



DEPARTMENT OF TRANSPORTATION

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Date: December 14, 2023
To: Planning Commission
From: Rafael Martinez, Director of Transportation
Re: Summary Vacation – Cameron Park Airport District Internal Roads
Determination of Conformity with the General Plan

Recommendation:

The Department of Transportation is recommending the Planning Commission render a report that the Summary Vacation of Roads #8195, #8196, #8197, #8193, #8192, #8194, #8191, and #8198, within the Cameron Park Airport District in Cameron Park, is in conformity with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

Location/Description:

The legal description for the subject roads is included as Attachment B, Exhibit A. Roads #8195, #8196, #8197, #8193, #8192, #8194, #8191, and #8198 are also known as Aeronca Way, Boeing Road, Baron Court, Bonanza Drive, Fairway Drive, Lockheed Court, Western Drive, and United Drive, respectively, and are located within the Cameron Park Airport District. The underlying parcels for each road are assigned assessor's parcel numbers (APNs) UN1349018, UN1349011, UN1349014, UN1349017, UN1349015, UN1349016, UN1349019, and UN1349012. The prefix of "UN", or "Unassigned", denotes the parcels have never had APNs assigned to them, nor been assessed or included on the Assessor's tax roll. The underlying parcels are identified as having no Zoning designation, and are assigned a High-Density Residential (HDR) General Plan land use designation to match the surrounding parcels which the roads service. The Cameron Park Airport District is bounded approximately by Cambridge Road to the west, Oxford Road to the south, Salida Way to the east, and Royal Park Drive to the north, as well as the southern and western edges of Cameron Lake in Supervisorial District 2 (see Attachment B, Exhibit B for more detailed boundaries).

Background:

On January 12, 1993, the Board of Supervisors approved Resolution #22-93 which quitclaimed Roads #8195, #8196, #8197, #8193, #8192, #8194 and #8191 to the Cameron Park Airport District. Subsequently, on June 8, 1993, the Board further approved Resolution #157-93 which quitclaimed Road #8198 to the Cameron Park Airport District. These actions removed the respective roads from the County's Maintained Road System, and the roads have since been maintained by the Cameron Park Airport District.

However, because the roads were not formally vacated, the Cameron Park Airport District has had to request the County to amend Chapter 10.20 of the El Dorado County Code of Ordinances if the Airport District wanted to make any changes to the rules governing the use of those roads for the taxiing of aircraft and other vehicular traffic. The Cameron Park Airport District requested that the County vacate our interests in those roads so that the Airport District can regulate the roads within their boundaries. Staff reviewed that request and concurred. Street and Highways Code Section 8334 allows for the summary vacation of excess right-of-way of a street or highway; the roads described herein are not necessary for current street and highway purposes because the roads are not included in the El Dorado County Maintained Road system and are not maintained or managed by the County, and therefore summary vacation is appropriate under §8334.

General Plan Consistency:

In accordance with Government Code Section 65402, the Planning Commission must review the vacation or abandonment of any street for conformity with the adopted General Plan.

Staff has determined that the acquisition of the subject property is in conformance with and supported by the following General Plan Policies:

Policy 2.1.1.2 (Land Use Element): Policy 2.1.1.2 seeks to “Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns.”

The roads identified for summary vacation are located within the Cameron Park Community Region and are therefore appropriate for the location of public services. The roads are not included in the County Maintained Road System, but they are public roads representing infrastructure which supports the Community Region.

Policy 2.2.1.2 (Land Use Element): The subject property is identified as having a High Density Residential (HDR) General Plan land use designation (see Attachment B, Exhibit D). General Plan Policy 2.2.1.2 identifies the purpose of the HDR land use designation as “suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes.”

The roads identified for summary vacation service parcels which are similarly designated as HDR. All such parcels are either 1.0 acre or less, contain two residences or an additional dwelling unit on parcels between 1.0 and 2.0 acres, or are vacant residential parcels, yielding a residential density of one unit per acre or greater. These uses are consistent with the purposes identified for the HDR General Plan land use designation.

Further, General Plan Table 2-1 (Planning Concept Areas and Land Use Designation

Consistency Matrix) identifies the HDR, I Industrial (I), and Commercial (C) General Plan land use designation as being consistent with the Community Region planning concept area. The Cameron Park Airport District encompasses additional parcels designated as I and C, including but not limited to the Cameron Park Airport; these parcels are serviced by County-maintained roads Cameron Park Drive and Alhambra Drive, which are not included in the proposed vacation.

Finally, the parcels underlying the roads to be vacated do not have assigned zoning. However, the parcels serviced by those roads are designated as R1. The R1 Zoning designation applied to the adjacent parcels has been identified by General Plan Table 2-4 (General Plan Land Use Designation and Zoning District Consistency Matrix) as being consistent with the HDR General Plan land use designation.

Policy 2.2.5.13 (Land Use Element): The Cameron Airpark is subject to Policy 2.2.5.13, which constrains the land uses surrounding airport facilities, including use and height restrictions. The summary vacation will transfer full authority over the roads within the Cameron Park Airport District, and will allow the District to more effectively ensure compliance with this policy

Policy TC-1s (Transportation Element): The local roads included in the summary vacation were removed from the County-maintained road system (CMS) in 1993, as described in the Background section above, with maintenance borne by the Cameron Park Airport District since that Board action. Policy TC-1s only allows for the addition of local roads to the CMS if a Zone of Benefit or other such maintenance entity is formed. As the roads in question are maintained by the District without an intent to establish such an entity, the roads are not eligible to be added back into the CMS and vacating them to the District is consistent with this policy.

Exhibits:

- Exhibit A.....Legal Description
- Exhibit B.....Plat Map of Roads to be Vacated
- Exhibit C.....Location Map
- Exhibit D.....General Plan Land Use Map
- Exhibit E.....Zoning Map