

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



Agenda of: November 18, 2021

Staff: Matthew Aselage

TENTATIVE PARCEL MAP AND REZONE

FILE NUMBER: P20-0007/Z21-0002 Yancey Parcel Map and Rezone

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APPLICANT/OWNER: Yancey Family Trust

AGENT/ENGINEER: Lebeck Engineering, Inc.

REQUEST: The project consists of the following requests:
1) Rezoning the property from Residential Estate – Five-Acre, Planned Development (RE-5, PD) to Residential Estate – Five-Acre (RE-5); and
2) Tentative Parcel Map dividing a 15-acre property into three parcels of approximately five-acres each;

LOCATION: On the north and south side of Lariat Drive between Flying C Road and Strolling Hills Road, in the Cameron Park area, Supervisorial District 2 (Exhibit A)

APN: 109-250-012 (Exhibit B)

ACREAGE: 15-Acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit C)

ZONING: Residential Estate – 5 (RE-5) (Exhibit D)

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

RECOMMENDATION: Staff recommends the Planning Commission recommend the Board of Supervisors 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 the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval;
3. Approve Rezone Z21-0002, based on the Findings as presented; and
4. Approve Tentative Parcel Map P20-0007, based on the Findings and Subject to the Findings and Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map and Rezone would allow the subdivision of a 15-acre parcel into three parcels of approximately five-acres each under the RE-5 zone district with no planned development overlay. The existing parcel is zoned RE-5, PD consistent with the General Plan land use designation of LDR. An associated rezone, Z21-0002, has been submitted as part of this project to remove the Planned Development (PD) overlay zone from this site's zoning designation. The resultant parcels meet the required development standards in the RE-5 zone including minimum lot size and lot width. No structures are proposed to be built with this parcel map, but would result in the creation of lots for sale, leasing or financing. Staff has determined that the project is consistent with the General Plan LDR Land Use Designation and the RE-5 zone, as well as other applicable County General Plan policies and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance), as discussed in the Findings.

BACKGROUND/EXISTING CONDITIONS/SITE CHARACTERISTICS

The project parcel consists of approximately 15-acres. The site ranges in elevation from approximately 1320-feet to 1372-feet above mean sea level. Topography varies with the highest elevation at the southern portion of the parcel, gently sloping toward the northern boundary. Surrounding land uses include rural residential and a church, Light of the Hills Lutheran. The project site is bisected by two paved roads: Flying C Road runs north-south and Lariat Drive runs east-west. The northeast end of proposed Parcel One borders Rodeo Road. Across from Rodeo Road includes industrial/commercial development.

The project parcel currently contains a PD overlay zone. Based upon research conducted by staff, the PD overlay had been applied to the site prior to the 2016 General Plan Amendment and Zoning Ordinance Updates via the Targeted General Plan Amendments/Zoning Ordinance Update (TGPA/ZOU). As such, the PD overlay would apply to this site, unless a rezone to remove the overlay is applied for and granted. This application includes the rezone request to remove the PD overlay from the site.

The project site is currently undeveloped for residential uses. With the exception of a small portion of the northeastern property line across from a Community Commercial zoned parcel, the neighboring properties are similarly zoned and designated as RE-5, but none contain a planned

development overlay (Exhibit D). Most of the adjacent properties have been developed (Exhibit E).

PROJECT DESCRIPTION

This project is a Tentative Parcel Map that would create three residential parcels of approximately five-acres each, from an existing 15-acre parcel and a rezone to remove the PD overlay from the whole site (Exhibit E). Fire and vehicular access to each of the proposed parcels will be from either Lariat Drive or Flying C Road (both County-maintained roadways). The proposed parcels will be served by existing public utilities with the exception of sewer service, which will be provided via private septic systems.

The proposed parcels will be configured in a relatively unusual way due to the existing configuration of the Flying C Road and Lariat Drive roadways coupled with the minimum RE-5 five-acre lot size requirement. Proposed Parcel One will include developable lot area on both the east and west side of Flying C Road. Proposed Parcel Two will contain developable lot area on both the north and south side of Lariat Drive, along with an amount of lot area not suitable for development on the west side of Flying C Road due to setback requirements. Proposed Parcel Three will contain lot area entirely on the east side Flying C Road. All three residential properties will be allowed to construct one primary residence, one secondary/accessory dwelling unit (ADU), and one junior ADU by right.

ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Low-Density Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 5.3.2.1 (Well Water and Sanitation), Policy 5.7.2.1 (fire protection in Rural Regions and Rural Centers), Policy 6.2.3.2 (adequate access for emergencies), Policy 7.4.2.9 (Important Biological Corridor), and Policies TC-Xa – TC-Xi (Transportation Policies). Further details are 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 the Zoning Ordinance. The project parcel is zoned RE-5 and the project has been analyzed in accordance with all applicable development standards for this zone district. The parcel map identifies the building envelope for each parcel consistent with the RE-5 zoning setbacks of 30-feet; however, there is no proposed development at this time. Future development would be required to comply with standard RE-5 zoning setbacks (see Table 1). The proposed parcels meet the required minimum lot size and lot widths as illustrated in the table below and also described in the Findings.

Table 1 Development Standards from Table 130.24.030(Residential Zones Development Standards)				
Development Attribute	RE-5	Proposed Parcel One	Proposed Parcel Two	Proposed Parcel Three
Minimum Lot Size (in acres)	Five	Five	Five	Five
Minimum Lot Width (in feet)	100	Exceeds 400-feet	Exceeds 200-feet	Exceeds 400-feet
Setbacks (in feet)		No residential development is proposed as part of this parcel map and rezone project. Any future residential development proposals will be required to comply with these setback standards.		
Front	30			
Secondary Front	30			
Side	30			
Rear	30			

AGENCY COMMENTS:

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the El Dorado County Fire Protection District, Pacific Gas & Electric (PG&E), County Department of Transportation, County Surveyor’s Office, and the County Environmental Management Department. None of these agencies expressed any issues or concerns regarding this project. These agencies provided standard conditions of approval which have been incorporated into the project.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit G). There is no substantial evidence that the proposed project would have a significant effect on the environment and a Mitigated Negative Declaration has been prepared. Rare plant protection mitigation measures in the form of pre-construction surveys have been applied as conditions for this project. The implementation of this mitigation measure will result in minimal removal of rare plants on site. There is no expectation for the removal of oak resources; however, future residential development will be required to comply with this mitigation measure and all applicable county standards prior to residential development activities.

The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. Please submit a check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Exhibit E

Exhibit F

Exhibit G

Location/Vicinity Map

Assessor's Parcel Map

General Plan Land Use Designation Map

Zoning Map

Tentative Parcel Map

Slope Map

Proposed Mitigated Negative Declaration
and Initial Study