

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



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TO: Board of Supervisors Agenda of: May 11, 2010
FROM: Tom Dougherty, Project Planner
DATE: April 20, 2010
RE: Z07-0033/PD07-0020/TM07-1448/McCann Subdivision

The McCann Subdivision was originally heard as Item #23 at the July 28, 2009 Board of Supervisor's hearing. At that hearing, the project was continued off-calendar at the request of Supervisor Sweeney in a Memo dated July 28, 2009, and agreed upon by the applicants, in order to facilitate further community discussion particularly related to General Plan Policies 2.4.1, Community Identity, and 2.5.1, Physical and Visual Separation (**Attachment 1**). Subsequent to that hearing, the project was reviewed by the Diamond Springs-El Dorado Community Advisory Committee at their March 18, 2010 meeting. Their comments and recommendations are attached as **Attachment 2**. The applicants have requested to have their project re-agendized for consideration by the Board of Supervisors.

The following is a discussion of General Plan Policies 2.4.1, and 2.5.1:

Discussion of General Plan Objective 2.4.1: Community Identity: General Plan Objective 2.4.1 applies to multifamily, commercial and industrial projects.

Discussion of General Plan Objective 2.5.1: Physical and Visual Separation: This Objective seeks to enhance and maintain the rural character of the County by attempting to create *visual and physical separation of communities from new development*. The General Plan has designated the project parcel and surrounding lands for High Density Residential (HDR) land uses and is located within the El Dorado-Diamond Springs Community Region Planning Concept Area. HDR designated lands identify are intended to be those areas suitable for single-family residential development at densities from one to five dwelling units per acre. The project site has not been identified as an area to provide for a physical and visual separation between the communities of El Dorado and Diamond Springs.

However, the project proposes a density of three units per acre and used the planned development process to cluster the lots with separation from the schools and residential areas to the west and north. The project proposes one 7.5-acre open space lot (Lot A). As part of the project proposal, the open space lot would be zoned to Open Space-Planned Development (OS-PD) during the rezone process. The open space lot predominately encompasses the oak woodland areas, the Deadman Creek intermittent stream area, and the steeper sloped areas of the project site. A ten-foot wide non-motorized trail would be designated to be dedicated on the Final Map along Deadman Creek, and to be noted on the Final Map to provide pedestrian circulation through the project. Both the sidewalks and trail provide a potential connection to elementary

school and the HDR designated lands to the north. The project is conditioned to provide bike lanes onsite and offsite to provide along the required Truscott Road, from Union Mine Road through the project to the northern parcel boundary for future potential connection to the north. The project provides open space, sidewalks and a trail for pedestrian circulation and bike lanes and a secondary road access connection between Union Mine Road and Patterson Drive.

Staff believes the project could be found to provide physical and visual separation from the schools to the northwest and west by providing the open space/greenbelt area, and provides protection to the existing riparian area through the project along Dead Man Creek. The proposed lots are sited to cluster the developed area. Planning believes the project could also be found to not significantly affect the existing community identity in a way not anticipated or planned for lands designated by the General Plan within a Community Region Planning Concept Area and on HDR designated lands and could be approved as proposed.

Modification to the Environmental Checklist/Discussion of Impacts: The following CEQA Section has been added to the *Evaluation of Environmental Impacts* and becomes item 6:

6. CEQA Section 15183. Projects Consistent with a Community Plan or Zoning:

15183. Projects Consistent with a Community Plan or Zoning

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located,

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

Attachments:

- Attachment 1:** General Plan Policies 2.4.1, Community Identity, and 2.5.1, Physical and Visual Separation
Attachment 2: Diamond Springs-El Dorado Community Advisory Committee letter to Planning Services
Attachment 3: EVALUATION OF ENVIRONMENTAL IMPACTS section from the project's Mitigated Negative Declaration

Policy 2.3.1.1 The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road standards.

Policy 2.3.1.2 The Zoning Ordinance shall include consideration of a standard for parking lot shading and provision of street trees in all new development projects.

OBJECTIVE 2.3.2: HILLSIDES AND RIDGE LINES

Maintain the visual integrity of hillsides and ridge lines.

Policy 2.3.2.1 Disturbance of slopes thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

OBJECTIVE 2.4.1: COMMUNITY IDENTITY

Identification, maintenance, and enhancement of the unique identity of each existing community.

Policy 2.4.1.1 Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.

Policy 2.4.1.2 The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:

- A. Historic preservation
- B. Streetscape elements and improvements
- C. Signage
- D. Maintenance of existing scenic road and riparian corridors
- E. Compatible architectural design
- F. Designs for landmark land uses
- G. Outdoor art

- Policy 2.4.1.3 All properties located within the historic townsite known as Clarksville shall be designated on the zoning maps as Design Historic (-DH) combining zone district.
- Policy 2.4.1.4 Strip commercial development shall be precluded in favor of clustered contiguous facilities. Existing strip commercial areas shall be developed with common and continuous landscaping along the street frontage, shall utilize common driveways, and accommodate parcel-to-parcel internal automobile and non-automobile circulation where possible.

