

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



Agenda of: July 23, 2015

Staff: Aaron Mount

TENTATIVE MAP/PLANNED DEVELOPMENT

FILE NUMBERS: TM14-1518/PD14-0002/Cameron Glen Estates Phase 5

APPLICANT: Cameron Glen Estates, LLC

AGENT: Lebeck Young Engineering, Inc.

REQUEST: The project consists of the following requests:

- 1) The Phase 5 tentative map subdividing 1.64 acre lot into 15 Class 1 single family residential lots;
- 2) Development Plan for the proposed residential subdivision to include 15 single family residential lots and modified Limited Multifamily Residential-Planned Development (R2-PD) zone district development standards to allow reduced setbacks; and
- 3) Design waivers of the Design and Improvement Standards Manual (DISM) Standard Plan 101B:
 - (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet;
 - (b) Waive the sidewalk requirement on Jaoudi Court; and
 - (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide asphalt sidewalk along Green Valley Road.

LOCATION: The subject property is located on the south side of Green Valley Road approximately 450 feet west of the intersection with Cameron Park Drive in the Cameron Park area; Supervisorial District 2 (Exhibit A).

APN: 083-031-13 (Exhibit B)

ACREAGE: 1.64 acres

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit C)

ZONING: Limited Multifamily Residential-Planned Development-Airport Safety (R2-PD-AA) Zone District (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Initial Study;
2. Approve Tentative Map TM14-1518 based on the Findings and subject to the Conditions of Approval as presented;
3. Approve Planned Development PD14-0002 based on the Findings and subject to the Conditions of Approval as presented; and
4. Approve the following Design Waivers of the El Dorado County Design and Improvement Standards Manual (DISM) Standard Plan 101B as the Findings could be made:
 - (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet;
 - (b) Waive the sidewalk requirement on Jaoudi Court; and
 - (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide asphalt sidewalk along Green Valley Road.

BACKGROUND

The vacant 1.64-acre property is located in Cameron Park adjacent to the intersection with Green Valley Road and Cameron Park Drive. The Phase 5 tentative map is the final phase of the income restricted affordable housing development known as Cameron Glen Estates. The project parcel was approved for a subdivision by tentative subdivision map TM90-1199 but the map expired before it was developed. Another application was submitted for the site by the applicant, TM08-1470 and PD08-0010, but was withdrawn by the applicant February 17, 2011.

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 1.64-acre project site is located in the Cameron Park Community Region at an elevation of approximately 1,375 feet above mean sea level. The project site is surrounded

on the north, east, and south sides by residential and commercial development and by an undeveloped parcel on the west side. Much of the soil on the project site has been previously disturbed (grading, excavating, etc.) and as a result the site is characterized by numerous artificial mounds and low areas. The plants present on the site are comprised primarily of non-native weed species. Wildlife use of the project site is limited to a few disturbance-tolerant species such as acorn woodpeckers, black phoebes, scrub jays, and southern alligator lizards. Blue oak woodland occurs on the eastern half of the project site with several large mature blue oaks, however, the understory plant community within the blue oak woodland is dominated by non-native grasses and forbs, including several invasive species of grasses and thistles (Helix 2014). The remainder of the site is comprised of disturbed habitat.

Project Description

Consistent with the proposed land use and zoning designations, the proposed tentative map would divide the 1.64-acre property into a residential subdivision consisting of 15 residential lots and one lettered lot for a private road. The map includes three Design Waiver requests from the County Design and Improvement Standards Manual for road and sidewalks.

1. Tentative Map: Cameron Glen Estates Phase 5 Subdivision Map is a Class I subdivision containing 15 residential lots ranging in gross lot size from 2,664 square feet to 8,111 square feet. The subdivision includes one lettered lot for a private on-site road (Exhibit G).

The subdivision would be consistent with the proposed land use designation and zoning discussed above. The project density of 9.15 units/acre is within the range anticipated under the Multifamily Residential land use designation (five to 24 units/acre). The subdivision would meet the standards of the R2 zoning including minimum lot size and lot width. Residential development in each lot would adhere to proposed reduced setbacks of ten feet in the rear yard and 15 feet in the front yard. No additional architectural review of the future residential units by the County would be necessary. However, it is anticipated that development of the site would implement similar architectural theme and design compatible with the other four phases of Cameron Glen Estates.

Access/Circulation: The project site would be accessed from Winterhaven Drive. Each lot would access from Jaoudi Drive which would encroach off Winterhaven Drive. The access shall be constructed to County road encroachment and improvement standards and shall accommodate the interim improvements along Green Valley Road (Exhibit E).

The private internal road serving the subdivision is proposed to be constructed with a cul-de-sac at its termination. The road, which is encompassed in a reduced 30-foot Right-of-Way, includes 28-foot wide pavement, 2.5-foot wide curb and gutter, and no sidewalks. The road shall be constructed according to the Design and Improvement Standards Manual (DISM) standards per Standard Plan 101B. Maintenance and

ownership of the private road will be the responsibility of the existing Homeowner's Association for the subdivision.

