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MEMORANDUM

TO: Planning Commission Agenda of: October 25, 2007

FROM: Roman Anissi, Senior Planner Item #: 10

HEARING DATE: October 25, 2007

RE: Conceptual Review
 Meder Oaks Pre-Application PA07-0027
 Shingle Springs area, Supervisorial District IV

1.0 REQUEST

Planning Commission Conceptual Review is sought for the Meder Oaks pre-application. The applicant requests input from the Commission before proceeding with a formal project submittal. The project involves Assessor’s Parcel Number 070-101-69 located on the north side of Meder Road 1 mile west of the intersection with Ponderosa Road in the Shingle Springs area, Supervisorial District IV. (Attachment A)

2.0 PROJECT DESCRIPTION

Richard Mohr, partial owner of the property, seeks Planning Commission input about the potential to proceed with a General Plan amendment for this 5.4-acre lot located just outside of but adjacent to the Shingle Springs Community Region boundary. The request for information is to determine if the Commission would consider an amendment of the Community Region boundary to incorporate this site into the Shingle Springs Community Region.

3.0 ISSUE SUMMARY

The applicant requests that only the General Plan Amendment (GPA) for the boundary adjustment be discussed. Staff lists a question for the Commission about the GPA and process in Section 5.0 of this memo.

3.1 General Plan Amendments

The County's adopted 2004 General Plan located this site adjacent to and outside of the Shingle Springs Community Region. Although this property shares its westerly and southerly property lines with the Community Region boundary, it is located in the Rural Region and consists of a Low Density Residential (LDR) General Plan land use designation with Estate Residential Ten-Acre (RE-10) zoning. General Plan *Policy 2.9.1.2* and *2.9.1.4* allows the County to consider Community Region boundary line adjustments two years following the date of the adoption of the General Plan and every five years thereafter. The El Dorado County Board of Supervisors adopted the current General Plan on July 19, 2005, just over two years ago.

As information, the property owners intend to subdivide the property into four new parcels. Because of this, a second General Plan Amendment (GPA) to re-designate the property from LDR to Medium Density Residential (MDR), a Rezone to an appropriate zone, and a tentative parcel map would also be necessary in order to split the lot into four new parcel ranging in size between 1.0 and 1.4 acres.

3.2 General Issues

General Plan, zoning, and subdivision policies associated to processing a formal project to subdivide the land would apply to this project. Those issues are not being discussed in this memo and would need to be considered by staff during the formal project submittal and review. Some policies that would affect this project would include, but would not be limited to, road access, road improvements and dedications, fire emergency improvements, water and wastewater capabilities, oak woodland tree canopy, wetlands, rare plants, slope preservation, and potentially other issues.

4.0 PROJECT AND AGENCY REVIEW

Once input is received from the Planning Commission, the applicant would be able to decide if a formal project submittal would be feasible and would be required to make a full submittal of information for review. A formal submittal would be circulated to a multi-disciplinary County review team. It would also be forwarded to external agencies including, but not limited to, the Regional Water Quality Control Board (RWQCB), California Department of Fish and Game (CDF&G), Army Corps of Engineers (ACOE), US Fish and Wildlife Services (USFWS), CalTrans, and others. These agencies may provide comments and conditions.

5.0 PROCESSING

This conceptual review is meant to allow for early Commission input about a specific General Plan issue for a boundary line adjustment. The applicant and staff would like early feedback from the Commissioners on the following:

- 1) Would the Commission support a General Plan Amendment (GPA) to extend the Shingle Springs Community Region boundary to incorporate this property into the Community Region?
- 2) If so, would the Commission prefer the GPA boundary line adjustment as one application and a follow-up application requesting the project-specific GPA, Rezone, and tentative parcel map for the property split, or a concurrent submittal for the entire request?

Because a formal project would include a General Plan Amendment (GPA) and Rezone, the decision process would be a Planning Commission recommendation to the Board of Supervisors for a final decision. Environmental review for a formal project would be conducted pursuant to the California Environmental Quality Act (CEQA) guidelines.

ATTACHEMENTS:

- A. Vicinity Map
- B. General Plan Land Use Map
- C. Zone Map
- D. Aerial Map