GOAL 2.5: COMMUNITY IDENTITY

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION

Provision for the visual and physical separation of communities from new development.

- Policy 2.5.1.1 Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features, and transitional development densities.
- Policy 2.5.1.2 Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.
- Policy 2.5.1.3 The County shall develop a program that allows the maintenance of distinct separators between developed areas (Community Regions and Rural Centers). This program shall include the following elements:
- Parcel Analysis:** Areas between developed areas (Community Regions and Rural Centers) shall be analyzed to determine if they create inefficiencies for ongoing rural land uses. For instance, parcels that may be too small to support long-term agricultural production shall be identified for potential consolidation. Areas within Community Regions and Rural Centers shall also be analyzed to identify opportunity sites where clustering of development may be appropriate, including increases in the allowable floor-to-area building ratio (FAR) in Community Regions.



Tom D.

10 MAR 30 PM 2:10
RECEIVED
PLANNING DEPARTMENT

**DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE**

March 25, 2010

Roger Trout, Director
El Dorado County
Development Services
2850 Fairlane Court, Building C
Placerville, Ca 95667

RE: Application #Z07-0033, PD07-0020, TM07-1448

Mr. Trout

The Diamond Springs – El Dorado Community Advisory Committee met on March 18, 2010. During the course of this meeting, application # Z07-0033, PD07-0020, TM07-1448 was considered under Agenda Item # 2. In examining this application, the Committee reviewed the following:

- Project consistency with design guidelines for the area.
- Traffic congestion on Hwy 49 and the addition of a new road.
- Adequate recreation for youth living in subdivision.
- Comment and dialogue from the public.

Public comment on this project as follows:

- Concern of traffic congestion on Hwy 49 with no way to widen road.
- Concern for sufficient EID water supply.
- Approval of this project will mean approval of future subdivisions because they are all connected by the proposed new road and bike trails.

Committee Member Bailey moved to approve the project consistent with staff's recommendations. Committee Member Speegle expressed concern regarding the traffic impact on the town of El Dorado, would like to see a traffic signal. Motion seconded as it stood by Committee Member Smart, motion carried.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Bailey".
Brenda Bailey
Chair

Attachment 2

09-0906.2.A.5



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PLANNING DEPARTMENT

**DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE**

**MINUTES
MARCH 18, 2010
6:00 P.M.**

**DIAMOND SPRINGS FIRE STATION 49
501 MAIN STREET
DIAMOND SPRINGS, CA 95619**

CALL TO ORDER

Meeting called to order by President Brenda Bailey at 6:00 P.M.

ROLL CALL

Members Present: Larry Patterson, Kathy McCoy, Mike Speegle, Brenda Bailey, Bob Smart

Members Absent: Todd Cunningham, Laurel Stroud

Staff: Roger Trout

Guests: Dan Bolster

FLAG SALUTE

Pledge of Allegiance led by Bob Smart

ADOPT AGENDA

Corrections – Move Item #2 up to Item #1

Motion made by Mike Speegle to adopt the March 18, 2010 Agenda of the Diamond Springs–El Dorado Community Advisory Committee as corrected, motion seconded by Kathy McCoy, all in favor, motion carried.

MINUTES OF PREVIOUS MEETING

Motion made by Brenda Bailey to adopt the February 18, 2010 Minutes of the Diamond Springs–El Dorado Community Advisory Committee as submitted, motion seconded by Mike Speegle, all in favor, motion carried.

OPEN FORUM for public testimony

Sue Taylor – Had hoped the Committee had more time to create guidelines under general plan. Concerned that projects are going through before any standards or guidelines are set. Brenda Bailey responded - An update on community identity was given at the February meeting and a document to guide this Committee is currently in the works. Public comments are forwarded to the County; these projects would go through anyway.

Geno Chular – Concerned there are no guidelines for the Committee to follow. Believes projects should not go through until a community plan is established and understood because there is no way of judging what is appropriate. Bob Smart responded – the charge of this Committee is not to stop development, the Committee is bringing the public and county together to learn what the community wants. Brenda Bailey corrects earlier statement that projects would go through anyway, what she meant was that these projects are already in the works and this Committee is giving the community an opportunity to learn about the projects and ask questions. Bailey advises the public that they can fill out a form available at every meeting with their comments/concerns as well as their contact information and it will be forwarded to the County and will become a part of the individual projects file.

