

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



**Agenda of:** March 13, 2025

**Staff:** Bianca Dinkler

**Specific Plan Amendment**

**FILE NUMBER:** SP-R23-0002

**APPLICANT:** Scott Story

**REQUEST:** Proposed Promontory Specific Plan (PSP) Rezone for Lot 39 as identified on the Promontory ~~Village 6B~~ Village 6 Unit 2B Tentative Map from Promontory Hillside Large Lot (PRHLL) to Promontory Large Lot (PRL).

**LOCATION:** The 0.59-acre project site is located within the PSP, between Capetanos Drive and Beatty Drive approximately 285-foot north of the intersection between Powers Drive and Beatty Drive in the unincorporated community of El Dorado Hills. The project site is in the southwestern portion of PSP Village Six, Supervisorial District 1. (Exhibit A, B)

**APN:** 124-230-001 (Exhibit C)

**ACREAGE:** 0.59 acre

**GENERAL PLAN:** Adopted Plan (AP)-Promontory Specific Plan (Exhibit D)

**EXISTING ZONING:** Promontory Specific Plan Hillside Large Lot (PRHLL) (Exhibit E)

**PROPOSED ZONING:** Promontory Specific Plan Large Lot (PRL)

**ENVIRONMENTAL DOCUMENT:** The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under class 5, Section number 15305 (Minor Alterations in Land Use Limitations) which includes minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density.

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

1. Approve the CEQA Exemption consistent with Section 15305 of the CEQA Guidelines pursuant to Section 21083 and 21084 of the California Public Resources Code;
2. Approve the proposed amendment to the Promontory Specific Plan which would allow for the Rezone of Lot 39 as identified on the Promontory ~~Village 6B~~ Village 6 Unit 2B Tentative Map; and
3. Approve the proposed Rezone of Lot 39 as identified on the Promontory ~~Village 6B~~ Village 6 Unit 2B Tentative Map from PRHLL to PRLl as presented by staff.

### **PROJECT DESCRIPTION**

The purpose of this Planning Commission hearing is to provide the public with an opportunity to comment on the proposed revision to the PSP (Project SP-R23-0002) which would allow for the Rezone of Lot 39 as identified on the Promontory ~~Village 6B~~ Village 6 Unit 2B from PRHLL to PRLl as presented by staff for the Board of Supervisors (Board) consideration.

### **DISCUSSION / BACKGROUND**

The PSP provides guidance for a mixed-use planned community on approximately 1,000 acres in El Dorado County. The Specific Plan outlines residential development with a range of densities and housing types along with private open space to retain the natural character of the area. The topography of the PSP Area consists of rolling hills and valley terrain. The uplands portion of the site consists of slopes ranging from 10 percent to greater than 40 percent while the valley floor portion consists of hills with slopes between 0 percent and 20 percent.

Lot 39, located at 2561 Capetanos Drive, within the southwestern portion of PSP is currently designated PRHLL and the PRHLL development standards would apply in areas where a lot has a slope greater than 25 percent. However, the average natural cross-slope for Lot 39 is 17.15 percent. Therefore, the PRHLL development standards do not apply for Lot 39. As a result, the project applicant is requesting to amend the PSP to Rezone the project site from PRHLL to PRLl. The project site is currently developed with a single-family residence.

As requested by staff, the applicant has provided slope exhibits identifying the existing natural slope of the project site.

On February 27, 2024, County staff distributed the standard initial consultation letter to all applicable County staff and agencies. In addition, County staff conducted a Technical Advisory Committee (TAC) meeting on April 1, 2024, to receive project comments. County staff received “no comment” response letters from the Department of Transportation (DOT), El Dorado Hills Fire Department (EDHFD), and the County Environmental Management Department.

**ENVIRONMENTAL REVIEW**

The project is determined to be exempt from the provisions of CEQA under Class 5, Section 15305 (Minor Alterations in Land Use Limitations). Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

**SUPPORT INFORMATION**

Attachments to the Staff Report:

Findings

- Exhibit A.....Location Map
- Exhibit B.....Aerial Map
- Exhibit C.....Assessor’s Parcel Map
- Exhibit D.....General Plan Land Use Map
- Exhibit E.....Zoning Map
- Exhibit F.....Site Plan
- Exhibit G.....Slope Map