



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

Agenda of: April 23, 2026

Staff: Lela Shelley

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z24-0007/P25-0001/Wilson Rezone and Parcel Map

APPLICANT/OWNER: Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust

REQUEST: Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

LOCATION: On the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence (Exhibit A).

SUPERVISOR DISTRICT: 3

APN: 051-190-008 (Exhibit C)

ACREAGE: 7.94 Acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit D)

CURRENT ZONING: Residential Estate, Five-Acre minimum (RE-5) (Exhibit E)

PROPOSED ZONING: Residential, One-Acre minimum (R1A)

ENVIRONMENTAL DOCUMENT: Project-specific environmental review has been provided, which qualifies this project for streamlined

environmental review according to California Environmental Quality Act (CEQA) Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, within CEQA's Article 12, Special Situations (Exhibit G).

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

1. Determine that pursuant to CEQA Guidelines, that environmental review may be streamlined pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

According to County Municipal Code Section. 130.51.020 (B) – Application Forms, Submittal Process, and Fees, when more than one land use decision is required for a single project, all applications may be filed concurrently. The review authority shall act on the different parts of a combined application on their own merits and may approve one application without approving the other or others. For a concurrent Rezone and Tentative Parcel Map, the Planning Commission forwards a recommendation to the Board of Supervisors, who retains approval authority per County Municipal Code Section 130.60.040 – Planning Commission.

EXISTING CONDITIONS / SITE CHARACTERISTICS

The subject parcel of 7.94 acres has a gentle slope with vegetation including native shrubs and Oak Woodland. The existing 1,936-square-foot single family residence, located on proposed Parcel A, was constructed in 1937. The existing accessory dwelling unit (ADU) was permitted in 2003 and is a 1,198-square-foot manufactured home. The parcel is accessible from Coon Hollow Drive, and both existing residential properties have their own septic system and are serviced by El Dorado Irrigation District (EID) for water.

ADJACENT LAND USE AND ZONING DESIGNATIONS

The surrounding land uses are single-family residences, as demonstrated with the table on the following page:

	Zoning:	General Plan:	Improvements:
North:	Residential Estate 5-acre min. (RE-5) and One-Acre Residential (R1A)	Medium Density Residential (MDR)	Single-Family Residences
East:	Residential Estate 10-acre min. (RE-10)	Low Density Residential (LDR)	Single-Family Residences
South:	One-Acre Residential (R1A)	Medium Density Residential (MDR)	Single-Family Residences
West:	Residential Estate 10-acre min. (RE-10)	Low Density Residential (LDR)	Single-Family Residences

PROJECT DESCRIPTION

The applicant proposes a Rezone from RE-5 to R1A and a Tentative Parcel Map to create two (2) parcels of approximately 6.42 acres (Parcel A) and approximately 1.5 acres (Parcel B) from the 7.94-acre parcel. The proposed R1A zoning is consistent within the MDR land use designation. The resultant parcels would meet the required development standards in the R1A zone including minimum parcel size and parcel width. Both proposed parcels would take access from an existing driveway off Coon Hollow Road, a portion of which will become a recorded easement through Parcel B for Parcel A access. Parcel A will contain the existing 1,936-square-foot single family dwelling with existing garage and various outbuildings. Parcel B will contain an existing 1,198-square-foot ADU, which will become the primary residence on the new parcel. Both existing dwellings have their own separate septic systems and are supplied with water through EID. No new development is proposed as part of this entitlement.

STAFF ANALYSIS

The subject parcel is located within the census-designated Urban Area, which would make this project site eligible for an SB-9 ministerial parcel split. For an SB-9 parcel split, the split cannot exceed a 60/40 proportion. The configuration needed for a 60/40 parcel split did not meet the applicant's needs; therefore, the proposed project consists of a Rezone and Tentative Parcel Map.

Environmental Review: Staff reviewed the project and found that it meets environmental streamlining criteria pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines (Exhibit G).

General Plan Consistency: The project is consistent with all applicable General Plan policies including policies as discussed in Section 2.0 of 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 Ordinance Code (Zoning Ordinance). The subject parcel is currently zoned RE-5. The project proposes to Rezone all resultant parcels to R1A. The project has been analyzed in accordance with all applicable development standards for the R1A zone district. As proposed, the resultant parcels will conform to the required minimum lot size, lot frontage, building setbacks (for existing structures), and other applicable development standards for the new parcels in the R1A zone, as described in the Findings section of this report.

County Subdivision Ordinance: Staff has determined the project is consistent with all applicable standards and requirements of the County Subdivision Ordinance (Title 120 of the County Ordinance Code) for Tentative Parcel Maps including consistency with the General Plan, consistency with zoning regulations and the Minor Land Division Ordinance, and consistency with other specific findings for subdivision map approval. Such findings include documentation that the site is physically suitable for the proposed type and density of development and documentation that the proposed subdivision is not likely to cause substantial environmental damage. Further details are discussed in the Findings section below.

Public and Agency Comments: The project was distributed to all applicable public agencies and organizations for review and comment including the County Department of Transportation (DOT), the County Environmental Management Department (EMD), the EID, the El Dorado County Sheriff's Office, the County Surveyor's Office, The City of Placerville, and the El Dorado County Fire Protection District (EDCFPD). Of the agencies and organizations notified of the project, comments were received from DOT, Pacific Gas and Electric (PG&E), EMD, the County Stormwater Division, EDCFPD, and the County Surveyor's Office. None of these agencies had any significant issues or concerns regarding the project.

The City of Placerville Director of Development conveyed no concerns regarding the Rezone within the City's Sphere of Influence. Any agency comments received have been considered, and if applicable, incorporated as Conditions of Approval. To date, no public comments have been received about the project.

Public Outreach: No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed according to County Code Section 130.52.030 with a public notification

range of 1,000 feet, physical sign notification was posted, and a legal advertisement was published in applicable local newspapers.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Vicinity Map

Exhibit B.....Aerial Map

Exhibit C.....Assessor's Parcel Map

Exhibit D.....General Plan Land Use Map

Exhibit E.....Existing and Proposed Zoning Maps

Exhibit F.....Tentative Parcel Map

Exhibit G.....Memorandum supporting CEQA guidelines
section 15183 Exemption

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