

**ELDORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** June 21, 2006

**Item No.:** 5.a.

**Staff:** Lisa Burke

**PARCEL MAP**

**FILE NUMBER:** P 05-0011

**APPLICANT:** William C. Blanton

**REQUEST:** A tentative parcel map creating two (2) parcels ranging in size from 1.66 acres to 12.54 acres on a 14.20 acre site. (Exhibit A)

A design waiver has been requested for the following:

- a. Design waiver to have a 16 foot wide private road with 10 foot wide driveways to serve two (2) existing single-family residences.

**LOCATION:** On the eastern end of Camp Snowline Road, approximately 600 feet east of the intersection with Pony Express Trail in the Cedar Grove area. (Exhibit B)

**APN:** 076-011-02

**ACREAGE:** 14.20 acres

**GENERAL PLAN:** Medium Density Residential (MDR) (Exhibit C)

**ZONING:** One-acre Residential District (R1A) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative declaration

**SUMMARY RECOMMENDATION:** Conditional approval

**BACKGROUND:** The site is a 14.20 acre parcel located in the Cedar Grove area of El Dorado County. The parcel currently has two (2) residential units located on it. This application is requesting a parcel map in order split this 14.20 acre site into two (2) parcels. One parcel would be 1.66 acres in size and the other parcel would be 12.54 acres in size.

## STAFF ANALYSIS

**Project Description:** Tentative parcel map creating two (2) parcels ranging in size from 1.66 acres to 12.53 acres on a 14.20 acre site in the Cedar Grove area, with a design waiver to have a 16 foot wide private road with 10 foot wide driveways to serve to existing single-family residences.

**Site Description:** The parcel located on Camp Snowline Road in Cedar Grove contains two (2) single-family dwellings, 5220 Camp Snowline Road and 5218 Camp Snowline. The residence at 5218 Camp Snowline has a septic system, El Dorado Irrigation District water and fire protection aided by a fire hydrant approximately 600 feet west of the dwelling. The residence at 5220 Camp Snowline has a septic system and well on site.

### Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1	MDR	Single-family Rural Residential
North	R1A	MDR	Single-family Rural Residential
South			U.S. Highway 50
East			U.S. Highway 50
West	R1A	MDR	Single-family Rural Residential

**Discussion:** The surrounding land uses include existing single-family residential units on large lots located to the north and west of the project site. U.S. Highway 50 is located to the south and east of the site.

**General Plan:** The General Plan designates the subject site as Medium Density Residential (MDR), which permits a minimum parcel size of 1.0 acre. The proposed parcels therefore conform to the General Plan land use designation. The following General Plan policies apply to this project:

*Policy 2.2.1.2 states that MDR establishes areas suitable for detached single-family residences on larger lot size. The designation applies to areas where the character is single-family residences where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities. The maximum allowable density shall be one dwelling unit per 1.0 acre:*

**Discussion:** The project is located in an area of single-family residences on larger lots. The site has two (2) existing residences located on it, which are served by limited infrastructure.

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

**Zoning:** The subject site is zoned One-acre Residential (R1A) which permits a minimum parcel size of 1.0 acre. Therefore, the proposed 1.66 acre and 12.54 acre parcels conform to existing zoning.

**Design Waiver(s) Discussion:** The applicant is proposing a design waiver to have a 16 foot wide private road with 10 foot wide driveways to serve the two (2) existing single-family residences.

**Agency and Public Comments:** The following agencies have provided comments on this application:

El Dorado County Department of Transportation  
El Dorado County Environmental Management Department  
El Dorado County Fire Protection District  
Office of the County Surveyor  
Supervisor Jack Sweeney

The El Dorado County Fire Protection District, El Dorado Department of Transportation and the Office of the County Surveyor provided conditions of approval for the project. All other agencies contacted had no specific concerns regarding the proposed parcel map.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a negative declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (*California Fish and Game Code Section 711.4*).

