

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



Agenda of: August 15, 2007
Item No.: 4.a.
Staff: Jonathan Fong

PARCEL MAP

FILE NUMBER: P06-0025

APPLICANT: Crystal Singh

AGENT: Associated Land Consultants

REQUEST: A tentative parcel map creating two (2) parcels on a 2.92 acre site. Parcel 1 would be 1.00 acre and Parcel 2 would be 1.92 acres. (Exhibit D)

LOCATION: On the south side of Lakeview Drive approximately 0.8 miles west of the intersection with South Shingle Road in the Shingle Springs area, Supervisorial District II. (Exhibit A)

APN: 109-071-28

ACREAGE: 2.92 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit B)

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

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

STAFF ANALYSIS: Staff has reviewed the project for compliance with County regulations and requirements. An analysis of the permit requests and issues for Zoning Administrator consideration are provided in the following sections.

Project Description: The parcel map would create two (2) residential parcels ranging from 1.00 acre to 1.92 acres in size. Public water is proposed to serve the parcels with septic wastewater facilities to be constructed on-site. Future development on Parcel 2 would be served by public water and a private onsite septic wastewater system.

The parcel is currently accessed via a driveway onto Presley Lane. Future development on Parcel 2 would also be accessed via Presley Lane.

Road improvements would be required as conditions of approval of the project. The Department of Transportation has required widening of the onsite portions of Lakeview Drive and Presley Lane to 28 feet as required by *Standard Plan 101B*.

Site Description: The project site is located within the Shingle Springs Community Region at approximately 1,450 feet mean sea level. The project site has frontage along Lakeview Drive and Presley Lane.

The project site is relatively flat with a small portion of Parcel 2 containing slopes which exceed 30 percent. Vegetation onsite is characterized by a number of mature Pine groves and two oak clusters located near the northwest corner of the project site.

Portions of the site identified as Parcel 1 have been previously disturbed with residential development. Improvements onsite consists of an existing residence and accessory structures.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Single-family residence
North	R1A	MDR	Single-family residence
South	R1A	MDR	Single-family residence
East	R2A	MDR	Single-family residence
West	R1A	MDR	Single-family residence

The surrounding parcels in the vicinity are developed or have the potential to be developed with single family residences. The proposed parcel map would create two residential lots which would be consistent with the surrounding land uses.

General Plan: The project has been reviewed in accordance with the El Dorado County 2004 General Plan and it has been determined that the project is consistent with applicable policies. Findings of consistency with the General Plan are provided in Attachment 2.

The General Plan designates the subject site as Medium Density Residential (MDR), which permits a minimum parcel size of one acre. The proposed one acre and 1.92 acre parcels are consistent within the MDR land use designation.

The proposed parcel map would create two (2) one acre parcels. The parcel sizes are consistent with the Medium Density Residential (MDR) General Plan land use designation. Based on consistency with the MDR land use designation staff finds the proposed parcel map is consistent with the General Plan.

The project would be served by public water and onsite private septic wastewater systems. General Plan Policies 5.2.13 and 5.3.1.2 allow for development within Community Regions to be served by public water and private septic systems. The proposed utility improvements are consistent with the General Plan.

General Plan Policy 7.4.4.4 requires retention and replacement of impacted oak canopy. As shown on the site plan and verified by a site inspection performed by staff, adequate building areas exist on Parcel 2 which would not require removal of any oak canopy for development. Parcel 1 has been previously developed and would not require oak canopy removal.

The Department of Transportation has required road improvements to Lakeview Drive and Presley Lane. Both frontage roads are lined with mature Pines and would not require the removal of oak canopy.

Staff finds the project is consistent with the General Plan.

Zoning: The subject site is zoned One-acre Residential (R1A) which permits a minimum parcel size of one acre. Therefore, the proposed 1 acre and 1.03 acre parcels conform to existing zoning.

The parcel map is consistent with the minimum parcel size requirements of the R1A Zone District. Future development of Parcel 2 would be required to maintain the 30 foot setback for all structures are required by the Fire Safe Regulations and the Zoning Ordinance.

Because the project parcel is located within Mitigation Area 1, *Section 17.71.220* of the Zoning Ordinance is applicable. This section establishes that a payment of a fee in lieu of Ecological Preserve Mitigation is required for parcels located within Mitigation Areas 1 and

2. A \$386.00 mitigation fee for single-family development is required prior to building permit issuance.

Staff finds the project is consistent with the Zoning Ordinance.

ENVIRONMENTAL REVIEW

NOTE: This project is not located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with *State Legislation (California Fish and Game Code Section 711.4)*, the project is subject to a fee of **\$1,850.⁰⁰** after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION

1. Adopt the Negative Declaration based on the Initial Study; and
2. Approve P06-0025 subject to the conditions in Attachment 1 based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A	Vicinity Map / Assessor's Parcel Number Page
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Tentative Parcel Map
Exhibit E	Environmental Checklist and Discussion of Impacts