



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: April 23, 2021

To: Memorialize P20-0002 Staff Report Changes as Approved by Zoning Administrator

From: Matthew Aselage, Project Planner

Subject: P20-0002 Sand Ridge Parcel Map

On April 21, 2021, the Zoning Administrator approved Parcel Map P20-0002, with required edits to the staff report as presented.

On page three of the staff report, the existing conditions/site characteristics section stated that the mobile home existing on proposed parcel one was approved as a secondary residence, whereas the mobile home existing on proposed parcel two was approved as a hardship mobile home permit.

However, the existing mobile home on proposed parcel one had actually been approved as a hardship mobile home permit, whereas the mobile home on proposed parcel two had been approved as a secondary residence. As such, the residence on proposed parcel two- upon recordation of the final map- will become the primary residence on this parcel. The prior approved hardship mobile home permit existing on proposed parcel one will remain in conformance with the land use permit unless and until that permit expires.

All changes as approved by the Zoning Administrator on April 21, 2021 have been memorialized within the staff report. All items deleted from the staff report are shown in strike-outs; all items inserted into the report are shown as underlined.

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



Agenda of:	April 21, 2021
Item No.:	4.b
Staff:	Matthew Aselage

TENTATIVE PARCEL MAP

FILE NUMBER: P20-0002/Sand Ridge

APPLICANT/OWNER: Jacque Robinson

ENGINEER: Northern California Geomatics c/o Brendan Williams

REQUEST: Tentative Parcel Map dividing a ten-acre property into two parcels of five-acres each.

LOCATION: On the south side of Sand Ridge Road, approximately two-miles west of the intersection with Bucks Bar Road, in the Somerset area, Supervisorial District 2. (Exhibit A)

APN: 046-410-014 (Exhibit B)

ACREAGE: 10-Acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit C)

ZONING: Residential Estate – 5-acre minimum (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit G)

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines; and

2. Approve Tentative Parcel Map P20-0002, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map would allow the subdivision of a ten-acre parcel into two parcels of five-acres each. The existing parcel is zoned Residential Estate - 5 (RE-5) consistent with the General Plan land use designation of Low Density Residential (LDR). The resultant parcels meet the required development standards in the RE-5 zone including minimum lot size and lot width. No buildings are proposed to be built with this parcel map, but would result in the creation of lots for sale, leasing or financing. Staff has determined that the project is consistent with the General Plan LDR Land Use Designation and the RE-5 zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

OTHER PROJECT CONSIDERATIONS

Important Biological Corridor (-IBC)

The project parcel is mapped within an important biological corridor. This distinction requires completion of a biological resources technical report for all discretionary projects. This requirement has been sufficiently met by the applicant with the inclusion of a biological resources report completed by Ruth A. Wilson, a certified biologist, in December of 2020. Ruth A. Wilson found that if an additional residential unit (only one secondary residence could be developed) were to be built, it would necessarily be constructed near Sand Ridge Road, due to steep terrain on the rest of the property; thus, biological resources on most of the parcel would be undisturbed. There is no oak canopy removal and no grading proposed for this project. No wetlands or riparian corridors exist and no rare plants were found on-site. Any fencing on site should be limited to those needed to contain livestock and pets, and to protect crops.

BACKGROUND/HISTORY

The project parcel is located in a less populated area to the west of the town of Somerset. The portion of the project site, which makes up proposed Parcel One has an existing primary residence, a ~~secondary~~ residence approved as a hardship mobile home, and a garage. This temporary Mobile Home Hardship permit has since been renewed twice, for a current expiration of November 27, 2021. The portion of the project site, which makes up proposed Parcel Two has an existing secondary residence on site. ~~The residence existing on proposed Parcel Two was first permitted under a Mobile Home Hardship permit issued on May 2, 2011. This temporary Mobile Home Hardship permit has since been renewed twice, for a current expiration of November 27, 2021.~~ Proposed parcel One has an existing well, which provides water to both proposed parcels. To satisfy the Department of Transportation's driveway requirements, a driveway to the residence on proposed Parcel Two was developed under DOT Encroachment Permit # -0318463 issued on March 13, 2020. There have been no permits issued for this property since the March 2020 encroachment permit was issued (Exhibit F).

