



Legislation Text

File #: 08-1478, **Version:** 1

Hearing to consider the following pertaining to 4.27 acres (APN 070-040-73) in the Shingle Springs area (District IV); Applicant: Robert Harrer:

- (1) Approve Rezone (Z07-0056) from Estate Residential Five-Acre/Airport Safety (RE-5/AA) to One-Acre Residential/Airport Safety (R1A/AA);
- (2) Approve Parcel Map (P07-0050) creating two parcels ranging in size from 1 to 3.27 acres; and
- (3) Adopt Ordinance **4794** for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the negative declaration based on the initial study; and 2. 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.

Background: These applications were considered by the Planning Commission on September 11, 2008, and unanimously recommended 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.

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