## **RECOMMENDATION**

Adopt the negative declaration based on the Initial Study prepared by staff and approve the parcel map and design waiver as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report and the modification of the project to include conditions itemized in Attachment 1.

## SUPPORT INFORMATION

### Attachments To Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Tentative Parcel Map
Exhibit B .....	Vicinity Map
Exhibit C .....	General Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Environmental Checklist and Discussion of Impacts

**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**  
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**STANDARD CONDITIONS OF APPROVAL**

**Department of Transportation**

1. Applicant shall irrevocably offer to dedicate as a 50 foot wide road easement with a public utility easement, and shall improve the onsite roads, up to his driveway, to Standard Plan 101C prior to map filing with a road width reduction to Fire Safe Standards of 18 feet, of 6 inch thick aggregate base.
2. The existing 10 foot byway, past the existing residence driveway, shall be irrevocably offered for dedication as a 50 foot wide road easement with a public utility easement, on the parcel map. As it is currently used as a driveway only, it is not required to be improved by the applicant.
3. Applicant shall improve his own driveways to meet minimum Fire Safe Standards (minimum 10 foot traffic lane, maximum 800 feet long; turnout for over 150 feet in length, and at all building sites when over 300 feet long; road surface shall support 40,000 pounds load; roadway grades shall not exceed 16%; minimum inside radius of 50 feet), prior to map filing.
4. To satisfy road improvement Conditions 1, 2, and/or 3, the developer may enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the *County of El Dorado Major Land Division Ordinance*, prior to filing the parcel map.
5. If site improvements are to be made, the applicant shall submit a site improvement/grading plan. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. The improvements shall be substantially completed, prior to filing the parcel map.
6. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.
7. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
8. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per *Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code*. If archaeological artifacts are discovered, the developer shall retain an archaeologist

to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Director.

9. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
10. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
11. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the *Drainage Manual* and the *Storm Water Management Plan*, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

#### **Fire District**

12. Applicant shall submit a review fee of \$150.00.
13. Fire flow for this project is 1000gpm at 20psi for two hours.
14. Provide documentation from El Dorado Irrigation District and the Fire District to show that the system will meet required fire flow for this project.
15. In place of fire flow the applicant may choose an approved residential sprinkler system with 2,500 gallons of water storage.
16. Because of the distance from a fire hydrant, a deed restriction for any future structures built on parcel 1 will be required. The restriction is for an NFPA 13D residential sprinkler system with 2,500 gallons of water storage.
17. Driveways to each home to be 10' wide, have 13'6" vertical clearance and capable of supporting a 40,000 pound load.
18. Driveway grades exceeding 15% shall be all weather (paved).
19. A Fire Safe Plan is required.
20. Any gates that are not shown will require Fire District approval.

**Planning Services**

21. The parcel map is subject to parkland dedication in-lieu fees of \$150.00 in accordance with *Section 16.12.090* of the *County Code*. The fees shall be paid at the time of filing the parcel map.

**County Surveyor**

22. All survey monuments must be set prior to filing the parcel map.
23. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

## **ATTACHMENT 2**

### **FINDINGS**

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Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **FINDINGS FOR APPROVAL**

##### **Tentative Map**

1. The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.
2. The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.
3. The site is physically suitable for the proposed type and density of development.
4. The proposed tentative map is not likely to cause substantial environmental damage.
5. The proposed project, as conditioned, will not have a significant effect on the environment and a negative declaration has been filed. Further, the project will not affect wetlands, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (*DFG 753.5-5/91*) is applicable.

##### **Design Waivers**

1. There are special conditions for circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver. The site contains two (2) existing single-family residences that are currently served by the existing private road and driveway. This project is not requesting the construction of any new residential units.
2. Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property because the road is existing and enlargement of the road would require grading and potential damage to or removal of trees.
3. The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The El Dorado County Fire Protection District has indicated that a 10 foot driveway is adequate.
4. This waiver(s) would not have the effect of nullifying the objectives of *Article II of Chapter 16 of the County Code* or any other ordinance applicable to the division.