

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



Agenda of: August 28, 2008
Item No.: 10.a.
Staff: Aaron Mount

REZONE

FILE NUMBER: Z07-0036

APPLICANT: Danielle Buda

AGENT: Robert Offenbecker

REQUEST: Zone change from One-acre Residential (R1A) to Multifamily Residential-Design Community (RM-DC) for General Plan consistency.

LOCATION: On the north side of Missouri Flat Road, approximately 500 feet east of the intersection with El Dorado Road, in the Placerville area, Supervisorial District III. (Exhibit A)

APN: 325-220-36

ACREAGE: 1.6 acres

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit B)

ZONING: One-acre Residential (R1A) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration; and
2. Approve Zone Change Z07-0036, based on the Findings in Attachment 1.

SUMMARY

The proposed zone change conforms to the General Plan land use designation. This rezone would allow the construction of high density residential dwellings, ranging in number of possible units from 8 to 38, on over 1.6 acres and would be compatible with development patterns in the area. The impacts from additional high density residential development would be analyzed in a subsequent discretionary design review application and initial review.

BACKGROUND

The subject parcel was designated Multi-family Residential in the 1996 and 2004 General Plan and Medium Density Residential in the El Dorado/Diamond Springs Area Plan adopted December 4, 1979.

STAFF ANALYSIS

Staff has reviewed the project for compliance with County regulations and requirements. An analysis of the permit request and issues for the Planning Commission and Board of Supervisors consideration are provided in the following sections.

Project Description: The applicant is requesting a rezone from One-acre Residential (R1A) to Multifamily Residential–Design Community (RM-DC) to bring the property into consistency with the General Plan land use designation to ultimately develop multi-family residential units. No development plans are being processed as part of this application.

Site Description: The project parcel is at an average elevation of 1,720 feet above mean sea level. The gently sloping parcel contains a single family residence and vegetation is dominated by oak woodland with associated undergrowth and landscaping as part of the residence. Access to the parcel is from a driveway that encroaches on to Missouri Flat Road. Public water and sewer is available in vicinity of the project site.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MFR	Single family residence
North	R1A	MFR	Single family residences
South	R1A	C	Undeveloped, single family residence
East	R1A	MFR	Single family residence
West	R1A	MFR	Single family residence

Discussion: The project parcel is within the El Dorado/Diamond Springs Community Region. The MFR land use designation is consistent and compatible with adjacent land uses. The area has been analyzed as MFR in the General Plan and General Plan EIR and will transition from single family residences to commercial and multifamily uses.

General Plan:

The General Plan designates the subject site as Multifamily Residential. This land use designation identifies those areas suitable for high-density, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses) and multiplexes. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. The provision of single-family attached dwelling units in the MFR land use designation is subject to the use of planned development design concepts which may result in zipper-lot zero-lot line, cottage-type, or comparable developments. This designation is considered appropriate only within Community Regions and Rural Centers. This parcel is located within the El Dorado/Diamond Springs Community Region. There would be no conflict with the land use designation as specified in General Plan Policy 2.2.1.1.

Consistent with **Policy 2.4.1.1** the Design Community overlay is being proposed to ensure identification, maintenance, and enhancement of the unique identity of each existing community.

Policy 2.2.5.3: The County shall evaluate future rezoning: (1) To be based on the General Plan’s general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;

Discussion: General Plan **Policies 5.1.2.1** and **5.1.2.2** require that prior to approval of any discretionary development a determination of the adequacy of the public services and utilities to be impacted shall be made, and the development shall not result in a reduction of services below minimum established standards.

The existing zoning of One-acre Residential (R1A) is inconsistent with its Multifamily Residential land use designation, preventing any kind of development from moving forward without a rezone to RM, R2, or MP. Conditions will be applied to the subsequent design review application consistent with General Plan policies that require public sewer service for multifamily development in the community regions as required by General Plan **Policy 5.3.1.1**. A letter dated February 9, 2007, from El Dorado Irrigation District does stipulate that adequate infrastructure of public water and sewer systems exist to warrant a rezone and can serve future development of the site. Water and sewer connections are in the vicinity of the project site but will have to be extended to the project parcel when developed.

4. Distance to and capacity of the serving elementary and high school;

Discussion: Under **Policy 5.8.1.1**, school districts affected by a proposed development shall be relied on to assess any impacts on school facilities. Future residential development of the project may result in an increase in demand on the local elementary and high school district. At the time of this report no factual information was provided to indicate this project would have an impact. The project parcel will be developed as residential and is located within El Dorado Union High School and Mother Load Union School Districts.

5. Response time from nearest fire station handling structure fires;

Discussion: Future residential development of the project would result in an increase in demand for fire protection services, however, no factual information was provided by the fire district stating that the minimum level of service would fall below the minimum response time of 8 minutes to 80 percent of the population, as designated by **Policy 5.1.2.2** in **Table 5-1** of the General Plan. A fire station is located less than 1,000 feet to the southeast on Missouri Flat Road. The Diamond Springs–El Dorado Fire Protection District has established a community facilities district and has requested a condition be placed on future development that would require annexation into the district.

6. Distance to nearest Community Region or Rural Center;

Discussion: The project parcel is located within the Community Region of El Dorado/Diamond Springs

7. Erosion hazard;

Discussion: Under **Policy 7.3.2.2**, *projects requiring a grading permit shall have an erosion control program approved, where necessary.* Based on the *Soil Survey of El Dorado Area, CA*, the project soil is classified as DfC, Diamond Springs very fine sandy loam, with 9 to 15 percent slopes, which

is characterized by an erosion hazard that is slight, but high on bare slopes. No grading is being proposed with the rezone application. Future development must adhere to the County's grading and erosion control requirements.

