

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** November 13, 2014

**Staff:** Mel Pabalinas

**REZONE/TENTATIVE MAP REVISION**

**FILE NUMBERS:** Z14-0004/TM08-1482-R/Cameron Woods Unit No. 9

**APPLICANT:** Craig Rasmussen

**ENGINEER:** Lebeck Young Engineering

**REQUEST:** The project consists of the following requests:

- 1) Rezone Assessor Parcel Numbers 070-011-45 and 070-011-33 from One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA);
- 2) Rescind Planned Development PD08-0006 approved with the Cameron Woods Unit No. 9 tentative subdivision map;
- 3) Revision to the approved Cameron Woods Unit No. 9 tentative subdivision map reducing the quantity of residential lots from 33 to 26 lots. The revised map includes a preliminary Phasing Plan for the phasing and financing of the subdivision;
- 4) Design Waiver to allow proposed Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and
- 5) Reduce interim wetland buffer from 50 feet to a minimum of five feet in accordance with Interim Interpretive Guideline to General Plan Policy 7.3.3.4.

**LOCATION:** The project site is located at the northern terminus of Virada Road, approximately 972 feet from its intersection with Cameron Park Drive, in the Cameron Park area, Supervisorial District 4 (Exhibit A)

**APNs:** 070-011-45,070-011-33; 083-020-21 (Exhibit B)

**ACREAGE:** 75.24 acres

**GENERAL PLAN:** High Density Residential (HDR)/Commercial (C) (Exhibit C)

**ZONING:** APNs 070-011-45, -33: One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA), Open Space-Planned Development-Airport Safety District (OS-PD-AA)  
APN 083-020-21: Professional Office Commercial- Design Control-Airport Safety District (CPO-DC-AA) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously adopted Mitigated Negative Declaration (Exhibit N)

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

1. Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project;
2. Approve Rezone Z14-0004 based on the Findings as presented;
3. Rescind approved Planned Development PD08-0006;
4. Approve proposed revision to Cameron Woods Unit No. 9 Tentative Subdivision Map under TM08-1482-R based on the Findings and subject to the Conditions of Approval as presented;
5. Approve Design Waiver allowing Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and
6. Approve reduced interim wetland buffer from 50 feet to a minimum of five feet in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4.

## **BACKGROUND**

The project is within a subdivision of land designated as Units 2-3 and Lot A of the Cameron Woods Subdivision, approved as a series of discretionary approvals in February 1985 (Exhibit E). General Plan Amendment A84-0021 established the current High Density Residential (HDR) and Commercial (C) land use designations over the 170 acre project area. Tentative Map TM84-0206 approved Units 1-3 to allow a total of 206 residential lots and a park site (Exhibit F); only Unit 1 was finalized. A second Tentative Map (TM87-1061) was approved for Units 4-8 to allow 168 residential lots. Units 4- 8 have all been recorded.

The entitlements for the unrecorded portions of the approved Tentative Maps have expired and are no longer applicable to the proposed project.

The Cameron Woods Unit No.9 tentative map was previously approved by the Board of Supervisors on February 23, 2010. The map includes a total of 33 residential lots (Exhibit G). Lots 1-32 range from a minimum of 0.34 acre to 2.29 acres while Lot 33 is an estate size lot measuring 28.11 acres, which retains one of the existing residences on the property. The tentative map is due to expire on February 23, 2017, based on recent State Legislative time extension granted under Assembly Bill 208 and Assembly Bill 116.

A Planned Development (PD08-0006) and rezone were adopted also, based on staff interpretation of General Plan Policy 2.2.5.16 stating that the project must not “preclude the ultimate potential density of the land use designation, in this case High Density Residential (HDR). As a result, a 20-acre open space lot was approved as Lot 34.

Staff interpreted this policy to mean that all land division must be analyzed at their “maximum” potential density, in this case 5 dwelling units/acre under the HDR land use designation. While the original 32 residential lots were consistent with HDR density requirements for the 18.66 acres to be subdivided, staff included the maximum density that would “potentially” be created on the Lots 33 and 34, and arrived at an additional 27 to 135 units. Adding the 32 residential lots to this conceptual range resulted in the “maximum” potential density range of 60-205 units. Staff then concluded that compliance with General Plan Policy 2.2.5.4 was conceptually necessary thereby requiring a rezone to add the -PD combining zone, a Planned Development for the tentative map, and open space requirements.

#### Discussion:

Upon subsequent review, staff finds the overall density of the approved tentative map was already consistent with the HDR density of 1.65 dwelling units/acre, in compliance with the Policy 2.2.5.16. Thirty two residential lots on land already designated HDR resulting in less than 2 units/acre was already consistent with Policy 2.2.5.4, thereby exempting the project from the application of the Planned Development combining zone district.

The current project request would reduce the number of lots to 26 and still maintain compliance with the HDR density at less than 2 dwelling units/acre, thus exempting the project from Policy 2.2.5.4.

