



County of El Dorado

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Legislation Details (With Text)

File #: 17-0488 **Version:** 1

Type: Agenda Item **Status:** Time Allocation

File created: 4/26/2017 **In control:** Board of Supervisors

On agenda: 5/23/2017 **Final action:** 5/23/2017

Title: Community Development Agency, Development Services Division, forwarding a request from Shore Springs Partners, LLC, for a Conceptual Review of a medium to high density residential subdivision that includes a General Plan land use amendment and an expansion of the Cameron Park Community Region boundary (Pre-Application PA16-0007/Pomerol Vineyard Estates); the proposal would require a future rezone, planned development, and tentative subdivision map discretionary approvals, for property identified by Assessor's Parcel Number 102-210-08, consisting of 130 acres located in the Cameron Park area. This item is for discussion purposes only. (Supervisory District 4) (Est. Time: 1.5 Hrs.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo 04-26-17 BOS 05-23-17, 2. B - Staff Memo Exhibits A-H BOS 05-23-17, 3. C - Proof of Publication-Mountain Democrat BOS 05-23-17, 4. Public Comment Rcvd 06-23-17 (After Meeting), 5. Public Comment Rcvd 05-25-17 to 05-31-17 (After Meeting), 6. Public Comment Rcvd 5-23-17 BOS 5-23-17, 7. Public Comment Rcvd 5-22-17 BOS 5-23-17, 8. Public Comment Rcvd 5-19-17 BOS 5-23-17, 9. Public Comment Rcvd 5-18-17 BOS 5-23-17, 10. Public Comment Rcvd 5-17-17 BOS 5-23-17, 11. Public Comment Rcvd 5-16-17 BOS 5-23-17, 12. Public Comment Rcvd 05-11-17 to 05-15-17 BOS 05-23-17

Date	Ver.	Action By	Action	Result
5/23/2017	1	Board of Supervisors	No Formal Action	

Community Development Agency, Development Services Division, forwarding a request from Shore Springs Partners, LLC, for a Conceptual Review of a medium to high density residential subdivision that includes a General Plan land use amendment and an expansion of the Cameron Park Community Region boundary (Pre-Application PA16-0007/Pomerol Vineyard Estates); the proposal would require a future rezone, planned development, and tentative subdivision map discretionary approvals, for property identified by Assessor's Parcel Number 102-210-08, consisting of 130 acres located in the Cameron Park area. This item is for discussion purposes only. (Supervisory District 4) (Est. Time: 1.5 Hrs.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division, forwarding a request from Shore Springs Partners, LLC, for a Conceptual Review of the Pomerol Vineyard Estates Project. This item is for discussion purposes only.

DISCUSSION / BACKGROUND

This Pre-Application Conceptual Review is being presented as a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process," which requires an "Initiation" hearing

before the Board. This hearing is for determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from this Pre-Application public hearing.

This is a request to consider Pre-Application PA16-0007/Pomerol Vineyard Estates submitted by Shore Springs Partners, LLC, for Conceptual Review of a medium to high density residential subdivision that includes a General Plan land use amendment and an expansion of the Cameron Park Community Region boundary. The proposal would require a future rezone, planned development, and tentative subdivision map discretionary approvals within the 130-acre Project site. The site is currently designated and zoned for rural residential development. The property, identified by Assessor's Parcel Number 102-210-08 and consisting of 130 acres, is located on the west side of Starbuck Road, approximately 3,340 feet north of the intersection with Green Valley Road, in the Cameron Park area (Supervisory District 4). (County Planner: Rob Peters)

The proposal would require a change to the General Plan land use designation of the approximately 130-acre Project site from Rural Residential to Medium Density Residential, High Density Residential, and Open Space. In order to change the land use designation to Medium Density Residential or High Density Residential, the Cameron Park Region Boundary would have to be expanded to the north of its current location to include the Project site.

Changing the General Plan land use designation would create the potential for the conceptual medium to high density residential subdivision. The proposal would also require rezoning of the Project site from Rural Lands 10-Acre to Two-Acre Residential, One-Acre Residential, Single-Unit Residential, and Open Space. All proposed zones would include the Planned Development Combining Zone. In order to bring the proposal forward, discretionary approvals including a rezone, planned development, and tentative subdivision map would be also be required.

A Staff Memo dated April 26, 2017, is attached, along with the Memo's referenced Exhibits A - H.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost resulting from the proposed Conceptual Review.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Community Development Agency