

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** August 21, 2024

**Staff:** Bianca Dinkler

**TENTATIVE PARCEL MAP**

- FILE NUMBER:** P24-0009/Bass Lake Family Apartments
- APPLICANT:** Affirmed Housing Group/Jose Lujano, Project Manager
- PROPERTY OWNER:** Affirmed Housing Group
- REQUEST:** The proposed project consists of a request for a Tentative Parcel Map, P24-0009, to subdivide a 5.682-acre undeveloped parcel into two (2) parcels of 5.311-acres (Parcel A) and .371-acres (Remainder Parcel).
- LOCATION:** On the south side of Green Valley Road, at the intersection with Bass Lake Road, in the Cameron Park/Rescue area, within the Cameron Park Community Region, Supervisorial District 2. (Exhibits A and B).
- APN:** 115-410-011 (Exhibit C)
- ACREAGE:** 5.682-acres
- GENERAL PLAN:** Commercial (C) (Exhibit D)
- ZONING:** Commercial Professional Office within Design Review Community Combining Zone (CPO-DC) (Exhibit E)
- ENVIRONMENTAL DOCUMENT:** Categorically exempt from the California Environmental Quality Act (CEQA) according to 15315.
- RECOMMENDATION:** Staff recommends the Zoning Administrator take the following actions:
1. Determine that the Tentative Parcel Map is categorically exempt from CEQA according to 15315 Minor Land Divisions; and
  2. Approve Tentative Parcel Map, P24-0009, based on the Findings and subject to the Conditions of Approval as presented herein.

**EXECUTIVE SUMMARY**

A request for a Tentative Parcel Map to subdivide a 5.682-acre undeveloped parcel into two (2) parcels of 5.311-acres (Parcel A) and .371-acres (Remainder Parcel). The proposed parcels would meet the required development standards for the CPO zone including minimum lot size and lot width. The proposed project has been reviewed for consistency with Title 130 of the County Zoning Ordinance, General Plan Policies, as applicable, and the Subdivision Map Act.

**EXISTING CONDITIONS/SITE CHARACTERISTICS**

**Site Description:** The project site is an undeveloped 5.682-acre parcel. The land is predominantly flat with moderate to steep slopes downward at the western boundary. The project site is located at an elevation of 1,315 to 1,340 feet above mean sea level. The soil type on-site is ReC (Rescue sandy loam, nine (9) to 15 percent slopes). The vegetation on-site includes mixed oak woodland interspersed with smaller trees and an understory of native and non-native plants, shrubs, and California grassland. The drainage on-site flows towards the northwest corner of the parent parcel which includes identified wetlands.

**Mitigation Area 1:** The project site is located within Mitigation Area 1, which are lands within an area described as a rare soils study area. The property owners would be subject to payment of the Mitigation Area 1 ecological preserve impact fee at time of future building permits, as applicable.

**Adjacent Land Uses:** The adjacent parcels are zoned Residential, One-acre (R1A) to the north, Multi-unit Residential (RM) to the east, Residential Estate, Ten-acre (RE-10) to the south, and Single-unit Residential, half-acre (R20K) to the west, General Plan land use designations are Medium Density Residential (MDR) to the north, Multifamily Residential (MFR) to the east, Public Facilities to the south (PF), and High Density Residential (HDR) to the west.

**Table 1. Adjacent Uses**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CPO-DC	C	Undeveloped land
<b>North</b>	R1A	MDR	Green Valley Cemetery
<b>East</b>	RM	MFR	Glenview Apartments
<b>South</b>	RE-10	PF	Green Valley Elementary School
<b>West</b>	R20K	HDR	Existing residences (Sierra Crossing)

## PROJECT DESCRIPTION

A request for a Tentative Parcel Map to subdivide a 5.682-acre undeveloped parcel to create two (2) parcels of [5.311-acres](#) (Parcel A) and [.371-acres](#) (Remainder Parcel). The proposed parcel A would meet the required development standards for the CPO zone including minimum lot size of 6,000-square feet and lot width of 60-feet. Parcel A could support future development. The Remainder Parcel would remain undeveloped due to wetlands. Parcel A would be served by connecting to public water service for potable water and emergency water supply and public sewer service. Electric service would be provided by connecting to Pacific Gas and Electric (PG&E) (Exhibit F).

## STAFF ANALYSIS

**General Plan Consistency:** The project is consistent with all applicable General Plan policies including: Policy 2.1.1.2 (Community Regions), Policy 2.2.5.2 (General Plan Consistency), Policy 5.4.1.2 (Protect Natural Drainage Patterns), Policy 5.7.1.1 (Fire Protection Community Regions), Policy 7.4.2.8 (Biological Resources), and Policy 7.5.1.3 (Cultural Resources). Further analysis of each policy is discussed in the Findings section below.