### **ANALYSIS**

Staff has reviewed the project for compliance with the County’s regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

#### **Site Description**

The project site is located within an existing residential neighborhood of Cameron Park. The HDR-designated portions of the project site are developed with two residences and accessory buildings. These residences are accessed via an existing driveway off Cinsant Drive. There are four man-made ponds on-site located within the northern portion of the project area and two seasonal wetlands sited along Cinsant Drive. Vegetation on-site is limited to mixed oak woodland and native grass lands. Slopes on-site are generally mild with steeper areas located to the northwest portion of the site.

#### **Project Description**

1. Rezone: Assessor’s Parcel Numbers (APN’s 070-011-45 and -33) would be rezoned from its current underlying zone of One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA) (Exhibit H). Based on the above discussion, the rezone would remove the Planned Development (PD) combining zone district and related General

Plan policy requirements for this project. The proposed zones would be consistent with HDR land use designations.

The revised tentative map is consistent with the residential standards under the One-Family (R1) Zone District. The remaining APN 083-020-21 shall retain its current zoning of Professional Office Commercial-Design Control- Airport Safety District (CPO-DC-AA). The Airport Safety (-AA) combining zone district, which applies to properties within the Airport Influence Area of the Cameron Park Airpark Compatibility Land Use Plan (ALUCP), shall also be retained.

2) Rescission of Planned Development (PD): The project includes a request to rescind the PD established with the previous tentative map approval. As discussed above, a PD was not necessary for the previously approved tentative map as it met the exemption criteria of Policy 2.2.5.4: 1) no General Plan Amendment was proposed; 2) residential density of the project was below two dwelling units/acre; and 3) the land use designation is High Density Residential.

The proposed revised tentative map would create a total of 26 residential lots which is below the minimum 50 lot requirement for a Planned Development. A PD is not required for this tentative map since General Plan Amendment is not proposed with this application, the proposed density is below 2 dwelling unit per acre, and the land use designation remains as High Density Residential. The tentative map would be rezoned to R1 and its development would conform to the applicable zone standards including setbacks, lot size, and lot widths.

3) Tentative Map: The previously approved map has been reconfigured to reduce the number of residential lots while utilizing the existing roads in the area (Exhibit I). The lot number is reduced from 33 to 26 and the open space lot is eliminated since a PD is not necessary. Lots 1-15 and 17-25 range in size from 15,445 square feet to 29,769 square feet consistent with the R1-zone minimum lot size of 6,000 square feet. Lots 16 and 26 are proposed to be created as large estate-size lots with each containing the residences existing on the property. Lot 26 will preserve two wetlands along Cinsant Drive that were to be impacted in the approved map. Lots 16 and 26 will remain under the ownership of the property owner and no development is contemplated. The resulting residential density of the subdivision is 0.37 dwelling units/acre. Development of these lots shall conform to the applicable standards under the R1-zone district regulations.

Consistent with the previous tentative map approval, Lots 27 and 28 are proposed to be created as commercial parcels without specific development proposed. Future development of these parcels will require a Design Review permit application subject to review by the County and affected agencies.

Street circulation serving the subdivision would be achieved through extension and improvement of existing Virada Drive and Cinsant Drive (Exhibits J). Virada Drive would be extended into Street A serving Lots 1-15 and would also provide future connection to the adjacent parcel to the west. Cinsant Drive would be constructed and connected to Spur Drive serving Lots 17-25, providing a looped circulation within the neighborhood. With lot sizes in excess of 10,000 square feet, sidewalks are not required in accordance with County Design Improvement Standards Manual. All of the proposed residential lots would have direct driveway access off the roads except Lots 16 and 26 would continue to be accessed from the existing driveway off Cinsant Drive. This driveway is to be improved according to County standards.

Wet and dry utility services would be extended into the subdivision via extension and improvement of existing infrastructures in the neighborhood (Exhibit K). Existing water and sewer lines along Cinsant Drive and Virada Drive would be extended along with the proposed road improvements within defined easements in the subdivision. Subdivision storm drainage would be designed to include construction of V-ditches, underground storm pipes, and drainage inlets that connect to the existing drainage infrastructures in the neighborhood. Existing residences in Lots 16 and 26 shall maintain their current service.

The tentative map includes a phasing plan for the potential financing and phasing of subdivision development (Exhibit L). Phase 1 includes the development of Lots 1-16 while Phase 2 specifies Lots 17-25. In order to create the phasing, a Large Lot Final Map would need to be filed for County review.

The revised tentative map is substantially consistent with the approved tentative map. Though similar in density and base zoning, the revised map presents a better circulation and utility design with the use of existing neighborhood infrastructure, thereby reducing physical and environmental impacts. The map would conform to the existing development pattern and density in the area. Additional discussion involving the consistency of the tentative map with the applicable policies of the General Plan, standards of the Zoning Ordinance, and Subdivision Ordinance is provided in the Findings of Approval.

