

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: October 18, 2006

Item No.: 5.b.

Staff: Tom Dougherty

PARCEL MAP

FILE NUMBER: P 05-0020

OWNER/APPLICANT: Don Beckman

AGENT: Associated Land Consultants

REQUEST: A tentative parcel map creating two (2) parcels ranging in size from 0.77 to 3.47 acres on a 4.245-acre site. (Exhibit B)

LOCATION: East side of Highland Hills Drive approximately 1.3 miles south of the intersection with Green Valley Road in the El Dorado Hills area. (Exhibit A)

APN: 126-320-01

ACREAGE: 4.245 acres

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

ZONING: One-Half Acre Residential (R20K) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The parcel is part of the Highland Hills Unit 4 subdivision which was created by Subdivision Map I-49, recorded December 16, 1999. The 4.245-acre subject parcel and a 7.465-acre remainder were created by Subdivision Map I-49. Subdivision Map I-102 created nine (9) lots and the 7.465-acre remainder parcel which was then named Highland Village Unit 4A. The subject parcel that remained is now Highland Village Unit 4. This parcel had been in separate ownership from the original owner of the land. It is not officially tied to the rest of Highland Village by CC&Rs or a homeowners association.

STAFF ANALYSIS

Project Description: A tentative parcel map creating two (2) parcels ranging in size from 0.77 to 3.47 acres on a 4.245-acre site.

Site Description: The 4.245-acre site is located on the east side of Highland Hills Drive and slopes downward towards the street in a predominately southeast to northwest direction. There is existing vegetation on the site consisting predominantly of even-aged scattered blue oaks (*Quercus douglasii*), along with a few gray (foothill) pines (*Pinus sabiniana*). Proposed Parcel 1 has miscellaneous scatted existing non-native landscape trees that include deodar cedars and eucalyptus. Access to proposed Parcel 1 is through an existing electronic metal gate from an existing direct encroachment onto Highland Hills Drive. There is an existing 5,687 square-foot single family dwelling and a 550 square-foot garage, and with a 942 square-foot second residential unit currently under construction located on Parcel 1 along with existing associated landscaping and sidewalks on proposed Parcel 1. No improvements currently exist on proposed Parcel 2. Highland Hills Drive is a County maintained road.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R20K	HDR	Single-family dwelling
North	R20K	HDR	Single-family dwelling
South	R20K	HDR	Single-family dwelling
East	R20K	HDR	Single-family dwelling
West	R20K	HDR	Single-family dwelling

General Plan: The General Plan designates the subject site as High-Density Residential (HDR). This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre, shall maintain a density range from one to two dwelling units per acre, and is to be designed to satisfy the upper range of the allowable density. The following General Plan policies apply to this project:

Policy 2.1.1.7: “Development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.”

Policy 5.7.1.1: “Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.”

Policy 6.2.3.2: “As a requirement of new development, the applicant must 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.”

Discussion: Adequate roadways, utilities, and other public services are available at the parcel boundaries and wildfire hazards will be mitigated as required by a Wildland Fire Safe Plan approved by the El Dorado Hills Fire Department. The El Dorado Hills Fire Department has requested the existing access driveway be improved to include a turnout. There are emergency exit ways out either by way of Glenmore Way, Highland Hills Drive or Loch Way. The existing roads serving the proposed parcels are of widths previously approved by fire and the Department of Transportation through prior subdivision maps. Water and sewer service, as well as a fire hydrant, are available on Highland Hills Drive and can serve both parcels. (El Dorado Irrigation District *FIL0506-046, dated May 2, 2006*).

Policy 5.3.1.1: “High-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval...”

Discussion: As a condition of approval for the subject parcel map, the existing residential unit on proposed Parcel 1 shall be required to connect to the public sewer system. Any future development on proposed Parcel 2 will be required to do the same. (Condition 4).

Policy 7.1.2.1: “Development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.” “Access corridors on slopes 30 percent and greater shall have a site specific review of soil type, vegetation, drainage contour, and site placement to encourage proper site selection and mitigation. Septic systems may only be located on slopes under 30 percent.”

Discussion: According to the submitted slope map, (Associated Land Consultants, dated January 2006), approximately 96 percent of the property contains slopes less than 30 percent. Approximately 70 percent of the subject parcel contains slopes between 10 and 19 percent. All structures shall be located on slopes less than 30 percent.

Policy 7.4.4.4: “The project applicant shall adhere to the tree canopy retention and replacement standards described below:”

Percent Existing Canopy Cover	Canopy Cover to be Retained
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Discussion: The objective of the General Plan Forest and Oak Woodland policies is to attempt to “protect and conserve forest and woodland resources,” and to reduce those impacts to an insignificant level. The subject parcel is located in the Blue Oak Woodland habitat type which is typical of areas mostly found below 3,000 feet elevation and is characterized by shallow, rocky, unfertile soils. (El Dorado County General Plan EIR, 5.12-7, May 2003).