**Zoning Ordinance Consistency:** Staff has determined that the proposed project, as conditioned, is consistent with standards and requirements of Title 130 of the County Zoning Ordinance, as applicable. The proposed project has been analyzed in accordance with all applicable development standards for this zone district. Future development of Parcel A would be reviewed at the time of grading and building permit submittal for compliance with the zoning development standards.

**Public Water and Sewer/Wastewater Service:** Future development on Parcel A would be required to obtain service for public water for potable water and emergency water supply, and for sewer/wastewater service. The project is conditioned to require obtaining a Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID) prior to recordation of the Final Map. No connection is required for the Remainder Parcel as this will remain undeveloped.

**Rescue Fire Protection District (RFPD):** Future development on Parcel A would be required to meet applicable requirements of the RFPD, including demonstrating required fire flow as detailed with an FIL from EID. This would be reviewed prior to recordation of the Final Map. RFPD would also review the grading and building permits to ensure compliance with applicable requirements.

**Access to Proposed Parcels:** Access to the proposed Parcel A would be from a private driveway off Foxmore Lane, a County-maintained roadway. Future grading for access to Parcel A would be subject to a grading permit review following grading and building permit submittal. No access is required for the Remainder Parcel.

**Remainder Parcel:** The Tentative Parcel Map includes request to create a [.371-acre](#) remainder parcel. A remainder parcel is a unit of land that is not divided for the purposes of sale, lease, or financing and is designated on a tentative parcel map at the time the subdivider files the map. No development is proposed for the Remainder Parcel as this will remain undeveloped due to wetlands.

**Grading, Drainage, and Utilities:** Future development on Parcel A would be subject to a grading permit and building permit and improvement plans would be reviewed at that time. Electric utilities service would be provided by connecting to existing PG&E infrastructure in the project vicinity. No grading, drainage, or connection to utilities are proposed for the Remainder Parcel as this will remain undeveloped.

**Wildland Fire Safe Plan (WFSP):** Based on review of the California Fire Hazard Severity Zone Viewer map for 2020, the project site is in a Moderate Fire Severity Zone therefore a WFSP is not required. Although a WFSP is not required, future development on Parcel A would be subject to the applicable requirements from the RFPD.

**Oak Woodland and Wildlife:** Future development on Parcel A would be subject to the El Dorado County Oak Resources Management Plan. An Arborist Report prepared by a licensed Arborist or Professional Registered Forester, Oak Resources Technical Report Checklist, and Oak Resources Code Compliance Certificate, would be required at time of grading and building permit submittal. Further, although the proposed map is categorically exempt from CEQA, the project includes a condition to require a pre-construction survey prior to ground disturbance conducted by a licensed biologist to determine presence of any special status species, nesting raptors, such as White-tailed kite, as oak woodland on-site could provide habitat.

**Staff Analysis and Conclusion:** The proposed project has been reviewed for consistency with the applicable requirements for a Tentative Parcel Map as discussed in the analysis above, and as discussed below in the Findings and Conditions of Approval in this Staff Report.

#### **ADDITIONAL AGENCIES REVIEW**

Additional Agencies that may review the grading and/or building permits include but not limited to: El Dorado County Building Services, El Dorado County Air Quality Management District (AQMD), El Dorado County Environmental Management Department (EMD), El Dorado County Department of Transportation (DOT), El Dorado County Sheriff's Department (EDSO), El Dorado County Stormwater Coordinator West Slope, El Dorado County Surveyor's Office, El Dorado Irrigation District (EID), Rescue Union School District, Rescue Fire Protection District (RFPD), and PG&E.

#### **PUBLIC NOTICE**

The project was duly noticed with a public notification range of 1,000 feet and a legal advertisement was published in the applicable newspapers. No formal public outreach was conducted by the County. No physical sign posting, or public outreach plan, is required for this project pursuant to the County Zoning Ordinance.

## ENVIRONMENTAL REVIEW

Class 15, 15315. Minor Land Divisions, consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

In accordance with CEQA Guidelines Section 15062, filing a Notice of Exemption, is required to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the project is exempt from CEQA. The applicant shall submit a **\$50.00** recording fee to Planning Services for the County Recorder to file the Notice of Exemption within 48 hours of any decision-making body approving the project. Checks shall be made payable to El Dorado County. If the fee is not received and the notice is not filed, a 180-day statute of limitations will apply: [CEQA Environmental Document Filing Fees \(ca.gov\)](#)

## SUPPORT INFORMATION

### Attachments to Staff Report:

- Findings
- Conditions of Approval
  
- Exhibit A.....Location Map
- Exhibit B .....Aerial Map
- Exhibit C .....Assessor’s Parcel Page
- Exhibit D.....General Plan Land Use Map
- Exhibit E .....Zoning Map
- Exhibit F.....Tentative Parcel Map, P24-0009
- Exhibit G.....Biological Resources Evaluation Report