

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** January 25, 2024

**Staff:** Cameron Welch

**TENTATIVE SUBDIVISION MAP/  
PLANNED DEVELOPMENT PERMIT/REZONE**

**FILE NUMBER:** TM21-0001/PD21-0003/Z21-0012 / Greenwood Estates

**APPLICANT** Cameron Glen Estates, LLC

**PROPERTY OWNER:** Cameron Glen Estates, LLC

**REQUEST:** Tentative Subdivision Map, Planned Development Permit, and Rezone to subdivide an existing 0.88-acre lot to create 10 lots ranging in size from 2,733 square feet to 6,534 square feet. Two (2) duplexes and two (2) triplexes would be constructed on the 10 lots. The proposed duplexes would each total 3,398 square feet, the proposed triplexes would each total 5,097 square feet, and each unit would be 1,699 square feet. Each unit would have its own garage for parking. Design waivers are requested for the proposed roadway section and driveway connection. In addition, five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are requested. The requested Rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Zone (RM-PD).

**LOCATION:** 2545 Greenwood Lane, on the west side of Greenwood Lane between Meadow Lane and Merrychase Drive, in the Cameron Park area, Supervisorial District 2 (Exhibits A and B).

**APN:** 082-411-004 (Exhibit C)

**ACREAGE:** 0.88 acre

**GENERAL PLAN:** Multi-Family Residential (MFR) (Exhibit D)

**ZONING:** Multi-Unit Residential within a Design Review Combining Zone (RM-DC) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit U)

**RECOMMENDATION:** Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;
2. Adopt a Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
3. Approve Tentative Subdivision Map TM21-0001, Planned Development Permit PD21-0003, Rezone Z21-0012, and requested design waivers based on the Findings and subject to the Conditions of Approval as presented herein.

## **EXECUTIVE SUMMARY**

Approval of the Tentative Subdivision Map, TM21-0001, would allow the subdivision of an existing 0.88-acre parcel to create 10 parcels ranging in size from 2,733 square feet to 6,534 square feet. Approval of the Planned Development Permit, PD21-0003, would allow the project to construct two (2) duplexes and two (2) triplexes (10 housing units) on the 10 lots. The proposed duplexes would be 3,398 square feet per duplex building and 5,097 square feet per triplex building, or 1,699 square feet per unit. Each unit would have its own two-car garage for parking. Five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are also requested. Design waivers are requested for the proposed roadway section and driveway connection. The requested Rezone, Z21-0012, would change the existing zoning of Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Combining Zone (RM-PD). The project was analyzed for consistency with the applicable General Plan Policies and the Zoning Ordinance, and all changes and requests have been determined to be consistent with the surrounding land use and zoning. Staff recommends approval of these requests pursuant to the attached Conditions of Approval.

## **BACKGROUND**

The subject parcel has been undeveloped up to the present day. TM21-0001/PD21-0003/Z21-0012, which was initially submitted October 22, 2021, would have originally allowed for new development of five (5) duplexes (10 housing units) on the 0.88-acre parcel. In accordance with the CEQA, a Mitigated Negative Declaration and Initial Study with Mitigation Measures were published for a 30-day public review from August 24, 2023, to September 22, 2023, for five (5) duplexes. After the review period had ended, it was determined that the location of the fire apparatus turnaround was inadequate because it used a portion of a private driveway of one (1) of the proposed residences. The proposal was subsequently revised so the fire turnaround apparatus

was expanded and relocated to the west end of the property to provide adequate fire apparatus turnaround. This in turn required a revision to the location of the units on Lots 5 and 6. As a result, the separate duplex building on Lots 5 and 6 was eliminated, and the two (2) units on Lots 5 and 6 were relocated to be adjacent to the units on Lots 4 and 7, creating two (2) triplex buildings. Also, due to the revisions, the unit sizes of each unit decreased from 1,862 square feet to 1,699 square feet, decreasing the size of the remaining proposed duplexes from 3,724 square feet to 3,398 square feet.

Due to the decrease in size of each unit, the decrease in total proposed buildings from five (5) to four (4), and no change to the total number of units from 10, it was determined by County staff that there was no increase in intensity of this project after revisions were made. Therefore, re-advertisement and re-circulation of the Mitigated Negative Declaration and Initial Study would not be necessary as the environmental document already contained sufficient study and analysis in its discussion when the Mitigated Negative Declaration and Initial Study discussed five (5) duplex units.