EXISTING CONDITIONS/SITE CHARACTERISTICS

The project parcel consists of approximately ten-acres. The site ranges in elevation from approximately 2,065-feet above mean sea level to approximately 2,260-feet. Proposed parcel one currently contains two wells and two 2500-gallon water storage tanks; however, proposed parcel two contains neither well water developments nor water storage tanks. Both proposed parcels contain a septic leach field. Proposed parcel one contains two homes- including one primary structure and one temporary mobile home hardship home- and one garage, ~~with~~. Proposed parcel two contains one home- this is currently the secondary dwelling on site, but will become the primary structure on proposed parcel two upon approval of this parcel map existing on proposed parcel two. Additionally, both proposed parcels are served by separate paved driveways encroaching onto Sand Ridge Road (a county-maintained roadway). The neighboring properties to the east, south, and west are similarly zoned and designated as RE-5 and are developed for residential uses; to the north is a large residentially developed rural parcel (Exhibits D and E).

PROJECT DESCRIPTION

This project is a Tentative Parcel Map that would create two residential parcels of five-acres each from an existing ten-acre parcel (Exhibit F). Fire and vehicular access to both proposed parcels is from individual driveways that encroach onto Sand Ridge Road (a county-maintained road). The proposed parcels will be served by existing public electric and gas utilities. Private well and septic systems will provide water and sewer service for both parcels. However, as both wells on site exist on proposed parcel one, a notice of restriction will be required to be filed as part of this parcel split to provide proposed parcel two with legally guaranteed access to these wells- this will not be required given both proposed parcel have their own individual water supply. Separate electric and gas utility service and separate septic systems will be required for each parcel to the satisfaction of each utility provider.

ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Low-Density Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21(Compatibility with Adjoining Land Uses), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Uses, Including Fire Protection), Policy 5.2.3.4 (Groundwater Systems), Policy 5.3.2.3 (Rural Sewage Disposal/Alternative Wastewater Systems), Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy TC-Xa (Indefinite Transportation and Circulation Policies), Policy TC-Xb (Available Roadway Capacity), Policy TC-Xc (Developer Traffic Impact Fees), Policy TC-Xd (Level of Service), Policy TC-Xe (Impact of Increased Project Trips), Policy TC-Xf (Conditions for Worsened Circulation Impacts), Policy TC-Xg (Developer’s Responsibility for Transportation Improvements), Policy TC-Xh (Traffic Impact Fees), and Policy TC-Xi (U.S. Highway 50 Capacity). Further details are discussed in the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project parcel is zoned Residential Estate (RE-5) and the project has been analyzed in accordance with all applicable development standards for this zone district. The parcel map identifies the setbacks for existing residences on site, with the shortest setback equaling 67-feet. The setbacks on the map are consistent with the RE-5 zoning designation. The setbacks shown on the map do not create new setbacks and any future development would be required to comply with standard RE-5 zoning setbacks (see Table 1). The proposed parcels meet the required minimum lot size and lot widths as illustrated in the table below and described in the Findings.

**Table 1
 Development Standards from Table 130.24.030(Residential Zones
 Development Standards)**

Development Attribute	RE-5	Proposed Parcel 1	Proposed Parcel 2
Minimum Lot Size (in square feet)	5-acres	5-acres	5-acres
Minimum Lot Width (in feet)	100	120-feet at narrowest point	Approx. 140-feet at narrowest point
Setbacks (in feet)		No development is proposed as part of this proposal. However, all development currently on site complies with these zoning development standards. Any future development must comply with these zoning development standards.	
Front	30		
Secondary Front	30		
Side	30		
Rear	30		

AGENCY COMMENTS:

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the Office of the County Surveyor, County Department

of Transportation, and the County Environmental Management Division. None of these agencies expressed any issues or concerns regarding this project. These agencies provided standard conditions of approval which have been incorporated into the project.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit G). There is no substantial evidence that the proposed project would have a significant effect on the environment and a Negative Declaration has been prepared.

The applicant shall submit to Planning Service a \$50.00 recording fee prior to filing of the Notice of Determination by the County. Please submit a check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location/Vicinity Map
Exhibit BAssessor’s Parcel Map
Exhibit CGeneral Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit EAerial Map
Exhibit F.....Tentative Parcel Map
Exhibit G.....Proposed Negative Declaration and Initial Study