Blue oaks (*Quercus douglasii*) dominate the site, with no presence of native shrubs. This is a common variation of the habitat type in the foothills. The creation of the two (2) parcels will impact the woodland in an insignificant level. For Parcel 1, the driveway, single-family dwelling and garage/second residential unit exist and no further disturbance would be expected. The potential building area for Parcel 2 is determined by the setbacks imposed by the R20K Zone District. Three (3) blue oaks could potentially be removed based on the setback requirements. The applicant has submitted a tree preservation plan for proposed Parcel 2 that notes tree canopy coverage of approximately 46 percent. The applicant will be required to retain 80 percent of the existing canopy, based on General Plan Policy 7.4.4.4. A condition of approval has been added requiring 80 percent canopy retention in compliance with General Plan policy 7.4.4.4. Proposed Parcel 1 has an existing tree canopy of approximately 75-80 percent as viewed from an aerial photo. Seventy percent of the canopy must be retained. With the conditions imposed on the parcel map, impacts on the oak canopy will be less than significant.

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

Zoning: The subject site is zoned One-half Acre Residential (R20K).

Discussion: The two proposed parcels conform to existing zoning, exceeding the minimum one-half acre minimum size requirement. The setbacks required for the R20K Zone District are 30 feet in the front and rear, and 10 feet on the sides. Proposed Parcel 1 is currently developed and the existing structures were approved outside these required setbacks. Development on Parcel 2 shall conform to all required setbacks.

Other Issues:

Water and Sewer: Water service is to be provided by the El Dorado Irrigation District (EID). (El Dorado irrigation District *Facility Improvement Letter, FIL0506-046, dated May 2, 2006*). Sewer hookups are available.

Access: The project site is readily accessed from Highland Hills Drive which is circular with two exits out to Silva Valley Parkway via Glenmore Way and Highland Hills Drive.

The El Dorado County Design Improvement Standards Manual, Volume II, Section 3, Streets requires the following access requirements:

9. “At least two connections with an existing, improved public street or with a future street expansion...”

12. "A dead-end street connecting to a County or State maintained street may exceed 500 feet in length, but not more than 2,640 feet, and only when geographic features restrict a street expansion and the street will not serve more than twenty-four (24) existing or potential parcels."

Discussion: There is no conflict with the above requirements. All current access roads that are available to the subject parcels have been previously approved by prior subdivision map applications.

The Department of Forestry, Title 14, regulates road width, roadway surface and the minimum length of a dead-end roads. For a dead-end road, the standard is as follows:

Section 1273.09, Dead-End Roads: (a) The maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

Parcels zoned for 5 acres to 19.99 acres -----2,640 feet

Discussion: There is no conflict with *Section 1273.09* because the access road does not dead-end.

Agency and Public Comments:

The following agencies and public organization provided comments on this application. Copies of their written comments are available at Planning Services office. From these comments, the following issues were raised:

El Dorado Hills Fire Department: The Fire Department has reviewed the project and has provided conditions to be incorporated into this project. (Conditions 2 through 4).

El Dorado County Department of Transportation: The Department reviewed the project and made reference to grading and encroachments that will be needed by potential future development. A condition has been incorporated into this project. (Condition 12).

El Dorado County Office of the County Surveyor: The Surveyor's Office has reviewed the project and has provided conditions to be incorporated into this project. (Conditions 8 through 11).

El Dorado County Air Quality Management District: The District responded that a "Fugitive Dust-Asbestos Hazard Mitigation," which includes a fugitive dust mitigation plan will be required and implemented at the time of any future development permits.

El Dorado Hills Community Services District: The District responded that they support this parcel split and noted that the existing and future residences need to pay Park Impact Fees prior to issuance of a building permit, have their own cable television hookup service available and its own mandatory solid waste collection and recycling services.

At the time of the preparation of this report, staff had not received any other comments from the public.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion, Exhibit H) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could not have a significant effect on biological and cultural resources. Therefore, 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 \$35.⁰⁰ 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

Staff recommends the Zoning Administrator take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff.
2. Approve the Tentative Parcel Map (P05-0020) as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report and subject to the conditions specified in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

- Attachment 1 Conditions of Approval
- Attachment 2 Findings
- Exhibit A Vicinity Map
- Exhibit B General Plan Land Use Map
- Exhibit C Zoning Map
- Exhibit D Parcelization Map, (Assessor’s Map)
- Exhibit E1 and E2 Subdivision Map I-49, recorded December 16, 1999
- Exhibits E3 and E4 Subdivision Map I-102, recorded September 5, 2001
- Exhibit F Tentative Parcel Map
- Exhibit G Slope Map
- Exhibit H Environmental Checklist and Discussion of Impacts
- Exhibits I1, I2, I3 Site Visit Photos from June 23, 2006
- Exhibits J1 and J2 Aerial Photos

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number P 05-0020 – Beckman
Zoning Administrator Hearing October 18, 2006

CONDITIONS OF APPROVAL

1. Approval is for a parcel map creating two (2) parcels ranging in size from 0.77 (Parcel 2) to 3.47 acres (Parcel 1) on a 4.245-acre site. Access to Parcel 1 exists from an encroachment onto Highland Hills Drive. Future access to Parcel 2 will be from a direct encroachment onto Highland Hills Drive.