**EXISTING CONDITIONS/SITE CHARACTERISTICS**

**Site Description:** The project site is a 0.88-acre undeveloped lot. Elevation ranges from 1,150 to 1,159 feet above mean sea level. The following details are based on a staff field visit on June 26, 2022, review of aerial and street view data from Google, and a comprehensive analysis contained in the Biological Resources Evaluation, prepared by Fremont Environmental Consulting, dated September 16, 2021. The site is located within the Cameron Park Community Region. The project site is adjacent to existing residential development to the south and commercial development to the north. In addition, commercial development is located to the east across Greenwood Lane. The project site is also adjacent to the Camerado Springs Middle School to the west. The eastern border of the site abuts Greenwood Lane. The site is a vacant lot that is in a relatively undisturbed condition. Historic aerial imagery indicates that the site has been vacant and undisturbed since at least 1985. The site slopes from the west to the east. Remnant oak woodlands and non-native annual grassland define the site.

**Table 1. Adjacent Uses**

	<b>Zoning:</b>	<b>General Plan:</b>	<b>Improvements:</b>
<b>Site:</b>	Multi-Unit Residential (RM) within a Design Review Combining Zone (DC)	Multi-Family Residential (MFR)	Vacant, undeveloped land
<b>North:</b>	Commercial, Community (CC)	Commercial (C)	Vacant, undeveloped land, commercial
<b>East:</b>	Commercial, Limited (CL)	Commercial (C)	Vacant, undeveloped land, commercial
<b>South:</b>	Multi-unit Residential (RM)	Multi-Family Residential (MFR)	Multi-family residential
<b>West:</b>	One-acre Residential (R1)	Public Facilities (PF)	Camerado Springs Middle School

## PROJECT DESCRIPTION

A Tentative Subdivision Map, Planned Development Permit, and Rezone (TM21-0001/PD21-0003/Z21-0012) has been proposed and requested by the applicant, Cameron Glen Estates, LLC, to allow the subdivision of an existing 0.88-acre parcel to create 10 parcels ranging in size from 2,733 square feet to 6,534 square feet. The project would construct two (2) duplexes and two (2) triplexes (10 housing units) on the 10 lots. The proposed duplexes would be 3,398 square feet per duplex building and 5,097 square feet per triplex building, or 1,699 square feet per unit. Each unit would have its own two-car garage for parking. Five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are also requested. Design waivers are requested for the proposed roadway section to be a width of 24 feet, 20 feet paved, where 28 feet is the County Standard, and driveway connections with two-foot wide Modified Type 1 rolled curb and gutters, where Type 1 curb, gutter, and sidewalk are standard. In addition, the requested Rezone would change the existing zoning RM-DC to RM-PD.

Access to the proposed duplexes and triplexes would be provided from Greenwood Lane. The project includes improvements to Greenwood Lane (i.e., six-foot-wide sidewalk) and expansion of the existing utilities, located along Greenwood Lane, by extending the public utility lines into the site including sewer lines and water lines. Existing chain link fencing that extends along the back and sides of the site would be removed and replaced with new dry stack masonry retaining walls that would be constructed as needed along the northern, western, and southern property lines and in the central portion of the site in a north-south direction. Masonry walls in any public utility easement would be up to, but no more than, three (3) feet in height. Existing chain link fencing that runs along the entire eastern portion of the site (on Greenwood Lane) would be removed for access and landscaping (Exhibit F). A Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID) requires site improvements to connect the housing units to public water/sewer service. Stormwater runoff for a portion of Lots 5 and 6 would be directed to an existing 42-inch storm drain located at the northwest corner of the site. Stormwater runoff for the remainder of Lots 5 and 6 and the rest of the site would be directed to water quality vegetative swales to be constructed adjacent to the Greenwood Lane right-of-way and then subsequently overland to an existing curb and gutter (Exhibit F). Electricity/utilities would be provided by connecting to Pacific Gas and Electric (PG&E).

**Access/Circulation/Parking:** The project was reviewed by the County Department of Transportation (DOT) and they provided comments (Exhibit N). These comments have been incorporated as Conditions of Approval for the project. The Cameron Park Fire Department reviewed the project and provided formal Conditions (Exhibit O). The Cameron Park Fire Department would also review the project improvement plans at time of building permit review for compliance with the Fire District's adopted standards. Access would be from Greenwood Lane which is proposed to be improved to meet the standards required by the DOT and Cameron Park Fire Department. Proposed on-site vehicle and pedestrian circulation would be from a 20-foot-wide drive-aisle with two-way traffic through the center of the project site. There would be one (1) two-car garage for each unit for off-street parking.

