



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

Agenda of: January 23, 2020

Staff: Evan Mattes

REZONE/TENTATIVE PARCEL MAP

FILE NUMBER: Z19-0001/P19-0001/Paye Rezone and Parcel Map

APPLICANT/AGENT: Millennium Planning & Engineering

OWNER: Mark Paye

ENGINEER: Millennium Planning & Engineering

REQUEST: The project consists of the following requests:
1) Rezone of a 103.6 acre parcel from Open Space (OS) to Residential Estate Five-Acres (RE-5)
2) Tentative Parcel Map creating four new residential parcels ranging in size from 5.6 to 7.1 acres and one 78.4 acre remainder parcel, including an offer to the County for 1.51 acre parcel containing Wentworth Springs Road County maintained right of way.

LOCATION: On the north and south side of Wentworth Springs Road at the intersection with Raintree Road at the intersection with Raintree Road in the Georgetown Rural Center, Supervisorial District 4 (Exhibit A)

APN: 061-071-026 (Exhibit B)

ACREAGE: 103.6 Acres

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

CURRENT ZONING: Open Space (OS) (Exhibit D)

PROPOSED ZONING: Residential Estate-Five Acres (RE-5) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Planning Commission recommends the Board of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study;
2. Approve Z19-0001 rezoning the project parcel from Open Space (OS) to Residential Estate-Five Acres (RE-5) based on the Findings as presented; and
3. Approve Parcel Map P19-0001, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The project is requesting a Rezone and Tentative Parcel Map creating four residential parcels ranging in size from 5.6 to 7.1 acres, and one 78.4 remainder parcel, including an offer to the County for 1.51 acre parcel containing the Wentworth Springs Road County maintained right of way (Exhibit G). All residential parcels will be located south of Wentworth Springs Road, with the 78.4 acre remainder parcel being located north of Wentworth Springs Road. The project would rezone the subject property from Open Space (OS) (Exhibit D) to Residential Estate-5 Acres (RE-5) (Exhibit E). The resultant parcels meet the required development standards in the proposed RE-5 zone including minimum lot size and lot width. Staff has determined that with the approval of the proposed rezone the project is consistent with the General Plan Low Density Residential Land Use Designation, the proposed RE-5 zoning designation, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND/HISTORY

The project parcel was originally zoned as Residential Estate 10-Acres (RE-10) with a General Plan Land Use Designation of Open Space (OS) prior to the 2004 General Plan. During the 2004 General Plan the General Plan Land Use Designation was changed to Low Density Residential (LDR), with the zoning designation changed from RE-10 to Open Space (OS) during the Targeted General Plan Amendment Zoning Ordinance Update (TGPAZOU), giving the property a current zoning of Open Space with a General Plan Land Use Designation of LDR.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The project parcel consists of approximately 103.6 acres. The site consists of hills and gullies and ranges in elevation from approximately 2,850 feet to approximately 3,000 feet above mean sea level. The project site is currently vacant. The parcel is divided between north and south by Wentworth Springs Road, a County-maintained road. Two privately-maintained roads, Raintree Road and Tannu Lane move through the property south from Wentworth Springs Road. The property is characterized by mixed black oak-sierran conifer woodland, with an ephemeral stream south of Wentworth Springs Road and an intermittent stream located north of Wentworth Spring Road (Exhibit F).

PROJECT DESCRIPTION

The project consists of a Rezone of the project property from Open Space (OS) (Exhibit D) to Residential Estate Five-Acres (RE-5) (Exhibit E) and a Parcel Map allowing for the creation of four residential parcels and a remainder parcel (see table 1) from an existing 103.6 acre parcel (Exhibit G).

Lot Number	Gross Area
1	6.9 acres
2	7.1 acres
3	5.6 acres
4	5.6 acres
Remainder	78.4 acres

Approximately 1.51 acres of the project site consisting of Wentworth Springs Road County maintained right of way will be offered to and accepted by the County (Condition of Approval 22). All residential parcels will be located south of Wentworth Springs Road, with the 78.4 acre remainder parcel being located north of Wentworth Springs Road. The remainder parcel is not divided for the purpose of sale, lease, or financing and is not counted as a parcel for the purpose of determining whether a parcel or subdivision map is required. A conditional certificate of compliance is required prior to the development of a designated remainder parcel (Condition of Approval 7).

The parcel provides for the establishment of individual building envelopes on each of the four developable parcels. Approximately 0.18 acres of oak tree canopy impacts were identified within the building envelopes on proposed parcels 2 and 4. No heritage trees would be impacted.

The project would include the installation of four new individual septic systems. The proposed septic systems and disposal areas have been reviewed and approved by Environmental Management. Water would be provided through individual connections to existing Georgetown Public Utility District water lines. Access to the site would be provided from Wentworth Springs Road and Raintree Road, with on-site improvements to include grading and driveways.

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 2.2.5.3 (evaluating future rezoning) 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 5.7.1.1 (fire protection in Rural Centers and Rural Regions) and Policy

6.2.3.2 (adequate access for emergencies). Further details are discussed in the Findings section below.

Zoning Ordinance Consistency: The project is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project parcel is proposed to be zoned Residential Estate Five-Acres (RE-5) and the project has been analyzed in accordance with all applicable development standards for this zone district. Future development would be required to comply with the RE-5 zoning standards. The proposed parcels meet the required minimum lot size, lot widths as described in the Findings.

AGENCY COMMENTS/CONDITIONS OF APPROVAL

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the El Dorado Irrigation District (EID), County DOT, the Georgetown Fire Protection District and the County Surveyor's office. 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 K) and has determined that 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. Impacts to Biological resources and Tribal Cultural Resources were potentially significant but mitigated (Condition of Approval 9-11).

In accordance with California Fish and Wildlife Code Section 711.4, the project is subject to the current fee after approval, but prior to the County filing the Notice of Determination of the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the State 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:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Page

Exhibit C.....General Plan Land Use Map

Exhibit D.....Current Zoning Map

Exhibit E.....Proposed Zoning Map

Exhibit F.....Aerial Map

Exhibit G.....Tentative Parcel Map

Exhibit H.....Proposed Mitigated Negative Declaration and Initial
Study