

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: December 20, 2017
Item No.: 4.a.
Staff: Evan Mattes

TENTATIVE PARCEL MAP

FILE NUMBER: P17-0002/Hardoin Parcel Map

APPLICANT/OWNER: Keith Hardoin

ENGINEER: CTA Engineering and Surveying

REQUEST: Tentative Parcel Map to create a subdivision of two single family residential lots measuring 15,994 square feet and 17,406 square feet.

LOCATION: North side of Roble Court approximately 0.1 mile north of the intersection with Wilson Boulevard, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A).

APN: 120-422-36 (Exhibit B)

ACREAGE: .767 acre

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

ZONING: Single Unit Residential (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Exempt pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines (Minor Land Divisions)

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find Tentative Parcel Map P17-0002 is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315; and

2. Approve Tentative Parcel Map P17-0002, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map would allow the division of a .767-acre property into two parcels of 15,994 square feet and 17,406 square feet. The parcel is zoned Single Unit Residential (R1) and contains a General Plan designation of High Density Residential (HDR). The proposed parcels are of sufficient size for the zones. Staff has determined that the proposed project is consistent with the HDR land use designation and R1 zone, as well as other applicable El Dorado County General Plan policies, and Zoning Ordinance requirements, as discussed in the Findings.

ANALYSIS:

Site Description: The project site consists of .767 acres is located at approximately 1,040 feet above mean sea level (Exhibit E). The primary on-site biological communities include annual grasses and shrubs. The site is surrounded by other residential parcels similar to the development on-site. A single-family dwelling unit exists on the proposed Parcel 6. The project is situated upon improved roads and would require connection to El Dorado Irrigation District water and sewer services.

Project History: The existing parcel was originally subdivided as two lots, as a part of the La Cresta Unit No. 1 subdivision in 1988. In 1990 these lots were merged and then resubdivided as part of a parcel map. The existing lot was merged into its present state in 1997 through a certificate of merge.

Project Description: The Tentative Parcel Map would create two parcels from a .767 acre site. Lot 6 would be 17,406 sq ft and Lot 7 would be 15,994 sq ft. Parcel 6 is already developed with a single family dwelling unit connected to El Dorado Irrigation District water and sewer services. Lot 7 would require an extension to EID water and sewer. The parcels would be accessed via existing driveways from Roble Court, an existing publically-maintained road (Exhibit F).

Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the High Density Residential (HDR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the Single-Unit Residential (R1) zone, and Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW:

As the project is reverting to a previously approved state, staff has determined that the proposed project would not have a significant effect on the environment and the project is Exempt pursuant to CEQA Guidelines Section 15315, Minor Land Divisions that exempts divisions of property of four or fewer lots within an urbanized area from CEQA.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County's decision that the

project is exempt from CEQA. A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Findings
Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessors Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Tentative Parcel Map

FINDINGS

Tentative Parcel Map P17-0002/Hardoin Parcel Map Zoning Administrator/December 20, 2017

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the CEQA Guidelines, Minor Land Divisions that exempts divisions of property of four or fewer lots within an urbanized area from CEQA.

Rationale: Staff recommends that the Zoning Administrator find that the project is exempt from CEQA pursuant to Section 15315 of the CEQA Guidelines as the project proposes to create two parcels within a census designated urbanized area.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 **The project is consistent with General Plan Policy 2.2.1.2.**

Policy 2.2.1.2 identifies that the High-Density Residential (HDR) land use designation establishes areas for intensive single-family residential developments at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre. Residential subdivisions utilizing the planned development concept shall maintain a density range from one to five dwelling units per acre. Residential development of single-family attached dwelling units are to be designed to satisfy the upper range of the allowable density under this designation. Proponents of single-family detached or manufactured home projects consistent with the HDR designation shall not be subject to the Planned Development combining zone if their projects meet the criteria set forth in Policy 2.2.5.4.

Rationale: The project proposes to split a 0.767-acre lot into two lots of 15,994 square feet and 17,406 square feet. The site is within the Eldorado Hills Community Region, and land use at the site is residential. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is surrounded by urban residential development. The proposed parcel sizes are similar to those surrounding the site, and use is consistent and compatible with the development pattern in the immediate surroundings.