**Public Water/Sewer/Fire Hydrants/Utilities:** Both water and sewage disposal for the proposed project would be served by connecting to EID. EID reviewed the project and provided comments

in their FIL verifying water and sewer connectivity, recommended improvements, and adequacy of the existing system for fire service and fire hydrants (Exhibit N). The proposed project would require nine (9) Equivalent Dwelling Units (EDUs) of water. The project would be required to construct a water line extension connecting an existing eight-inch water line in Greenwood Lane. The Cameron Park Fire Department determined the minimum fire flow for the project would be 1,500 gallons per minute (GPM) for a two-hour duration while maintaining 20 pounds per square inch (psi) residual pressure. According to the EID's hydraulic model, the existing system can deliver the required fire flow (Exhibit P). In order to receive service from this water line, an extension of facilities of adequate size must be constructed. There is an eight-inch gravity sewer line located in Greenwood Lane. This sewer line has adequate capacity to serve the proposed project at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. The project would require nine (9) EDUs of sewer service. Proposed water lines, sewer lines, and related facilities would be located within an easement and would remain accessible by conventional maintenance vehicles. Easements for any new EID facilities constructed by the project must be granted to EID prior to approval of water and sewer improvements, whether onsite or offsite. For reference, a Preliminary Utilities Plan (Exhibit J) illustrates existing and proposed water and sewer improvements. Documentation from EID would be provided to verify the project would meet required fire flow. Initial comments from EID indicated that the existing fire hydrant would suffice to serve the proposed project. The final determination would be approved by the Cameron Park Fire Department/CAL FIRE during Civil Plan review. Electricity/utilities would be provided by connecting to PG&E.

**Grading, Drainage, Utilities:** Preliminary Grading, Drainage, and Utilities Plans are included and show the proposed improvements to cut/fill/export grading amounts, design flow of drainage system, and all proposed utilities (Exhibits I and J).

**Building Elevations and Design:** The building elevations and design are shown in the Building Elevations which include the perimeter elevations, conceptual roof plan/parapets, details of the building materials, architectural theme, heights, and paint colors (Exhibit G).

**Fencing/Walls:** The majority of the subject property is open. New dry stack masonry retaining walls would be constructed as needed along the northern, western, and southern property lines and in the central portion of the site in a north-south direction. Masonry walls in any public utility easement would be up to, but no more than, three (3) feet in height. Existing chain link fencing that extends along the back and sides of the site would be removed in favor of the masonry walls. Existing chain link fencing that runs along the entire eastern portion of the site (on Greenwood Lane) would be removed for access and landscaping (Exhibit F).

**Landscape Details:** A Preliminary Landscape Plan is included for the proposed project showing approved drought-tolerant plant and tree species that comply with the Landscaping and Irrigation Standards contained in the Community Design Standards, as well as with the County's Model Water Efficient Landscape Ordinance (MWELo) (Exhibit H).

**On-Site Lighting and Signage:** Lighting for the buildings would utilize LED technology. All proposed project lighting is designed to be shielded downwards to minimize nighttime glare and

would be manufactured to U.L. specifications. The proposed lighting is consistent with the standards in the Zoning Ordinance.

**Open Space Exemption:** All residential projects in the (-PD) combining zone are subject to 30 percent of the total site to be set aside for open space that is commonly owned or publicly dedicated. However, to facilitate and encourage development of higher density housing types, projects within Community Regions or Rural Centers on existing sites three (3) acres or less in size and RM zoned projects, or the residential component of Mixed-Use Developments, are exempt from the open space requirement. As the proposed project meets the criteria described directly above, the project is exempt from the Onsite Open Space Requirement.