Biological Resources: The project site is located within Ecological Preserve Mitigation Area 1 (County Code Section 130.71), which are lands outside of a designated ecological preserve but with soil types capable of sustaining rare or endangered plants. The applicants submitted biological site assessments indicating that the previously graded project site does not provide habitat for special status wildlife species and that no special status plant species were present. A condition of approval has been added requiring additional rare plants surveys if construction is to occur more than two years after the date of the study.

The biological assessment stated that there is a potential impact to protected bird species if construction is to occur during the nesting season. A pre-construction survey is required as a condition of approval for this potential impact.

Airport Safety: The proposed project is located approximately 4,000 feet northeast of the Cameron Airpark Airport. It is located within the Airport Influence Area but not within the 55 dB and 60 dB CNEL noise contours, and therefore would not be anticipated to be exposed to noise levels that would exceed the General Plan Table 6.2 noise thresholds. The El Dorado County Transportation Commission (EDCTC) staff reviews County projects located within the Cameron Airpark Airport Land Use Compatibility Plan area. The project's location was reviewed in relation to the airport's flight paths, noise contours, and safety zones in the vicinity of the airport. Current Building Code and required Green Building Code regulations for building construction would be anticipated to reduce any temporary aircraft noises to acceptable levels. Staff recommends a condition of approval to require an aviation easement pursuant to Section 130.38.062 of the Zoning Ordinance for all discretionary projects within the General Plan designated Airport Safety Overlay as shown on the General Plan Land Use Diagram.

Utilities: The subdivision would require connection to existing public water and sewer service provided by the El Dorado Irrigation District (EID) (Exhibit G). The subdivision would connect to an existing 8 inch water line located in Winterhaven Drive and a 6-inch sewer line abutting the western property line in Winterhaven Drive. According to the Facilities Improvement Letter (FIL) issued by EID on May 1, 2014, a minimum total 15 equivalent dwelling units (EDU) would be necessary to serve the project. Acquisition of a meter award letter for the service would be required prior to Final Map recordation.

Cemetery: The Skinner Family Cemetery is located entirely within an adjacent parcel. The applicant has agreed to develop pedestrian access from Green Valley Road to the cemetery within an existing access easement (Exhibit I). Additionally the applicant has agreed to establish maintenance easements that would allow access to the fence that currently surrounds the cemetery. These maintenance five foot wide easements also create a buffer between the proposed development and the cemetery (Exhibit I). The County Cemetery Administrator has also requested informational plaques to be placed at the entrance to the pedestrian access and at the cemetery itself. Conditions of

approval have been added requiring these improvements to be completed prior to final map approval.

Improvements and Infrastructure: Site construction would include mass pad grading to establish necessary residential pads, construction of retaining walls and the internal road, and installation of underground utility lines (i.e. water, sewer, storm drains). A minimum 6-foot tall sound wall would be constructed along the rear property line of the residential lots adjacent to Green Valley Road, mitigating the anticipated vehicular noise from the road. (Exhibit E).

Off-site improvements include construction of a sidewalk along the south side of Green Valley Road. These improvements will connect the subdivision to commercial parcels to the east. The off-site improvements will be located within the existing County Right-of-Way (Exhibit E).

A revised Preliminary Grading and Drainage Plan (Dec. 29, 2014) was submitted with the proposed tentative map application indicating mass pad grading of the site. Storm water is proposed to run down the curb and gutter on Jaoudi Court to private drainage facilities in Winterhaven Drive. The flooding impacts to drainage in the north Cameron Park Area from the proposed project were analyzed in 2003 as a part of the final map application for Phases 3 and 4 of Cameron Glen Estates (TM90-1199R; *Supplemental Drainage Calculations for Cameron Glen – Phases 3 & 4*, June 10, 2003, Gene E. Thorne & Associates). Construction of Phases 3 and 4 planned for and constructed flood mitigation for the current project in the form of a detention / retention pond located on Chesapeake Bay Circle. As conditioned, final drainage report addressing necessary infrastructures and water quality measures shall be submitted with project Improvement Plans prior to final map approval.

Parks and Recreation: In accordance with Section 120.12.090 of the Subdivision Ordinance, the project would be required to provide parkland in the amount of 0.23 acres or pay equivalent in-lieu fees. The project is within the Cameron Park Community Services District (CPCSD). No on-site parks are proposed so an in-lieu fee will be paid to the CPCSD for park acquisition prior to final map approval.

2. Development Plan: The development plan for the proposed residential subdivision allows for 15 single family residential lots and reduced setbacks from the Limited Multifamily Residential-Planned Development (R2-PD) zone district development standards.

General Plan Policy 2.2.3.1 requires the Planned Development (-PD) Combining Zone to be implemented through the Zoning Ordinance and allow residential uses consistent with the density specified by the underlying zone district with which it is combined. The policy emphasizes furthering use and/or design that provide a public or common benefit, both on and off-site, by clustering intensive land uses to minimize impacts on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare.

