

DEVELOPMENT SERVICES DEPARTMENT

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TO: Zoning Administrator

FROM: Tom Dougherty, Associate Planner

DATE: July 21, 2009

RE: Request to modify Condition 4 for Parcel Map P05-0020, approved by the Zoning Administrator (ZA) October 18, 2006. (P05-0020-R)

Recommendation: No recommendation.

Background: The applicants are requesting to revise Condition of Approval #4 for P05-0020-R to permit Parcel 1 to use the existing septic systems for the primary single family dwelling and second residential units. Both septic systems have been previously approved by the Environmental Management Division.

The subject parcel is identified by Assessor's Parcel Number 126-320-01, consists of 4.25 acres, is Zoned One-Half Acre Residential (R20K), has a General Plan land use designation of High Density Residential (HDR), and is located within the El Dorado Hills Community Region. There are primary and secondary residential units located on the parcel. It is located within the Highland Hills Unit 4 subdivision but is not subject to the Highland Village CC&Rs or homeowner's association.

P05-0020 was approved for a parcel map creating two (2) parcels 0.77 acres (Parcel 2) and 3.47 acres (Parcel 1) on a 4.245-acre site. Access to Parcel 1 exists from an encroachment onto Highland Hills Drive. Future access to Parcel 2 will be from a direct encroachment onto Highland Hills Drive. Parcel 1 contains the existing dwellings.

Discussion: Planning Services is not making a recommendation but rather, requesting an interpretation by the Zoning Administrator of the ability of an applicant to retain the use of existing septic systems, within an area designated for HDR land uses, in lieu of General Plan Policy 5.3.1.1.

Condition of Approval #4 reads as follows:

4. *Domestic water shall be supplied by a public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water and sewer service upon demand to each of the parcels created,*

shall be submitted to the County Surveyor at the time of filing the parcel map. Both parcels shall be required to connect to a public sewer system.

The Staff Report and Negative Declaration approved for the project refer to General Plan Policy 5.3.1.1 which reads as follows:

WASTEWATER SYSTEMS

GOAL 5.3: WASTEWATER COLLECTION AND TREATMENT

An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

OBJECTIVE 5.3.1: WASTEWATER CAPACITY

Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multifamily, high-, and medium-density residential areas, and commercial and industrial areas.

Policy 5.3.1.1 High-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers and areas designated as Platted Lands (-PL). In the Community Region of Camino/Pollock Pines, the long term development of public sewer service shall be encouraged; however, development projects will not be required to connect to wastewater collection facilities where such connection is infeasible, based on the scale of the project. (Res. No. 298-98; 12/8/98)

The Staff Report for P05-0020, (copy attached), discusses the septic/sewer issue on page 3 in the General Plan section. The Negative Declaration approved for the project, (copy attached), discusses the septic/water issue in the Utilities and Service Systems section on page 20. There was no discussion by the applicant of opposition to the requirement to hookup to the existing El Dorado Irrigation District (EID) sewer facilities at the October 18, 2006 ZA hearing.

The subject Parcel Map Revision application was submitted to EID and the Environmental Health division for comments and their responses are included as attachments.

Attachments: Attachment 1: P05-0020 Staff Report, (11 pages)
Attachment 2: P05-0020 Environmental Checklist Form and Discussion of Impacts, (22 pages)
Attachment 3: Memo dated July 8, 2009 from the Environmental Health Division
Attachment 4: Email from Marc Mackay (EID) to Tom Dougherty dated July 8, 2009 (one page) and FIL0506-046, (two pages)