## ANALYSIS

**General Plan Consistency:** The project is consistent with all applicable General Plan policies including: Policy 2.1.1.2 (establish Community Regions), Policy 2.1.1.3 (mixed use developments), Policy 2.1.1.7 (development within Community Regions), Policy 2.2.1.2 (Commercial and Multifamily Residential land use designations), Policy 2.2.1.5 (building intensities in Commercial land use designation), Policy 2.2.3.1 (Planned Development (-PD) Combining Zone District), Policy 2.2.3.3 (Request to apply -PD combining zone includes rezone), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.3 (future rezoning), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 2.5.2.1 (neighborhood commercial centers), Policy 2.5.2.2 (new Commercial development), Policy 2.8.1.1 (nighttime light), Policies TC-Xa through TC-Xi (Transportation and Circulation Element), Policy TC-5a (sidewalks and curbs in Residential), Policy TC-5b (sidewalks and curbs in Commercial), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.3 (connect to public water systems), Policy 5.3.1.7 (connect to public wastewater treatment facilities), Policy 5.4.1.1 (storm drainage system), Policy 5.4.1.2 (protection of natural drainage patterns), Policy 5.5.2.1 (adequate solid waste system capacity), Policy 5.7.1.1 (adequate emergency water supply, storage, conveyance facilities, and access for fire protection), Policy 5.7.2.1 (adequate fire protection services), Policy 5.7.3.1 (adequate law enforcement services), Policy 5.7.4.1 (adequate medical emergency services), Policy 6.5.1.1 (noise analysis), Policy 6.5.1.2 (noise analysis), Policy 6.5.1.3 (noise barriers), Policy 6.5.1.7 (mitigate new non-transportation noise sources), Policy 6.5.1.8 (development of new noise sensitive land uses), Policy 6.5.2.1 (all projects within the Airport Noise Zones of the Cameron Airpark shall be evaluated against the applicable policies in the ALUCP), Policy 6.7.4.1 (reduce automobile dependency), Policy 6.7.4.2 (new residential within walking distance of employment), Policy 6.7.6.2 (site sensitive receptors away from significant sources of air pollution), Policy 6.8.1.1 (development within Airport Influence Area), Policy 7.3.2.1 (stream protection from erosion), Policy 7.3.2.2 (erosion control program), Policy 7.3.3.5 (integrate streams into new developments), Policy 7.3.4.1 (integrate watercourses into new developments), Policy 7.3.5.1 (use of drought-tolerant landscaping), Policy 7.4.2.8 (biological resources assessment), Policy 7.4.4.4 (impacts to oak woodlands), and Policy 7.5.1.3 (cultural resource study). Further analysis of each policy is discussed in the Findings section below.

**Zoning Ordinance Consistency:** Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Zoning Ordinance. The project parcel would be rezoned to RM-PD and the project has been analyzed in

accordance with all applicable development standards for this zone district. As conditioned the project will conform to the applicable development plan standards as shown below and more fully described in the Findings.

**Community Design Standards:** In addition to meeting the Zoning Ordinance standards, the site layout and improvements for the project are consistent with the Landscaping and Irrigation Standards, Outdoor Lighting Standards, and Parking and Loading Standards in the Community Design Guidelines (adopted by the County Board of Supervisors in December 2015). Further, the recommendations of the Cameron Park Design Review Committee (CPDRC), which reviewed the proposed project at their meeting on June 27, 2022, were incorporated into the project design, as applicable (Exhibit P).

**Effects of Adjacency to Cameron Park Airport:** The subject parcel is not located in Cameron Park Airport District – Influence Area.

## **PROJECT COMMENTS AND CONDITIONS OF APPROVAL**

The project was distributed to all applicable local and state agencies for review and comment. Comments were received from the EID, CPDRC, Cameron Park Airport District, El Dorado County Air Quality Management District (AQMD), County Environmental Management Department (EMD), County Surveyor's Office, DOT, PG&E, Shingle Springs Band of Miwok Indians (SSBMI), United Auburn Indian Community (UAIC), and Wilton Rancheria. In accordance with state Assembly Bill 52 (AB 52), project consultation with commenting Tribes has been closed. Agency-recommended Conditions have been incorporated into the project, as applicable.

## **PUBLIC COMMENTS**

As of date, public comments were submitted to Planning Services from: El Dorado County Sheriff's Office (EDSO), PG&E, Central Valley Regional Water Quality Board, and the Cameron Park Community Services District. All CEQA public comments (Exhibit T) and County responses are included with this Staff Report.

## **PUBLIC NOTICE**

No formal public outreach was conducted by the County as a public outreach plan was not required for this project pursuant to the Zoning Ordinance. However, the project was duly noticed for a Planning Commission public hearing with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers. In addition, project notification was also posted on the Planning Services Planning Commission webpage. As required, a physical sign has been posted onsite for at least 30 calendar days prior to the Planning Commission hearing. The sign will be removed after final action is taken by the Board of Supervisors.