8. Septic and leach field capability;
9. Groundwater capability to support wells;

Discussion: The project parcel will be required to connect to existing public water and sewer systems prior to development.

10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;

Discussion: The project parcel is not located in any designated area for these resources.

14. Capacity of the transportation system serving the area;

Discussion: The project parcel is accessed off Missouri Flat Road, which is a County maintained road. Further review of future development will include traffic circulation both on and off site, as well as other transportation related issues pertaining to type and size of proposed project.

Since this proposal is to rezone the property from R1A to RM-DC providing consistency with the General Plan's land use designation for the parcel of Multifamily Residential, the impacts for the multifamily use on the surrounding road system were analyzed in the General Plan Environmental Impact Report. That analysis showed that this land use, along with all the others assumed to be in place by 2025, would require some improvements to the County's road system. Those improvements were identified in that document and in the subsequent Traffic Impact Mitigation (TIM) Fee Program analysis. Those needed improvements are included in the recently adopted TIM fee program.

General Plan policies, primarily those listed under **Goal TC-X**, require the developer and the County to review, and if necessary mitigate, the project's short term traffic impacts. That analysis is conducted when a proposal is submitted that better defines the traffic generation from the project, such as the number of dwelling units or square footage of new structure(s). Since this is only a rezone without detailed project information with a specific development proposal, it is premature to attempt such an analysis. The site would require a design review should a development application be submitted. At this time, the Department of Transportation could complete the traffic analysis and provide final conditions necessary to mitigate traffic impacts.

15. Existing land use pattern;

Discussion: **Policy 2.1.1.2** establishes *Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development...based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns.* Rezoning the project parcel will maintain conformity to the existing land use pattern of residential development in an area planned for higher density residential. Multifamily residential development has the ability to provide a buffer between the neighboring commercial land use to the south and the medium density residential land use to the north. All future development of the site requires a Design Review application that will assess any incompatibility, providing the opportunity to recommend conditions that could mitigate the impacts.

16. Proximity to perennial water course;

17. Important historical/archeological sites; and

18. Seismic hazards and present of active faults.

19. Consistency with existing Conditions, Covenants, and Restrictions.

Discussion: None of these resources or constraints exist on the site; therefore the rezone will have no impact.

Policy 7.4.4.4: For all new development projects, the County shall require the applicant to adhere to the tree canopy retention and replacement standards or contribute to the Integrated Natural Resources Management Plan.

Discussion: The proposed rezone will not conflict with the General Plan tree preservation policy as no grading or improvements will be required for the rezone of the property to conform to the General Plan land use designation. The project design will be further reviewed through a design review application, subject to further CEQA analysis and General Plan consistency review for oak canopy retention.

Conclusion: As discussed above, staff finds that the project, as proposed, conforms to the General Plan.

Zoning: The subject parcel is consistent with the development standards for the proposed RM zone district. Specifically Ordinance section 17.28.160 specifies a minimum parcel size of 6,000 square feet. The subject parcel is approximately 1.61 acres which greatly exceeds the minimum.

ENVIRONMENTAL REVIEW

Staff has prepared a Negative Declaration to determine if the project may have a significant effect on the environment. It has been determined that the project would avoid any potentially significant environmental effects as the land use designation has been fully analyzed in the General Plan EIR

and any development would require a further discretionary application. Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments:

- Attachment 1Findings
- Exhibit A.....Vicinity Map
- Exhibit BGeneral Plan Land Use Map
- Exhibit CZoning Map
- Exhibit D.....Site Plan

ATTACHMENT 1
FILE NUMBER Z07-0036
Planning Commission/August 28, 2008

FINDINGS

1.0 CEQA FINDING

- 1.1 The County has considered the negative declaration together with the comments received and considered during the public hearing process. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2 The proposed project could not have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed use is consistent with the policies of the 2004 El Dorado County General Plan, as discussed in the General Plan section of this staff report including Policies 2.2.1.2, Consistency with Multifamily Land Use Designation; 2.2.5.3, evaluation of zone changes; 5.1.2.1 and 5.1.2.3, Adequacy of Public Services and Utilities; 5.3.1.1; access to public sewer and water, 5.8.1.1; affect on school districts; 5.1.2.2, adequacy of emergency response; Goal TC-X, Traffic Impacts; 7.3.2.2, erosion control; and 7.4.4.4, Protection of Oak Woodlands. Amending the land use designation to Multifamily Residential is found to be in the public interest.

3.0 ZONING FINDINGS

- 3.1 The rezone is found to comply with the requirements of Chapter 17.06, and the proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.
- 3.2 A rezone to Multifamily Residential will allow the property to be consistent with the parcels Multifamily Residential General Plan land use designation.
- 3.3 The site is physically suitable for multifamily residential development based on availability of public water and sewer, access onto a County road, lack of significant site constraints within the developable areas of the site, and is consistent with the development standards of the Multifamily (RM) zone district.

- 3.4 The rezone will meet the intentions of Policy 2.2.5.2 because the establishment of a new zone designation of Multifamily Residential-Design Control (RM-DC) and the ensuing uses it allows is consistent with the allowed uses intended by the Multifamily Residential (MFR) land use designation.