

EL DORADO COUNTY DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
STAFF REPORT



Agenda of: February 20, 2008  
Item No.: 4.a.  
Staff: Jonathan Fong

**TENTATIVE PARCEL MAP**

**FILE NUMBER:** P06-0017

**APPLICANT:** Chamy Lee

**REQUEST:** Tentative Parcel Map creating three parcels ranging in size from three to four acres (Exhibit B).

**LOCATION:** On the east side of Lake Hills Drive, southeast of the intersection with Lake Hills Court, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

**APN:** 110-020-08

**ACREAGE:** 10.4 acres

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

**ZONING:** Single Family Three-Acre Residential (R3A) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Exempt pursuant to Section 15162(a) of the CEQA Guidelines

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** The project was submitted on May 25, 2006 and included a request to rezone the parcel from Estate Residential Five-Acre (RE-5) to Single Family Three-Acre Residential (R3A) and a parcel map request to create three parcels ranging in size from three to four acres. The project was presented to the Planning Commission on April 26, 2007 and a motion was passed to forward a recommendation of approval to the Board of Supervisors. The project was presented to the Board of Supervisors on June 5, 2007 and a motion was passed to deny the project. The Board of Supervisors reconsidered the project on August 28, 2007 and approved the rezone request and remanded the

parcel map back to the Zoning Administrator for consideration. The Board provided staff with the direction to require the applicant to participate in a road maintenance agreement and during the review of the parcel map that an equestrian easement across the parcel be considered.

**STAFF ANALYSIS:** Staff has reviewed the project for compliance with the County’s 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 three parcels. The parcels would range in size from three acres to four acres. The Department of Transportation has requested that road improvements be required along the project frontage on Lake Hills Drive and Lake Hills Court. Lake Hills Drive would be widened to a half width of 20 feet pursuant to Standard Plan 101 B. Lake Hills Court would be widened to a half width of 12 feet pursuant to Standard Plan 101C. Individual driveways would be constructed to provide access to the parcels from Lake Hills Court. The project would be served by EID public water and sewer.

The Board of Supervisors requested that staff consider the requirement for trail easements to be required along Lake Hills Drive and Lake Hills Court. The trail easements would match the existing ten-foot wide easement located along Lake Hills Drive on the adjacent parcel to the south. The extension of the trail easement along Lake Hills Court would allow for future extension through to Salmon Falls Road through an adjacent parcel which has development applications currently in process.

**Site Description:** The ten-acre parcel is located within the El Dorado Hills Community Region. The project site is located at roughly a 650 foot elevation with mild slopes. A Biological Survey was performed on the project parcel on August 15, 2006. None of the Pine Hill rare plant species were identified on the project site. Vegetation onsite is primarily wild grasses. An arborist report prepared for the project site dated February 9, 2007, identified 92 oak trees. Oak species onsite are primarily Interior Live Oak (*Quercus wislizenii*) and Blue Oak (*Quercus douglasii*). The nearest riparian feature is New York Creek which is located offsite, approximately one-quarter mile to the east. The project site is currently undeveloped.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-10	MDR	Undeveloped Residential Land
<b>North</b>	RE-10	MDR	Single Family Residential
<b>South</b>	RE-5	MDR	Single Family Residential
<b>East</b>	RE-10	MDR	Single Family Residential
<b>West</b>	R1	AP	Single Family Residential

The project parcel is bounded on all sides by residential development. The project would create three residential parcels in a residential setting, and the project would not create conflicts with the surrounding land uses.

**General Plan:** The project is located within the Medium Density Residential (MDR) land use designation which permits a minimum parcel size of one to five acres. The proposed three to four acre size parcels therefore are consistent with the MDR land use designation.

The project would create parcels less than five acres in size within the MDR land use designation. Pursuant to **General Plan Policy 5.2.1.3** and **5.3.1.2** require the project to connect to public water and sewer. The El Dorado Irrigation District (EID) submitted a Facilities Improvement Letter (FIL) to the applicants dated May 2, 2006. An eight inch water line exists beneath Lake Hills Court which is capable of providing water to the proposed residential parcels. The water line is capable of would sustain the required fire flow as required by the El Dorado Hills Fire Department. A six inch sewer pipe is located beneath Lake Hills Drive which can provide adequate wastewater service to the proposed residential parcels.

**General Plan Policy 7.4.4.4** establishes retention and replacement provisions for impacted oak canopy. The arborist report and accompanying Oak/Canopy Site Assessment form identifies one oak tree that would be removed in conjunction with the project. The oak tree would require removal to allow development on Parcel 3.

A site evaluation determined that a total of 3.08 acres of oak canopy is located on the 10.99 acre site. The 28 percent canopy coverage requires 85 percent retention pursuant to General Plan Policy 7.4.4.4. Approximately .050 acres of canopy would be removed. Ninety-eight percent of the existing oak canopy would be retained which is consistent with the retention provisions of the policy. The project has been conditioned to prepare and implement a replacement plan for the replacement of the affected oak canopy (Condition No. 5).

The parcel map would create three residential parcels. The proposed parcel sizes are consistent within the MDR land use designation. As discussed above, adequate public services, infrastructure, and fire protection exist that would support the additional residential density. Staff finds the project is consistent with the General Plan.

**Zoning:** The project would rezone the current parcel from Estate Residential Ten-acre (RE-10) to Single-family Three-acre Residential (R3A). The project would create three residential parcels ranging in size from three to four acres. The proposed parcel sizes would comply with the minimum parcel size allowed within the R3A zone.

