

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



Agenda of: April 26, 2018

Staff: Efren Sanchez

**REZONE/PLANNED DEVELOPMENT/TENTATIVE
SUBDIVISION MAP**

FILE NUMBER: Z17-0001/PD17-0001/TM17-1531/Cameron Ranch

APPLICANT: Starbuck Road 56, LLC (Agent: Chuck Centers)

OWNER: Starbuck Road 56, LLC

ENGINEER: R.E.Y. Engineers, Inc.

REQUEST:

1. Request for a Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached);
2. Request a zone change to add the planned development (PD) combined zone to complement the existing multi-unit residential (RM) zone; and
3. Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards:

Modification of subdivision road improvement Standard Plan 101B:

- A. Drive D, reduction of right-of-way width from 50 feet to 39 feet; Reduction in sidewalk width from 6 feet to 4 feet;
- B. A, B, and C Drives reduction of right-of-way from 50 feet to 26 feet; reduction of road width from 28 feet to 25 feet;
- C. E Drive, reduction of right-of-way width from 50 feet to 45 feet; sidewalks reduced to 4 feet wide; cul-de-sac blub reduced to 42.5-foot radius; and
- D. Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.

LOCATION: The property is located on the west side of Starbuck Road, approximately 0.5 mile north of the intersection with Green Valley Road, in the Cameron Park Area, Supervisorial District 4 (Exhibit A).

- APNS:** 102-110-24, 102-110-14, and 102-421-01 (Exhibit B)
- ACREAGE:** 5.6 acres
- GENERAL PLAN:** Multifamily Residential (MFR) (Exhibit C)
- ZONING:** Multi-Unit Residential, Design Review-Community Overlay (RM-DC) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

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;
2. Approve Z17-0001 rezoning the project parcels to add the Planned Development (PD) overlay, based on the Findings as presented;
3. Approve Tentative Subdivision Map TM17-1531, based on the Findings and subject to the Conditions of Approval as presented; and
4. Approve the Design Waivers for the modification of subdivision road improvement Standard Plan 101B including:
 - A. Drive D, reduction of right-of-way width from 50 feet to 39 feet; Reduction in sidewalk width from 6 feet to 4 feet;
 - B. A, B, and C Drives reduction of right-of-way from 50 feet to 26 feet; reduction of road width from 28 feet to 25 feet;
 - C. E Drive, reduction of right-of-way width from 50 feet to 45 feet; sidewalks reduced to 4 feet wide; cul-de-sac blub reduced to 42.5-foot radius; and
 - D. Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.

EXECUTIVE SUMMARY

Approval of this Tentative Subdivision Map would allow the division of a 5.6-acre property into 41 single-family residential lots ranging in size from 2,821 square feet to 7,725 square feet. The parcel is currently zoned Rural Lands Twenty-Acre (RM) and would require a rezone to add the Planned Development (PD) combined zone in order to provide development flexibility. The proposed parcels are of sufficient size for the proposed zone and provide sufficient grading and building area to avoid sensitive areas on site. Staff has determined that the proposed project is consistent with the Multi-Family land use designation and RM zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

SITE DESCRIPTION

The project site is comprised of 5.6 acres land. The project is composed of three parcels. One parcel contains an existing apartment building with a parking lot and the other two are undeveloped. The undeveloped lots consist of grasslands with a handful of trees spread throughout. The existing apartment building and parking area are present in the northeastern portion of the site. The vegetation on the remainder of the site consists of non-native annual grassland, with a mix of ruderal areas (dominated by weedy vegetation) and other areas with a higher percentage of native shrubs and forbs. The site lacks a recognizable native or naturalized plant community. The dominant plant species on the site are non-native grasses, such as wild oat, Italian ryegrass, brome, medusahead, and scattered coyote bush. In addition, present in the non-native grassland are scattered native trees including native oaks, and foothill pine. The minimum and maximum elevation for the project is 1359 and 1392 feet above sea level and some steep slopes are present on site, although the majority of the site contains slopes of less than 30 percent.

The project site is located in a suburban setting in the community of Cameron Park and the site is highly disturbed. The majority of the site has been cleared and graded in the past. Developed parcels, including Rite Aid Pharmacy and both single and multi-family residential structures, surround the site.

PROJECT DESCRIPTION

This project is a Tentative Subdivision Map to create 41 parcels from a 5.6-acre site. The existing property consist of three parcels that are currently zoned Multi-Unit Residential (RM) and would require an approved rezone to add the Planned Development (PD) combined zone. The proposed subdivision will create 41 parcels ranging in size from 2,821 square feet to 7,725 square feet. The proposed 41 parcels will ultimately create 41 single-family residential units (32 attached, 9 detached). The El Dorado Irrigation District (EID) will serve the subdivision with potable water and EID's Deer Creek Wastewater Treatment Plant will service the subdivision's wastewater. The subdivision proposes to take access from both public roads of Hastings and Starbuck Road, with on-site improvements to include grading and roadways within the project.

CONSISTENCY

As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Multifamily Residential (MFR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of Multi-Unit Residential, Design Review-Community Overlay (RM-DC) zones and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit U). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment; therefore, a Mitigated Negative Declaration has been prepared. The project proposes a less than significant

impact on the environment with specific mitigation measures outlined within the Biological Resources, Noise, and Transportation categories of the Initial Study. The Initial Study and Conditions of Approval indicate a proposed mitigation plan to help mitigate the removal of the blue oak tree #344 on the project site (Mitigation Measure BIO-1). The Initial Study and Conditions of Approval indicate proposed mitigation measures to help mitigate the traffic noise exposure for the lots along Green Valley Road and Starbuck Road (Mitigation Measure NOI-1 and NOI-2). Also, the Initial Study and Conditions of Approval indicate a proposed mitigation measure to bring project impacts to less than significant level during the AM peak hour for the intersection of Green Valley Road/ Hastings Drive-Winterhaven Drive by re-striping that intersection, as indicated by Mitigation Measure TR-1. The prescribed mitigation measures for the project will help bring the categories of Biological, Noise, and Transportation to a less than significant level.

A Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the Notice of Determination (NOD) begins the statute of limitations time period during which litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with the California Fish and Game Code Section 711.4, the project is subject to a fee of \$2,280.75 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost 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 Map
Exhibit C.....	General Plan Map
Exhibit D.....	Zoning Map
Exhibit E.....	Slope Analysis Map
Exhibit F.....	Aerial Map
Exhibit G.....	Tentative Subdivision Map
Exhibit H.....	Site Plan
Exhibit I.....	Grading & Drainage Plan
Exhibit J.....	Oak Tree Canopy Preservation
Exhibit K.....	Preliminary Drainage Study
Exhibit L.....	Cameron Park Design Review Committee Comments
Exhibit M.....	Traffic Study
Exhibit N.....	Traffic Study Supplemental Memo
Exhibit O.....	El Dorado Irrigation District Letter
Exhibit P.....	Cameron Park Fire Department Memo
Exhibit Q.....	Oak Canopy Analysis
Exhibit R.....	Setback and Fence Exhibits
Exhibit S.....	Building Elevation
Exhibit T.....	Color Board
Exhibit U.....	Proposed Mitigated Negative Declaration and Initial Study