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MEMORANDUM

DATE: February 5, 2007 Agenda of: February 22, 2007
TO: Planning Commission Item #: 13.a.
FROM: Roger Trout, Principal Planner
SUBJECT: Resolution of Intention to amend the General Plan Land Use Map

Background: As part of the Zoning Ordinance Update, the Zone District Maps will also be updated. In anticipation of that process, staff recommends that a clean up of the existing General Plan Land Use Maps is in order. These clean up items are generally minor, do not increase development potential, and correct errors on the map that would create additional problems in the Zone District update process.

Attached are a Resolution of Intention and a table (Exhibit A) that provides a list of the proposed changes for the clean up. Large exhibit maps posted on the wall also show the proposed changes.

The primary clean up items include:

1. Corrections to the location of some of the Mineral Resource (MR) overlay zones to match property lines.
2. Amending the Platted Lands overlay, where it is not applicable.
3. Correcting location of Open Space and High Density Residential (HDR) designations in an existing subdivision.
4. Correcting land use designations attributable to drafting errors or minor oversights.
6. Amending the Community Region, Rural Center, and Rural Region boundary to match the Commercial (C), Medium Density Residential (MDR), or Rural Residential (RR) land use designations.

In most of the cases described above, the clean up recommendation is relatively obvious. However, there are a couple of options in a few cases that requires Planning Commission consideration:

1. The Kingsville subdivision was approved on June 19, 1998, and included a General Plan Amendment (AZ97-0002) that moved and changed the land use designations to match the proposed design of the subdivision. However the Community Region Boundary was not modified as part of the approval. Therefore the 2004 General Plan map now shows a 4.1 acre Medium Density Residential (MDR) area in the Rural Regions and approximately 120 acres of Rural Residential (RR) within the Community Region.

Option 1: Move the Community Region boundary to be consistent with existing land use designations.

Option 2: Clean up map by leaving the Community Region boundary in place but changing the Rural Residential (RR) to Low Density Residential (LDR) and remove Medium Density Residential (MDR) from rural region.

Option 3: No change. Leave future project development to amend General Plan designations and Community Region boundary.

2. The five parcels owned by EID just east of Missouri Flat Road are designated Public Facilities (PF), although there are no PF related facilities on the site.

Option 1: The designation could be changed to Industrial.

Option 2: The designation could be changed to Commercial.

Option 3: No change. Leave future development to amend the General Plan designation.

3. In the Camino area, between U.S. Highway 50 and Carson Road, a number of parcels that are zoned Commercial were designated as Rural Residential in an Agricultural District. These parcels should be changed to Commercial within the Camino/Pollock Pines Community Region.

4. (Late Addition – not on attached table). Staff has been working with the Church on Assessor's Parcel Number 327-140-02. This church was originally approved under a special use permit in a residential zone. Discussion with church representatives indicated that reversion of the property to a Medium Density Residential (MDR) designation from the 2004 General Plan designation of Commercial would minimize conflicts with the church's special use permit and potential expansion plans. Staff recommends that this parcel be added to the General Plan amendment list and be changed from Commercial © to Medium Density Residential (MDR).

CEQA Discussion: There is no CEQA analysis required for the adoption of the Resolution of Intention. The CEQA determination will be required when the General Plan Amendment is brought to the hearings before the Planning Commission and Board of Supervisors for approval.

Most of the proposed changes are relatively minor and may be processed together as an exemption under CEQA. This will shorten the process to make these changes. However, certain changes such as to the Kingsville property or EID's Missouri Flat Road property could trigger a longer CEQA review should they increase development potential of the property.

Any changes that obviously increase development potential should be considered together in a separate clean-up effort, after the first one is completed.

RECOMMENDATION: Adopt the Resolution of Intention to amend the General Plan land use map according to the draft directions on the attached Table (Exhibit A) and specifically directing staff on the optional designations for Kingsville property and EID's Missouri Flat property.

Attachment: Resolution of Intention No. 2007-02
A06-0009 Excel Table with list of General Plan parcels and changes