El Dorado Hills Fire Department

2. The potable water system for the purpose of the fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single-family dwelling 4,800 square feet or less in size. Any home larger than 4,800 square feet shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow shall be supplied to the Fire Department for review and approval, prior to issuance of a building permit.
3. The existing driveway serving the existing dwelling does not comply with the turnout provisions of the State Fire Safe Regulations for turnouts. The applicant shall redesign the driveway to comply with the requirements for the State Fire Regulation for turnouts, prior to final approval of this parcel map.
4. The applicant shall be conditioned to develop and implement a Wildland Fire Safe Plan for the project. Said plan shall be reviewed and approved by the El Dorado Hills Fire Department prior to final approval of this parcel map.

Planning Services

5. Domestic water shall be supplied by a public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water and sewer service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the parcel map. Both parcels shall be required to connect to a public sewer system.
6. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the *Health and Safety Code* and Section 5097.98 of the Public Resources Code. If the remains are determined

to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The Planning Services shall review the grading plans prior to the issuance of a grading permit, to ensure that this notation has been placed on the grading plans.

7. Eighty percent of the existing tree canopy shall be retained in compliance with General Plan Policy 7.4.4.4 for any future building permit.

County Surveyor

8. All survey monuments must be set prior to filing the Parcel Map.
9. Prior to filing the parcel map by the applicant, a letter to the County Surveyor shall be received 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.
10. Prior to the filing of a parcel map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of *Government Code Section 66493*, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (b) File security with the Clerk of the Board of Supervisors; or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to *Government Code Section 66493(d)*.
11. The applicant shall provide proof of access to a State- or County-maintained road as defined by *Section 16.44.120(B)(2)* with the legal right to improve that access as required by the County Design Manual. A Guarantee of Record provided by a title company shall be presented to the County Surveyor's Office prior to filing the final or parcel map.

El Dorado County Department of Transportation

12. Driveways shall meet the Building Department standard (15 percent maximum grade break, plus 5 percent maximum from edge of street pavement to right of way, 20 percent maximum slope for concrete paved below 3,000' elevation otherwise 16 percent maximum, minimum plus 2 percent into garage). A grading permit shall be reviewed and approved by the County prior to issuance.

ATTACHMENT 2

FINDINGS

File Number P 05-0020 – Beckman
Zoning Administrator Hearing October 18, 2006

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

1.0 CEQA Findings

- 1.1 The proposed project, as conditioned and based on the Initial Study/Environmental Checklist, will not have a significant effect on the environment and a negative declaration has been filed. It has been determined that the potential impacts to traffic and public safety are adequately addressed by the Conditions of Approval, and that the proposed parcels can support the density and will fit well into the neighborhood.
- 1.2 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.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Consistency Findings

- 2.1 The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.
- 2.2 It can be found the proposal is consistent with the intent of Policies 2.1.1.7, 5.7.1.1 and 6.2.3.2 because there are adequate roadways, utilities, and other public service infrastructure available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.
- 2.3 It can be found the proposal is consistent with the intent of Policy 7.1.2.1 because approximately 96 percent of the property contains slopes less than 30 percent. Approximately 70 percent of the subject parcel contains slopes between 10 and 19 percent and thus both parcels have developable areas.

- 2.4 It can be found the proposal is consistent with the intent of Policy 7.4.4.4. because future development permits will be looked at for the impacts to existing tree canopy when they are submitted and the setbacks induced by the Zone District will allow development to occur in areas predominately devoid of oak trees.
- 2.5 The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.

3.0 Zoning Findings

- 3.1 It can be found the project is consistent with the El Dorado County Zoning Ordinance because the subject site is zoned One-half Acre Residential (R20K). The two (2) proposed parcels conform to existing zoning, exceeding the minimum one-half acre minimum size requirement.

4.0 Tentative Map Findings

- 4.1 It can be found the proposal is consistent with the zoning designation of One-half Acre Residential (R20K) because the two (2) proposed parcels conform to existing zoning in that they exceed the minimum one-half acre, (20,000 square feet), size minimum and the Minor Land Division Ordinance because there is adequate emergency and regular vehicular access, public facilities and existing utilities to support the residential uses needed by the parcels.
- 4.2 The site is physically suitable for the proposed type and density of development because the parcels have existing facilities and utilities to support the residential uses that will ensue on the parcels.
- 4.3 The proposed tentative map is not likely to cause substantial environmental damage because the access roads to the parcel boundary and into Parcel 1 exist, proposed Parcel 2 is located directly on the access road and all utilities are available at the parcel boundaries.