4) Design Waiver: The project includes a request for a Design Waiver for deviation from lot standards based on the Design and Improvement Standards Manual (DISM). Proposed Lots 23 and 24 exceed the 3:1 depth to width lot ratio standard at 3.77:1 and 3.46:1, respectively (Exhibit I). The deviation from the standard is due to the geometric constraints imposed by the alignment and location of the existing road termini at Cinsant and Spur Drives, existing wetland areas northeast of Lot 19, and property lines of the affected lots. This result in the inability to align the proposed road extension such that these lot depths are minimized without excessively decreasing the depth and usability of the adjacent lots. Granting this waiver is subject to Section 16.08.020 of the El Dorado County Subdivision Ordinance as discussed in the Findings of Approval.

5) Reduced Wetland Buffer: Interim Interpretive Guideline to General Plan Policy 7.3.3.4 requires a minimum 50 foot buffer from intermittent wetlands. Subdivision improvements including the extension of Cinsant Drive and widening of the existing private driveway serving Lots 16 and 26 would require a minimum reduced buffer of five feet to the existing intermittent wetlands at the northeast corner of Lot 19 along Cinsant Drive (Exhibit J). These wetlands, which were identified to be impacted and filled in the approved tentative map, would be fully preserved as part of Lot 26 of this revised tentative map.

### **General Plan Consistency**

As detailed in the Findings for Approval, the project has been reviewed and verified for consistency with the applicable policies of the General Plan regarding neighborhood compatibility, site development design, oak tree canopy preservation, and wetland protection.

### **Zoning Ordinance Consistency**

As detailed in the Findings for Approval, the project has been reviewed and verified for consistency with the standards under Section 17.28.040 (One-Family Residential Zone District, R1) of the El

Dorado Zoning Ordinance. The subdivision lots exceed the required minimum lot size and are designed in regular configuration.

### **Subdivision Ordinance Consistency**

As detailed in the Findings for Approval, the project has been reviewed and verified for consistency with the applicable provisions of the El Dorado County Subdivision Ordinance. The project would be consistent with the policies of the General Plan, is physically suitable on the site, and is designed to be compatible in the existing development in the surrounding area.

### **Conditions of Approval**

As the revised tentative map is substantially consistent with the previous approval, most of the original conditions remain applicable. Agencies, including the Transportation Division, Air Quality Management District (AQMD), and Cameron Park Fire Department reviewed the map and provided revised conditions of approval. Specific conditions of approval were updated corresponding to the revised tentative map. Edited conditions are reflected with strikeouts (deletion) and underlines (new).

Condition of Approval No.5, which requires an Oak Conservation In-Lieu Fee payment for project impacted oak tree canopy under General Plan Policy 7.4.4.4 Option B, shall be revised. The in-lieu payment option has been rescinded at this time. As detailed in Exhibit M, the revised tentative map would have impacts to oak canopy consistent with General Plan Policy 7.4.4.4 Option A and the Interim Interpretive Guidelines. A total of 2.47 acres of the 22.49 acre of canopy would be removed as part of the project and a total of 3.07 acres of replacement canopy shall be replanted within areas of Lot 26 that will be designated as conservation easements prior to Final Map recordation.

### **ENVIRONMENTAL REVIEW**

A Mitigated Negative Declaration was adopted for the original Cameron Woods Unit No. 9 tentative map based on an Initial Study (Exhibit N). The environmental document analyzed impacts to Biological Resources and Transportation/Traffic with incorporation of specific mitigation measures into the conditions of approval. In accordance with the California Environmental Quality Act (CEQA) Section 21166 (Limitation: Subsequent or Supplemental environmental impact report), the revised tentative map is substantially consistent with the original tentative map, but would have reduced development impacts and decreased environmental impacts that were previously identified. Therefore, the previously adopted Mitigated Negative Declaration is an adequate environmental document for this revised tentative map. No further environmental analysis is necessary.

A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption (NOE). While not mandatory, filing of the NOE starts a reduced period to challenge the CEQA document from 180 days to 35 days.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Conditions of Approval  
Findings

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zone Map
Exhibit E.....	Cameron Woods Historical Subdivision
Exhibit F.....	Cameron Woods Tentative Map (Units 1 to 3)
Exhibit G.....	Approved Cameron Woods Unit No. 9 Tentative Map
Exhibit H.....	Rezone Exhibit for Cameron Woods Unit No. 9 Tentative Map
Exhibit I.....	Revised Cameron Woods Unit No. 9 Tentative Map
Exhibit J.....	Preliminary Grading and Drainage Plan for Cameron Woods Unit No. 9 Tentative Map
Exhibit K.....	Preliminary Utility and Building Envelope Plan for Cameron Woods Unit No. 9 Tentative Map
Exhibit L.....	Preliminary Phasing Plan for Cameron Woods Unit No. 9
Exhibit M.....	Arborist Report prepared by Foothill Tree Service; March 20, 2014
Exhibit N.....	Original Environmental Checklist Form and Discussion of Impacts