



County of El Dorado

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Legislation Text

File #: 08-0105, **Version:** 1

Hearing to consider rezone (Z07-0046) of 0.84 acre (APN 043-226-30) from Commercial (C) to Commercial-Planned Development (C-PD); development plan (PD07-0032) to allow for the creation of five lots with less than the minimum parcel width of 50 feet; tentative parcel map (P07-0015) to create five commercial parcels ranging in size from 5,429 to 7,122 square feet in the Camino area; and adoption of Ordinance **4761** for said rezone. Applicant: BOW Enterprises (District III)

RECOMMENDED ACTION: Planning Commission recommending the Board take the following action: 1. Adopt the negative declaration, as prepared; 2. Approve Z07-0046/PD07-0032 rezoning Assessor's Parcel Number 043-226-30 from Commercial (C) to Commercial-Planned Development (C-PD), adopting the development plan as the official development plan, based on the findings listed on Attachment 1, subject to the Conditions listed on Attachment 2; and 3. Approve P07-0015, based on the findings listed on Attachment 1, subject to the conditions listed on Attachment 2.

Background: These applications were considered by the Planning Commission on December 13, 2007, and unanimously recommended for approval. The Environmental Management Department was not provided with the required information from the applicants, so that department recommended denial of the request. See Attachment 3, Minutes, for further discussion. David Brown, representing Sierra Pacific Industries, stated the effluent from these houses goes into their septic system. There has been no analysis of the effluent that goes onto their property, and they would like a study done before this project continues. See attached letter from Mr. Brown which was received after the Planning Commission hearing (Attachment 4). Lou Oetinger, adjacent property, stated there is real paking problem in this area. No other input was received. There were no new significant issues discussed other than those in the staff report.

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