2.3 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: Each proposed lot is served by existing residential water meters through El Dorado Irrigation District (EID).

2.4 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1, Fire Protection in Community Regions, requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The El Dorado Hills Fire Department (EDHFD) would provide fire protection service to the project site and ensure that water supplied to the parcels is adequate to meet emergency fire needs. EDHFD approved the use of the existing road and for fire access. A fire hydrant currently exists approximately 50 feet to the south. The project is in compliance with these General Plan policies related to fire protection.

2.5 The project is consistent with General Plan Policy 6.2.2.2.

Policy 6.2.2.2, Wildland Fire Hazards, requires that the County preclude development in high and very high wildland fire hazard areas unless such development can be adequately protected from wildland fire hazards, as demonstrated in a Fire Safe Plan and approved by the local Fire Protection District and/or CALFIRE.

Rationale: The property is located in a Moderate Fire Hazard Zone, therefore a fire safe plan is not required and the project is in compliance with this policy.

2.6 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: Robles Court, an existing public road, would provide access to all parcels.

2.7 The project is consistent with General Plan Policy 7.1.2.1.

General Plan Policy 7.1.2.1 directs that development or disturbance shall be restricted on slopes exceeding 30 percent unless necessary for access.

Rationale: The area proposed for new development is in an area that is relatively flat and avoids any steep slopes of 30 percent. The project is in compliance with the policy related to steep slopes.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The parcel is zoned Single Unit Residential (R1). The project has been analyzed in accordance with the Promontory Specific Plan for minimum lot size, widths and building setbacks.

Rationale: The proposed lots meet the minimum lot size and width standards. The project, as proposed and conditioned, is consistent with the Zoning Ordinance because the parcels have been designed to comply with the Single Unit Residential 1 (R-1) development standards as provided within Section 130.28.210 of the County Code.

4.0 PARCEL MAP FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan.

Rationale: The project proposes to split a .767-acre property into two parcels of 15,994 square feet and 17,406 square feet. The site is in an urban region in the El Dorado Hills Community Region, and land use at the site is residential. The proposed Parcel Map is consistent with the General Plan as set forth in Finding 2.1.

4.2 The proposed Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.

Rationale: The parcels have been analyzed in accordance with Section 130.28.210 (Development Standards) of the Zoning Ordinance and comply with the required minimum lot area and minimum lot width requirements. As proposed and conditioned, the Parcel Map conforms to the Minor Land Division Ordinance.

4.3 **The site is physically suitable for the proposed type and density of development.**

Rationale: The proposed development meets the density requirements of the High Density Residential (HDR) land use designation and conforms to the minimum parcel size and development standards of the R-1 zone district.

4.4 **The proposed subdivision is not likely to cause substantial environmental damage.**

Rationale: The project is categorically exempt from CEQA pursuant to Section 15315 of the CEQA Guidelines as the project proposes to create two parcels within a census designated urbanized area. The proposed tentative parcel map will not likely result in substantial environmental damage and is consistent with the anticipated improvements in the Specific Plan area.

CONDITIONS OF APPROVAL

Tentative Parcel Map P17-0002/Hardoin Parcel Map Zoning Administrator/December 20, 2017

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit F.....Tentative Parcel Map

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 would constitute a violation of permit approval.

The project description is as follows:

The project allows the creation of two parcels from a 0.767-acre site identified by Assessor’s Parcel Number 120-422-36. All parcels shall be served by individual water meters and sewer systems. The approval includes the following:

Lot Number	Gross Area	Improvements
6	15,994 sq ft	None
7	17,406 sq ft	None

The development, use, and maintenance of the property, the size, shape 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.

Development Services Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed.
3. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Exemption by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.

4. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

Office of County Surveyor

6. All survey monuments shall be set prior to filing the Parcel Map.
7. Situs addressing for the project shall be coordinated by the County Surveyors Office prior to the filing the Final Map.

8. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that “all conditions placed on P16-0008 by (that agency) have been satisfied.” The letter shall be sent to the County Surveyor and copied to the consultant and the applicant.