## **ENVIRONMENTAL REVIEW**

In accordance with CEQA, staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project. Based on the Initial Study,

a Mitigated Negative Declaration has been prepared with recommended Mitigation Measures; the environmental review document was circulated for public review from August 24, 2023, to September 22, 2023. The proposed project and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XX of the CEQA document, show there would be no significant impacts anticipated related to aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, tribal cultural resources, utilities/service systems, or wildfires that would combine with similar effects such that the project's contribution would be cumulatively considerable. For all categories (except biological resources, cultural resources, noise, and tribal cultural resources which have incorporated mitigation measures MM BIO-1 through BIO-3, MM CUL-1, and MM NOISE-1), a determination of either less than significant impacts or no impacts would be anticipated (Exhibit U). The applicant shall submit to Planning Services a \$50.00 recording fee as required by the County Recorder to file the Notice of Determination by the County. In addition to the Notice of Determination recording fee, the applicant shall submit the current California Department of Fish and Wildlife CEQA review fee for a Mitigated Negative Declaration to Planning Services. The applicable fee may be found on the Department of Fish and Wildlife website at: <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>.

**Response to CEQA Public Comments:** During the public notice time period of the CEQA document, public comments were submitted to the County with concerns on potential impacts to biological resources, hydrology and water quality, and utilities. Planning staff reviewed the proposed project for consistency with all applicable Zoning Ordinance development standards, and General Plan Policies. A Mitigated Negative Declaration was prepared with Mitigation Measures to reduce identified potential impacts to a level of less than significant. Technical reports in compliance with CEQA were required and provided by the applicant including a Biological Resource Evaluation, Protected Tree Inventory, Cultural Resources Records Search, Geotechnical Engineering Study, Preliminary Grading and Drainage Plan, Utilities Plan, and Landscaping Plan. The Mitigation Measures are based on the recommendations from technical reports conducted by licensed biologists and professional engineers. Planning staff support their professional recommendations. The following is a detailed response to each category of concern with specific reference to supporting documentation included as exhibits with this Staff Report:

**Hydrology and Water Quality:** A Preliminary Drainage Report was prepared by Lebeck Engineering dated September 2021. The evaluation concluded stormwater runoff from potential development would contain water quality protection features in accordance with a potential National Pollutant Discharge Elimination System (NPDES) stormwater permit, as deemed applicable. In addition, the project would comply with County Ordinances and standards regarding waste discharge and, therefore, the project would not be expected to violate water quality standards and would not conflict with or obstruct implementation of any water quality control plan.

**Utilities and Service Systems:** As commented by PG&E, the Mitigated Negative Declaration identifies the proposed project would require to be connected to PG&E services for the provision of natural gas and electrical service to future residents. Connection of services would require the project owner to submit an application to PG&E's Service Planning Department.



**Biological Resources:** A Biological Resources Evaluation Memorandum was prepared by Fremont Environmental Consulting dated September 16, 2021. The evaluations concluded the proposed project site does not provide for potential wetlands or other aquatic resources and no evidence of potential wetlands or other aquatic resources was identified on the proposed project site during a search of the U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) database or the review of historic aerial imagery. Furthermore, the evaluations noted that there are no special-status plant species nor special-status animal species on-site, as the site does not provide suitable soils or habitat for special-status species.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Site Aerial Photo
Exhibit C.....	Assessor's Parcel Page
Exhibit D.....	General Plan Land Use Map
Exhibit E.....	Zoning Map
Exhibit F.....	Tentative Subdivision Map and Site Plan
Exhibit G.....	Building Elevations
Exhibit H.....	Preliminary Landscape Plans
Exhibit I.....	Preliminary Grading and Drainage Plan
Exhibit J.....	Preliminary Utilities Plan
Exhibit K.....	Preliminary Drainage Report
Exhibit L.....	Comments, Department of Transportation, Including TIS
Exhibit M.....	Comments, Environmental Management Department
Exhibit N.....	Comments, El Dorado Irrigation District
Exhibit O.....	Comments, Cameron Park Fire Department
Exhibit P.....	Comments, Cameron Park Design Review Committee
Exhibit Q.....	Comments, El Dorado Air Quality Management District
Exhibit R.....	Biological Resources Evaluation Memorandum
Exhibit S.....	Arborist Report
Exhibit T.....	CEQA Public Comments
Exhibit U.....	Proposed Mitigated Negative Declaration and Initial Study