information becomes available. Planning Services

concur with the decision to set aside the map at this time. Planning staff recommends that the General Plan Amendment and Rezone be considered for approval, and that the tentative map be continued until such time as the applicant has provided EM with adequate information to make an informed decision on the suitability of proposed lots for sewage disposal.

Staff feels that it is appropriate to move forward with the General Plan Amendment and Rezone, given that the issues surrounding these elements of the proposal can be separated from the Development Plan and Tentative Map application. These issues primarily have to do with the appropriateness of the MDR density designation, incorporation of the project site into the Pollock Pines Community Region, and addition of the Planned Development overlay onto the existing R2A zoning designation.

The following changes are recommended to the staff report if the Planning Commission determines that it is appropriate to move forward with the General Plan Amendment and Rezone at this time.

Project Description: The project request includes a General Plan amendment, rezone, planned development, and tentative map. The General Plan amendment is to change the designation from Low Density Residential to Medium Density Residential (1 to 5 units per acre) and to include the site in the Pollock Pines Community Region. The zone change request would add the Planned Development (PD) overlay to project parcels currently zoned Single-family Residential Two-Acre (R2A) to allow the flexibility of zoning development standards to allow for clustering of units and reduce minimum parcel sizes in order to avoid slopes and provide open space areas. The tentative map and development plan would create 20 residential lots ranging in size from 0.58 to 2.94 acres and three lettered lots as open space. The three open space lots would total 13.9 acres. The proposed map would be phased, with Lots 1 & 2 being recorded first, Lots 3 through 12 being recorded second, with the development of Moreno Court. Phase 3 would record Lots 13-20, and develop Road "A".

Therefore, staff recommends that the Planning Commission recommend to the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration based on the Initial Study reviewed by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures in Attachment 1;
3. Approve General Plan Amendment A07-0014 and Rezone Z07-0045 based on the findings in Attachment 2;
4. Continue development plan application PD07-0031 and tentative subdivision map application TM07-1459 (together with project specific conditions of approval and mitigation measures) off calendar until such time as El Dorado County Environmental Management can review the report and determine the appropriate number of lots that can be served by private septic systems.