The applicant is proposing reductions in the front and rear yard setbacks for all lots as shown on Exhibit E and a further front setback reduction for lot 104. By allowing flexibility under the –PD Combining Zone the proposed affordable housing subdivision would be able to reduce lot sizes while meeting the minimum density required by the MFR land use designation, avoid oak trees, and create maintenance easements for the adjacent cemetery. The reduced setbacks would not impact public health, safety and welfare.

The major components of a Planned Development in residential projects are commonly owned or publicly dedicated open space lands of at least 30 percent of the total site and clustered housing units or lots designed to conform to the natural topography. As shown on Exhibit H, the project has met the 30 percent open space requirement by proposing easements that would be owned and maintained by the existing Cameron Glen Estates Homeowner's Association for the benefit of the residents of Cameron Glen Estates. To ensure that the open space easements are accessible to all residents of the development a condition has been recommended that requires a Notice of Restriction be recorded with, and noted on, the final map that states that the easements are for open space and landscaping and that they shall not be utilized for residential development. The proposed open space easements meet the intention of the General Plan as they comprise 30 percent of the project site, are commonly owned by the homeowner's association, and are available for private benefit of the landowners.

3. Design Waivers: Design waivers are requested for modified subdivision improvements based on the El Dorado County Design and Improvement Standards Manual (DISM). The modified improvements would include reduction of right-of-way for Jaoudi Court from 60 feet to and 30 feet, no sidewalks on Jaoudi Court, and reduction of the sidewalk width from 6 feet to a 4.5 foot wide asphalt sidewalk along Green Valley Road (Exhibit E).

The Transportation Division has approved the design waivers for the right-of-way reduction and no sidewalks for Jaoudi Way. This would be consistent with the rest of the Cameron Glen Estates development.

A reduced sidewalk width of 4.5 feet has been approved and can be built of asphalt instead of concrete. This is based on the constraints between Green Valley Road and the project parcel which include a required sound wall, a steep slope, and an 18-inch water line.

The Design Waivers are subject to the findings under Section 120.08.020 of the El Dorado County Subdivision Ordinance and are further discussed under Findings of Approval.

Consistency Analysis

Tentative maps are required to be consistent with the applicable policies of the General Plan, provisions of the Zoning Ordinance and Subdivision Ordinance, and compliance with

the California Environmental Quality Act (CEQA). The following is a summary of the consistency analysis:

General Plan: The project is consistent with the applicable policies of the General Plan regarding development type, density, noise, and cemetery resources. The project is located in the Cameron Park Community Region where this type of development and density is anticipated to occur. The project's residential density would be consistent with the Multifamily Residential designation. On February 23, 2006 the Planning Commission adopted an interpretation that dwelling types could not be restricted provided the minimum density standard is met. This allows single family detached residences in the Multifamily Residential designation. The project is an affordable housing development. The design shall be compatible with the existing residential development in the area and would have direct access to existing public infrastructure and services. The project has been designed to avoid impacts to the cemetery on the adjacent parcel through maintenance easements and to minimize vehicular noise impacts from Green Valley Road by construction of sound walls.

Zoning Ordinance: The project would be consistent with the Limited Multifamily Residential (R2) Zone District. The subdivision would result in the construction of detached single-family residential units that would be subject to lot size and coverage, and building height. The applicant is proposing reductions in the front and rear yard setbacks for all lots as shown on Exhibit E and a further front setback reduction for lot 104 that complies with the intent of the –PD Combining Zone to allow flexibility in design.

Subdivision Ordinance: The project conforms to the applicable policies of the General Plan involving density, neighborhood compatibility, resource protection, and suitability. The design of the subdivision is suitable for the site as public infrastructures that serves the existing neighborhood are already in place. The project shall be required to comply with applicable standards and design waivers of the Design and Improvement Standards Manual (DISM) and specific conditions of approval to ensure public health, safety, and welfare, and minimize effects to identified resources on site.

As discussed in the Findings of Approval, staff concludes that the required findings can be made to support the proposed subdivision.

ENVIRONMENTAL REVIEW

An Initial Study has been conducted to determine if the proposed project would have a significant effect on the environment (Exhibit J). Supporting technical studies, including *Air Quality Analysis/Greenhouse Gas Modeling* (Lebeck Young, April 2014), *Biological Resources Assessment* (Helix, April 21 and May 13, 2014), *Cultural Resources Inventory and Evaluation* (Peak and Associates, January 30, 2014), and *Environmental Noise Assessment* (Bollard, October 1, 2014), are referenced in this Initial Study. Based on the Initial Study, conditions have been added to the project to reduce the potential impacts from the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Negative Declaration has been prepared.

Note: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to their current fee after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the California Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Map
Exhibit D	Zone District Map
Exhibit E	Tentative Map
Exhibit F.....	Preliminary Grading and Drainage Plan
Exhibit G	Preliminary Utility Plan
Exhibit H.....	Open Space Exhibit
Exhibit I	Cemetery Preservation Plan
Exhibit J	Slope Map
Exhibit K.....	Proposed Negative Declaration and Initial Study