Stephanie Swank – Asks what the time frame is for the Committee to have guidelines in place. Leonard Grado responded that developers are following current county guidelines. They are okay with the guidelines changing and feel it is a benefit to know the public's concerns in the early phases of a project. Bob Smart believes committee needs to agendize guidelines and talk about them with the public. Brenda Bailey answers Ms. Swank's question that the guidelines should be written within a couple of months.

Richard Boyland – Objects to the narrow time frame for matters to show up in public agenda, doesn't believe that is due process.

Martha – Concerned that we are going to look like Folsom or Roseville. Hopes we can keep area looking rural.

Brenda Bailey closed open forum at 6:36 P.M.

TIME SENSITIVE MATTER(S)

ITEM#

1. **Informational Presentation by Dan Bolster, Senior Transportation Planner, El Dorado County Transportation Commission.**

The El Dorado County Transportation Commission is developing a scope for transportation and would like the public's input early before they get a grant. They are an independent regional transportation planning commission, not a part of El Dorado County Government. They get grant funding to execute a community based transportation plan. The community based transportation grant is due in April and they are asking for \$250,000. They should hear back if they got the funding in the fall and start in January 2011 to March 2012. The Commission will need public participation. They will hold two public open houses, one at the start of the planning and one at the end, as well as six to eight stakeholders meetings. All information is on their website at www.edctc.org. The project goes before the Board of Supervisors at least once and Cal Trans will want to know how transportation will be improved.

Brenda Bailey distributed a draft letter addressed to the El Dorado County Transportation Commission from the Diamond Springs – El Dorado Community

Advisory Committee supporting the Commissions efforts. However the letter will need to be revised before it is sent.

The Committee was very optimistic of this group. Members of the public expressed concern regarding how public comment and input can be given. Dan Bolster stated that non-traditional committees will be included in the stakeholders meetings and if any groups are not included that would like to be they can email Mr. Bolster and he will add them.

Larry Patterson asks if action is required on correspondence. Brenda Bailey states she will mark up the letter and the Committee agrees to take action via email. Motion made by Brenda Bailey to support the concept of the letter with modifications, motion seconded by Larry Patterson, all in favor, motion carried.

OLD BUSINESS

ITEM #

None

NEW BUSINESS

ITEM #

2. **A 07-0018, Z 07-0054, PD 07-0034 & P 08-0017 – DIAMOND DORADO
RETAIL – Action Item**

Project presented by Lenard Grado. The Diamond Dorado Retail Center project would be on the corner of the proposed new intersection of Diamond Springs Parkway and Hwy 49. The retail center would consist of approximately 280,000 square feet of both national and local retailers. Expected opening date would be late 2011-2012. This project would follow the parkway development. Buxton study was done by the County to determine where we loose sales tax revenue. Retail here brings in revenue and jobs. Looking at different exterior finishes to fit into our community.

Roger Trout informs the Committee and public that this project was submitted as a larger project, it went out for agency review and TAC. At that time the MERF was looking into relocating but now will not, so the project was re-submitted and a new TAC meeting is scheduled for April. The County will prepare a staff report. The Planning Commission hearing dates are available online. There is a 45 day review period on EIR. They have been working with Caltrans and DOT on the traffic study for 18 months. Mr. Trout encourages the public to become familiar with the process of the County.

Public comment as follows:

- Question asked what the EIR's are for, who pays for them and if they will come before this committee. Roger Trout answered, there are two EIR's, one for the Missouri Flat Parkway project and one for Grado's project. Both paid by DOT funds and will go out for public review.
- Concern that retail development doesn't provide high paying jobs and members of the community will still have to commute out of county for

work and you spend your money where you work. Mr. Grado replied he believes community members would like to make their purchases locally and there are not enough jobs here for young people.

- Concern that the proposed Missouri Flat Parkway will become completely developed with retail and the Parkway project should be stopped if that is the case. Members of the public do not feel this type of development is appropriate for this community.
- Question asked if there is eminent domain with the Missouri Flat Parkway project. Mr. Grado answered yes.
- Majority of the public members present are against this project.

Committee comments as follows:

- Question asked if the proposed businesses can be named. Mr. Grado answered that he cannot disclose the businesses until the project is approved but will say none are currently represented in the county.
- Concern that this project will contribute to old businesses closing.

Roger Trout advises Committee that the action item is a development plan, a rezone and the project to go in.

Brenda Bailey moves that the proposed general plan amendment and rezone are not in keeping with the communities vision however would like to receive EIR's as the project moves forward, noted that the Committee is not opposed to the retail project they just feel it's not in keeping with community. Motion seconded by Mike Speegle, all in favor, motion carried.

Larry Patterson proposed a second motion that if the project moves forward he would not like to see big box tops but rather small stores similar to Town Center in El Dorado Hills. Motion seconded by Bob Smart, all in favor, motion carried.

