

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



<b>Agenda of:</b>	December 12, 2013
<b>Item No.:</b>	8
<b>Staff:</b>	Mel Pabalinas

**PLANNED DEVELOPMENT REVISION**

**FILE NUMBER:** PD90-0012-R/South Fork Ranch Subdivision Lot 24

**APPLICANT:** Christopher Sahn

**AGENT:** Robert Hill

**REQUEST:** Revision to South Fork Ranch Subdivision and Planned Development modifying existing building envelope within Lot 24 to include three existing agricultural accessory structures.

**LOCATION:** West of Chappie Drive, approximately 1,250 feet north of intersection with Hassler Drive, in the Camino area, Supervisorial District 3 (Exhibit A)

**APN:** 085-740-24

**ACREAGE:** 22.8 acres

**GENERAL PLAN:** Agricultural Lands- Agricultural overlay (AL-A) (Exhibit C)

**ZONING:** Planned Agricultural -20 acre minimum-Planned Development (PA-20-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of CEQA Guidelines

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Certify the project to be categorically exempt under CEQA Section 15303(e); and
2. Approve PD90-0012-R, modifying existing building envelope within Lot 24 to include three existing agricultural accessory structures, based on the Findings in Attachment 2, subject to Conditions of Approval in Attachment 1.

## **BACKGROUND**

The property is within the South Fork Ranch Subdivision and Planned Development (TM90-1224/PD90-0012), which was approved in February 1992 (Exhibit E). Each lot within the subdivision contains a building envelope that limits development to protect wildlife and riparian corridors and agricultural resource areas. The property, which is identified on the approved map as Lot 24, has existing structures (residence with attached garage) and proposed detached structure (shop) within the building envelope (Exhibits F-I). Other accessory structures, including a 704-square foot barn, 120-square foot chicken coop, and a 432-square foot open equipment shed, have been constructed outside of the envelope.

## **ANALYSIS**

The proposed revision to the development plan would reconfigure the existing building envelope to include the existing accessory structures (barn, chicken coop, and shed). The accessory structures, which have been constructed without permits, are not subject to the 200-foot agricultural setback as the structures are agriculturally compatible. The proposed envelope, which encompasses an area with relatively flat topography and limited vegetation, would include the existing residence. The modification to the envelope is allowed in accordance with the provisions of Southfork Ranch Subdivision/Planned Development, subject to Section 17.04.070 of the Zoning Ordinance (Changes to Plan after adoption).

The Agriculture Department reviewed the project for potential agricultural impacts. The department confirmed that the accessory structures to be agriculturally compatible and, therefore, not subject to the 200 foot-setback. The department recommends support of the building envelope modification provided that the: 1) use of the barn, chicken coop, and shed shall be maintained as compatible agricultural structures; and 2) any new “non-compatible” structures encompassed within the 200-foot setback and the modified envelope shall be reviewed by the Agricultural Commission (Exhibit I). The over lapping area within the 200-foot setback and modified envelope is identified on the Detailed Site Plan with hash marks (Exhibit G).

New conditions of approval, including the above provisions by the Agriculture Department, are recommended to be specifically applied for this lot. The conditions of approval are included in Attachment 1.

## **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of CEQA Guidelines. The project involves modification of the existing building envelope to allow the accessory structures identified above. The structures are located in an area that is relatively flat and contains no sensitive resources. The buildings shall be required to obtain building permit to verify that the buildings have been constructed according to standards.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional, however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

## SUPPORT INFORMATION

### Attachments:

Attachment 1 .....	Condition of Approval
Attachment 2 .....	Findings
Exhibit A .....	Location Map
Exhibit B .....	Assessor's Parcel Map
Exhibit C .....	General Plan Map
Exhibit D .....	Zone Map
Exhibit E .....	Approved South Fork Ranch Subdivision and Planned Development and Recorded Final Map
Exhibit F .....	South Fork Ranch Lot 24- Overall Site Plan C1
Exhibit G .....	South Fork Ranch Lot 24- Detailed Site Plan C2
Exhibit H .....	South Fork Ranch Lot 24- Detailed Site Plan C3
Exhibit I .....	South Fork Ranch Lot 24- Detailed Site Plan C4
Exhibit J .....	Agriculture Department Memorandum; October 10, 2013

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

**Planned Development Revision PD90-0012-R/South Fork Ranch Subdivision Lot 24  
Planning Commission/December 12, 2013**

### PROJECT DESCRIPTION

1. The Revision to Southfork Ranch Tentative Map/Planned Development is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F through H and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

**Revision to South Fork Ranch Subdivision and Planned Development modifying existing building envelope within Lot 24 to include three existing accessory, agricultural structures**

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. The applicant shall file building permit application(s) for the unpermitted existing accessory structures on the property within 30 days from the approval of this planned development revision. A copy of the filed application(s) shall be submitted to CDA-Planning Services Division as proof of formal filing. If building permit applications are not filed, and have not been issued within 180 days from the approval date of this planned development revision, the planned development revision shall be revoked and a code violation case shall be initiated.
3. Prior to issuance of building permits for the unpermitted structures referenced in Condition of Approval No.2, the applicant shall file a correction to the recorded Final Map for the South Fork Ranch Subdivision and Planned Development to include the following notes:
  - A. The building envelope for Lot 24 of South Fork Ranch Subdivision and Planned Development is modified with the approval of Planned Development Permit PD90-0012R.
  - B. The accessory structures included within the modified building envelope approved under PD90-0012R shall only be used for agriculturally compatible uses in accordance with Section 17.06.150 of the El Dorado County Zoning Ordinance.

## ATTACHMENT 2

### FINDINGS FOR APPROVAL

#### 1.0 CEQA FINDINGS

The project is Categorically Exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of CEQA Guidelines. The project involves modification of the building envelope to allow the accessory structures identified above. The structures are located in an area that is relatively flat and no sensitive resource exists. The buildings shall be required to obtain building permit to verify that the building have been constructed according to standards.

The documents and other materials which is constitutes 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 Planned Development

##### 2.1.1 **The PD zone request is consistent with the general plan;**

*The proposed revision to the approved planned development involves a modification to a building envelope within Lot 24 of South Fork Ranch Subdivision/Planned Development, which is consistent with the General Plan including Policy 8.1.3.2 (Agricultural Setback) and 2.2.1.2 (Land Use Types and Density).*

##### 2.1.2 **The proposed development is so designed to provide a desirable environment within its own boundaries;**

*The property is within the Southfork Ranch Subdivision and Planned Development that was designed with buffers for the protection of agricultural resource areas and wildlife corridor. The modification of the envelope on the property would preserve these buffers thereby providing desirable environment within its boundary.*

##### 2.1.3 **Exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;**

*There are no exceptions to the standard requirements of the zone regulations.*

##### 2.1.4 **The site is physically suited for the proposed uses;**

*The modified building envelope is located in an area that is physically suited for the existing structures with its relative flat topography and without sensitive resources.*

**2.1.5 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;**

*Adequate services such as access, utilities, and on-site water and sewage are available to the existing structures being included in the modified building envelope.*

**2.1.6 The proposed uses do not significantly detract from the natural land and scenic values of the site.**

*The existing accessory structures that are being included in the modified building envelope are located within the area where it is not readily visible along the main road and are compatible with the existing structures in the area, and, therefore, they would not significantly detract from the natural land and scenic values.*