

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



Agenda of: October 10, 2024

Staff: Timothy Pitt

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z23-0002/P23-0003/Falco

APPLICANT/OWNER: David Falco

REQUEST: Rezone which would change the current split zoning of Single-Family Residential (R1) and One-Acre Residential (R1A) to Single-Family Residential (R1) and a Tentative Parcel Map dividing a 1.42-acre property into three (3) parcels ranging between 0.38 acre to 0.56 acre of total parcel area.

LOCATION: On the southeastern corner of the intersection between Royce Road and Dudley Drive, in the Cameron Park Community Region, Supervisorial District 4 (Exhibit A).

APN: 102-353-005 (Exhibit C)

ACREAGE: 1.42 Acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit D)

CURRENT ZONING: Single-Family Residential (R1) and One-Acre Residential (R1A) (Exhibit E)

PROPOSED ZONING: Single-Family Residential (R1)

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

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines; and
2. Approve Rezone Z23-0002 and Tentative Parcel Map P23-0003, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Rezone and Tentative Parcel Map would result in a zone change from a split zoning of Single-Family Residential (R1) and One-Acre Residential (R1A) to entirely R1 which would allow the subdivision of an approximately 1.42-acre parcel into three (3) parcels as follows: 0.38 acre (Parcel 1), 0.56 acre (Parcel 2), and 0.49 acre (Parcel 3). The existing parcel’s zoning is consistent with the High Density Residential (HDR) General Plan Land Use Designation. The proposed R1 zoning is also consistent within the HDR designation. The resultant parcels would meet the required development standards in the R1 zone including minimum parcel size and parcel width. Proposed Parcel 1 would take access from an existing concrete driveway off of Dudley Drive and would contain the existing 2,450-square-foot single-family residence and associated existing outbuildings. Proposed Parcels 2 and 3 would remain undeveloped as a result of this Tentative Parcel Map and Rezone as no new on-site improvements, by right development, or any conditional use requests are being proposed at this time. Future development on Proposed Parcels 2 and 3 would require access from Royce Drive. Staff has determined that the project is consistent with the General Plan HDR Land Use Designation and the R1 zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT BACKGROUND

The subject parcel, in its current 1.42-acre configuration, was created by a lot line adjustment finalized in 2018. The existing 2,450-square-foot single family residence, located on proposed Parcel 1, including associated grading, access driveway from Dudley Drive, utility installation, and water and sewer connections, was completed in 1984.

Adjacent Land Uses:

	Zoning:	General Plan:	Improvements:
Site:	Single-Family Residential (R1) and One-Acre Residential (R1A)	High Density Residential (HDR)	Developed with one (1) existing single-family residence, associated infrastructure, and outbuildings
North:	Single-Family Residential (R1)	High Density Residential (HDR)	Single-Family Residences

East:	Single-Family Residential (R1) and One-Acre Residential (R1A)	High Density Residential (HDR)	Single-Family Residences
South:	Single-Family Residential (R1) and One-Acre Residential (R1A)	High Density Residential (HDR)	Single-Family Residences
West:	Single-Family Residential (R1)	High Density Residential (HDR)	Single-Family Residences

PROJECT DESCRIPTION

This project is a Rezone and Tentative Parcel Map that would result in a zone change from a split zoning of R1 and R1A to entirely R1 which would allow the creation of three (3) residential parcels from an existing 1.42-acre parcel as follows: 0.38 acre (Parcel 1), 0.56 acre (Parcel 2), and 0.49 acre (Parcel 3) (Exhibit F). Existing development on the subject parcel consists of one (1) single-family residence and accessory residential structures located on Proposed Parcel 1. Proposed Parcels 2 and 3 are undeveloped and no development is proposed as part of this project. Proposed Parcel 1 takes access from an existing concrete driveway off of Dudley Drive. Proposed Parcels 2 and 3 would take access from future encroachments off of Royce Drive which will be reviewed at the time any future development applications are submitted. The subject parcel is served by Pacific Gas and Electric (PG&E) for electric and gas utilities. Although there is no development proposed with this application, any future development would require connections to existing El Dorado Irrigation District (EID) water and sanitation infrastructure located in the area. Each resultant parcel complies with the minimum parcel area required for such development.

STAFF ANALYSIS

Environmental Review: In accordance with the California Environmental Quality Act (CEQA), staff has prepared an Initial Study analyzing the potential environmental impacts resulting from the implementation of the project. Based on the Initial Study, a Negative Declaration has been prepared (Exhibit H).

According to the CEQA Guidelines Section 15075, filing a Notice of Determination is required to institute a 30-day statute of limitations on legal challenges to the County’s decision. Within 48 hours of approval of the requested Rezone and Tentative Parcel Map, the applicant shall submit to the Planning Division a recording fee of \$50.00 as required by the County Recorder to file the Notice of Determination. In addition to the Notice of Determination recording fee, the applicant shall submit the current California Department of Fish and Wildlife CEQA review fee for a Negative Declaration to the Planning Division. This fee is used to help defray the cost of managing and protecting the State’s fish and wildlife resources.

<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees#56227945-annual-fee-adjustments>.

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (High-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 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy 7.4.4.4 (impacts to oak resources), and Policies TC-Xa through TC-Xi (Transportation and Circulation Element). Staff has determined that the project is consistent with these polies and related requirements in the El Dorado County General Plan, as discussed in more detail 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 split zoned with designations of R1 and R1A. The project proposes to rezone all resultant parcels to R1. The project has been analyzed in accordance with all applicable development standards for the R1 zone district. As proposed, the resultant parcels will conform with the required minimum lot size, lot frontage, building setbacks (for existing structures), and other applicable development standards for the new parcels in the R1 zone as shown below and more fully described in the Findings section of this report.

	R1	Proposed Parcel One (Corner)	Proposed Parcel Two	Proposed Parcel Three
Minimum Parcel Size (in square feet)	Interior: 6,000 Corner: 7,500	16,553	24,394	21,344
Minimum Parcel Width (in feet)	Interior: 60 Corner: 75	Approx. 72.5	Approx. 108	Approx. 113

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, and the Cameron Park Fire Department (CPFD). Of the agencies and organizations notified of the project, comments were received from the County Air Quality Management District (AQMD), DOT, PG&E, EMD, the County Stormwater Division, CPFD, and the County Surveyor’s Office. None of these agencies had any significant issues or concerns regarding the project. Comments received have been considered and if applicable, incorporated as Conditions of Approval from each of the agencies listed above. To date, no public comments have been received for 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 per County Code Section 130.52.030 with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers. A physical sign was posted in accordance with County standards on September 24, 2024.

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.....Zoning Map
Exhibit F.....Tentative Parcel Map/Rezone Map
Exhibit G.....Biological Resources Assessment
Exhibit H.....Proposed Negative Declaration and Initial Study