1. **Z07-0033/PD07-0020/TM07-1448, McCann Subdivision Proposal – Action Item**

Project presented by Robyn McCann, owner and developer. Property was purchased four years ago and is already in compliance with the general plan for high density residential (5 units per acre). This project was delayed for two years to provide for community education. This project will consist of 72 units on 24 acres (3 units per acre). Natural open space with walking trails will be left along the creek. Property directly borders Union Mine High School and is tucked into the trees, not visible from Hwy 49. Additional parking for the high school will be put in as well as a bike lane and sidewalks that all fit within the current easements. This project will come before the Committee several more times, the current action item is to rezone to high density residential.

Committee comments were as follows:

- Question of how to ensure a new road will connect Fowler to Union Mine. Ms. McCann answered you create a dedicated easement which is part of

DOT's requirements. If this subdivision is the only one to go in there will be a road from Patterson to Union Mine.

- Concern as to what recreational activities there will be for youth. Ms. McCann replied there will be 9 acres of open space that could be a future park.
- Belief that high density housing next to 2 schools is a good location, nice that kids can walk to school.
- Question as to what houses will look like. Ms. McCann answered not to that phase of planning yet, they will be single family homes. The community will have input on style and color in future.
- Concern regarding traffic congestion on Hwy 49 and through the town of El Dorado with no way to widen the road.

Public comment as follows:

- Concern that new road will not help the congestion on Hwy 49 when the schools let out.
- Concern that approval of this project means approval of all proposed subdivisions in the area because they are all connected by the new road and bike trails.
- Great concern regarding there being enough water to feed all these new homes.

Brenda Bailey moved to approve/support the project consistent with staff's recommendations.

Mike Speegle expressed concern with traffic congestion and moves to approve with the addition of a traffic signal.

Bob Smart seconded Brenda Bailey's motion as it stands, roll call vote as follows:

Breda Bailey	Aye
Bob Smart	Aye
Kathy McCoy	Aye
Larry Patterson	Abstained
Mike Speegle	Ney
Motion carried	

DIRECTOR ITEM(S)

ITEM #

1. Brenda Bailey stated she will be submitting her letter of resignation from the Committee due to her new job, will submit letter of resignation tomorrow.
2. Larry Patterson would like to add a discussion on historical districts to the April 15, 2010 agenda.

ADJOURNMENT

Meeting adjourned at 9:45 P.M.

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed residential project. The project would allow the creation of fifteen residential parcels.

Project Location and Surrounding Land Uses

The project site is located within the El Dorado - Diamond Springs. The project site is surrounded by existing developed and undeveloped residential parcels and a school.

Project Characteristics

The project would create 72 single-family residential parcels ranging in size from 6,002 to 16,809 square feet and one 7.5-acre open space lot. Interior roads, sidewalks, a Class 2 Bike Path and a non-motorized vehicle pedestrian trail would all be constructed within the project area for internal circulation and access onto Truscott Road east and west.

1. Transportation/Circulation/Parking

Access to the project parcel would be provided from an access easement along Truscott Road from Union Mine Road to the parcel. The project would be required to provide an extension of the Truscott Road access from the existing cul-de-sac adjacent to Union Mine High School easterly to provide a secondary access to Solstice Circle. The project is proposed to create 72 residential lots, which would require two parking spaces per parcel. Parking for each parcel would be provided within private garages. No impacts to parking would occur as part of the project.

2. Utilities and Infrastructure

The project site is currently undeveloped. As part of the project, the extension of utilities services would be required. The project would be required to connect to El Dorado Irrigation District sewer facilities to the north near Charles Brown School and domestic metered water service to the southwest at Truscott Road.

3. Population

Using the 2000 U.S. Census figures which established that, in the unincorporated areas of the County, the average household size was 2.70 persons/occupied unit. The approval of the applications as proposed would potentially add 72 single-family units which at 2.70 persons/occupied unit currently propose to potentially add approximately 194 persons to the neighborhood. The project proposes a density of three units per acre. The High Density Residential (HDR) land use designation allows one to five units per acre. The project proposes to add less than the potential density allowed.

4. Construction Considerations

Construction of the project would consist of both on and off-site road improvements including grading for on-site roadways and driveways.

The project applicant would be required to obtain permits for grading from Development Services and obtain an approved Fugitive Dust Plan from the Air Quality Management District.

5. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Mitigated Negative Declaration tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030 in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at <http://www.co.el->

dorado.ca.us/Planning/GeneralPlanEIR.htm or at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following impact areas are tiering off the General Plan EIR:

Aesthetics, Agriculture Resources, and Air Quality.

6. CEQA Section 15183. Projects Consistent with a Community Plan or Zoning:

15183. Projects Consistent with a Community Plan or Zoning

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located,

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.