

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: October 24, 2013

Item No.: 8

Staff: Mel Pabalinas

REZONE

FILE NUMBER: Z13-0005/Cameron Hills

APPLICANT: MCP Properties, LLC

AGENT: CTA Engineering and Surveying

REQUEST: Rezone property to One-Family Residential District-Planned Development-Airport Safety Districts (R1-PD-AA) and Open Space-Planned Development- Airport Safety Districts (OS-PD-AA)

LOCATION: The property is located 800 feet west of Cambridge Road, north of Knollwood Drive in the Cameron Park area, Supervisorial District 1 (Exhibit A)

APN: 116-010-04

ACREAGE: 20.13 acres (Exhibit B)

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

ZONING: One-Family Residential District-Planned Development (R1-PD) (Exhibits D)

ENVIRONMENTAL DOCUMENT: Previously adopted Mitigated Negative Declaration based on the Initial Study for Cameron Hills Tentative Subdivision Map/Development Plan (TM08-1473/PD07-0017) (SCH No. 2009012007)

RECOMMENDATION: Planning Services Division recommends the Commission forward the following actions to the Board of Supervisors:

1. Find that the previously adopted Mitigated Negative Declaration for the approved Cameron Hills Tentative Subdivision Map/Development Plan under application TM08-1473 and PD07-0017 adequately addresses the potential impacts of the proposed zone change;
2. Approve Rezone Z13-0005 based on the Findings in Attachment 1;

BACKGROUND

Cameron Hills Tentative Subdivision Map/Development Plan (TM08-1473/PD07-0017/Z07-0027) was approved by the Board of Supervisors on July 21, 2009 (Exhibits E). The approved tentative map consists of a total of 41 residential lots and five open space lots. The approval included a rezone of the property from One-Family Residential District (R1) to One-Family Residential District-Planned Development-Airport Safety Districts (R1-PD-AA) and Open Space-Planned Development-Airport Safety Districts (OS-PD-AA) (Exhibit F). Since the approval of the tentative map, no development has occurred and no Final Map has been recorded. The map is due to expire on July 21, 2014.

On June 20, 2013, the applicant submitted a modified version of the Cameron Hills Tentative Subdivision Map and Development Plan requesting that the Development Services Director find the map to be in substantial conformance with the approved tentative map/development plan. Section 17.04.070 (Changes to Development Plan after adoption) of the Zoning Ordinance allows the Director to approve minor changes to the development plan. The modified tentative map retains the original density, minimizes overall grading impacts with the redesign of internal road circulation and individual building pads, results in contiguous open space lots, and poses no new environmental impacts that were not previously analyzed and mitigated with the original map approval (Exhibit G). However, as a result of the minor changes, the modified map layout conflicts with the underlying zoning established with the approved map. The Director determined the modified tentative map to be in substantial conformance with the original approved map and advised the applicant to amend the zoning to correlate with the changed layout prior to recordation of Final Map.

ANALYSIS

Project Description: The rezone would amend the underlying zones in conformance with the approved revised Cameron Hills Tentative Map/Development Plan. The proposed zone districts of R1-PD-AA and OS-PD-AA are consistent with the underlying General Plan Land Use of High Density Residential (HDR) (Exhibits H).

Site Description and Adjacent Lands: The 20.13-acre parcel is vacant and is surrounded by existing high-density residential development to the east, south, and north and vacant land designated high density residential to the west. The revised residential tentative map would blend with the existing residential neighborhood.

General Plan Consistency

General Plan Policy 2.2.5.2 requires verification of the proposed rezone for consistency with the General Plan including applicable policies 2.2.5.3 (Rezone Consistency), 5.2.1.3 (Public Water Connection), and 5.2.1.4 (Rezone in Community Region). The proposed rezone would result in a minor reconfiguration of the underlying designation to coincide with the approved modified map for

Cameron Hills Tentative Map/Development Plan. The proposed zones are consistent with the High Density Residential land use designation and the Cameron Hills Tentative Map/Development Plan. The anticipated residential development is consistent with the land use designation, shall utilize existing public infrastructure (such as roads, water, and sewer) in the area in order to receive adequate services, and will blend with the existing residential development in the neighborhood. No new environmental impacts would occur that has not been previously evaluated and mitigated in the original map approval.

ENVIRONMENTAL REVIEW

Staff has reviewed the proposed rezone with the adopted Mitigated Negative Declaration (SCH #2009012007) based on the Initial Study for the original Cameron Hills Tentative Map/Development Plan approval (Exhibit I). Given that the rezone request involves a minor reconfiguration of the zone designation to match the approved modified tentative map, no physical impacts would occur and, therefore, no new environmental impacts would occur that has not been previously evaluated. Therefore, the rezone is consistent with the adopted Mitigated Negative Declaration. The original mitigation measures in the adopted Mitigation Monitoring Reporting Program for Cameron Hills Tentative Map/Development Plan shall remain applicable.

SUPPORT INFORMATION

Attachments and Exhibits to the Staff Report

Attachment 1Findings

Exhibit A:.....Location Map

Exhibit B:.....Assessor’s Parcel Map

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

Exhibit D:.....Zoning Map

Exhibit E:Approved Cameron Hills Rezone Ordinance No.4829

Exhibit F:Approved Original Cameron Hills Tentative
Subdivision Map/Planned Development

Exhibit G:.....Approved Modified Cameron Hills Tentative
Subdivision Map/Planned Development

Exhibit H:.....Proposed Cameron Hills Rezone

Exhibit I:Adopted Mitigated Negative Declaration/Initial Study

ATTACHMENT 1

FINDINGS FOR APPROVAL

**Rezone Z13-0005/Cameron Hills
Planning Commission/October 24, 2013**

1.0 CEQA FINDINGS

The proposed rezone has been evaluated for consistency with the adopted Mitigated Negative Declaration based on the Initial Study for the Cameron Hills Tentative Subdivision Map/Development Plan.

The documents and other materials which constitute the record upon which this decision is based are in the custody of the Development Services Department-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The project site is within the Cameron Park area and has a General Plan land use designation of High Density Residential. The proposed zone change to One-Family Residential District-Planned Development-Airport Safety Districts (R1-PD-AA) and Open Space-Planned Development-Airport Safety Districts (OS-PD-AA) is consistent with land use designation and will match the approved Cameron Hills Tentative Map/Development Plan. The rezone has been evaluated and found in conformance to applicable General Plan policies including Land Use Element Policies 2.2.5.3 and Public Services and Utilities Element Policies 5.2.1.3 and 5.2.1.4.