As shown on the parcel map (Exhibit E), building envelopes have been proposed with corresponding driveway accesses. The building envelopes would be setback at least thirty feet to comply with the Development Standards of the R3A zone and the Firesafe Regulations. As proposed, the parcels

would be consistent with the minimum parcel size and development standards of the R3A Zone District.

Staff finds the project is consistent with the Zoning Ordinance.

**ENVIRONMENTAL REVIEW**

**NOTE:** Pursuant to Section 15162(a) of the CEQA Guidelines, once a Negative Declaration has been adopted for a project, no further environmental review is required. The Negative Declaration adopted by the Board of Supervisors analyzed the environmental impacts associated with the proposed parcel map. Therefore, no further environmental review is necessary.

Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.

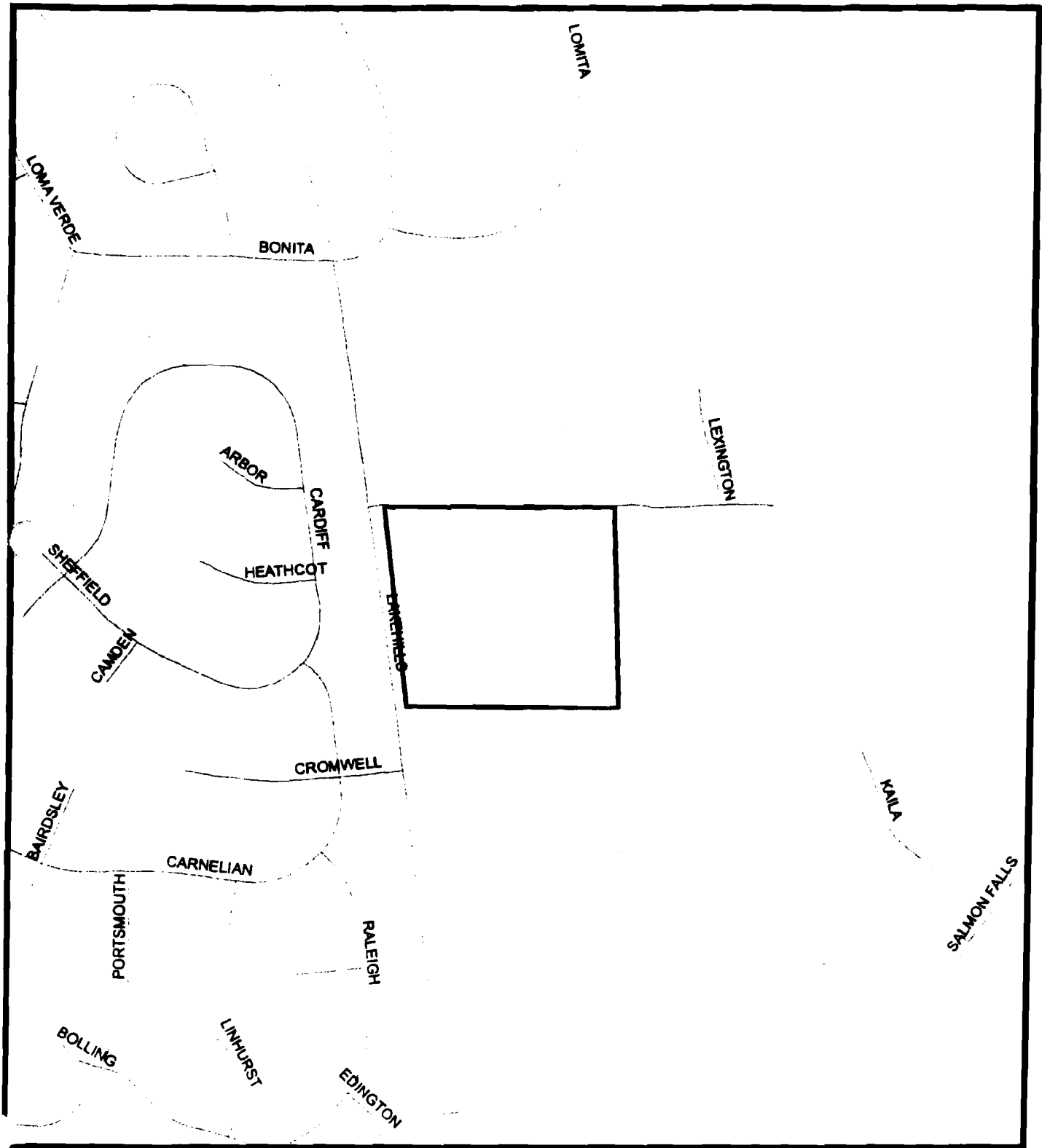
**RECOMMENDATION:** Conditional approval

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

- Exhibit A.....Vicinity Map
- Exhibit B.....General Plan Land Use Map
- Exhibit C.....Zoning Map
- Exhibit D.....Parcelization Map
- Exhibit E.....Tentative Parcel Map
- Exhibit F.....Environmental Checklist and Discussion of Impacts

Lee Parcel Map P06-0017/ Z06-0017  
Vicinity Map



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

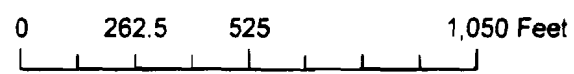
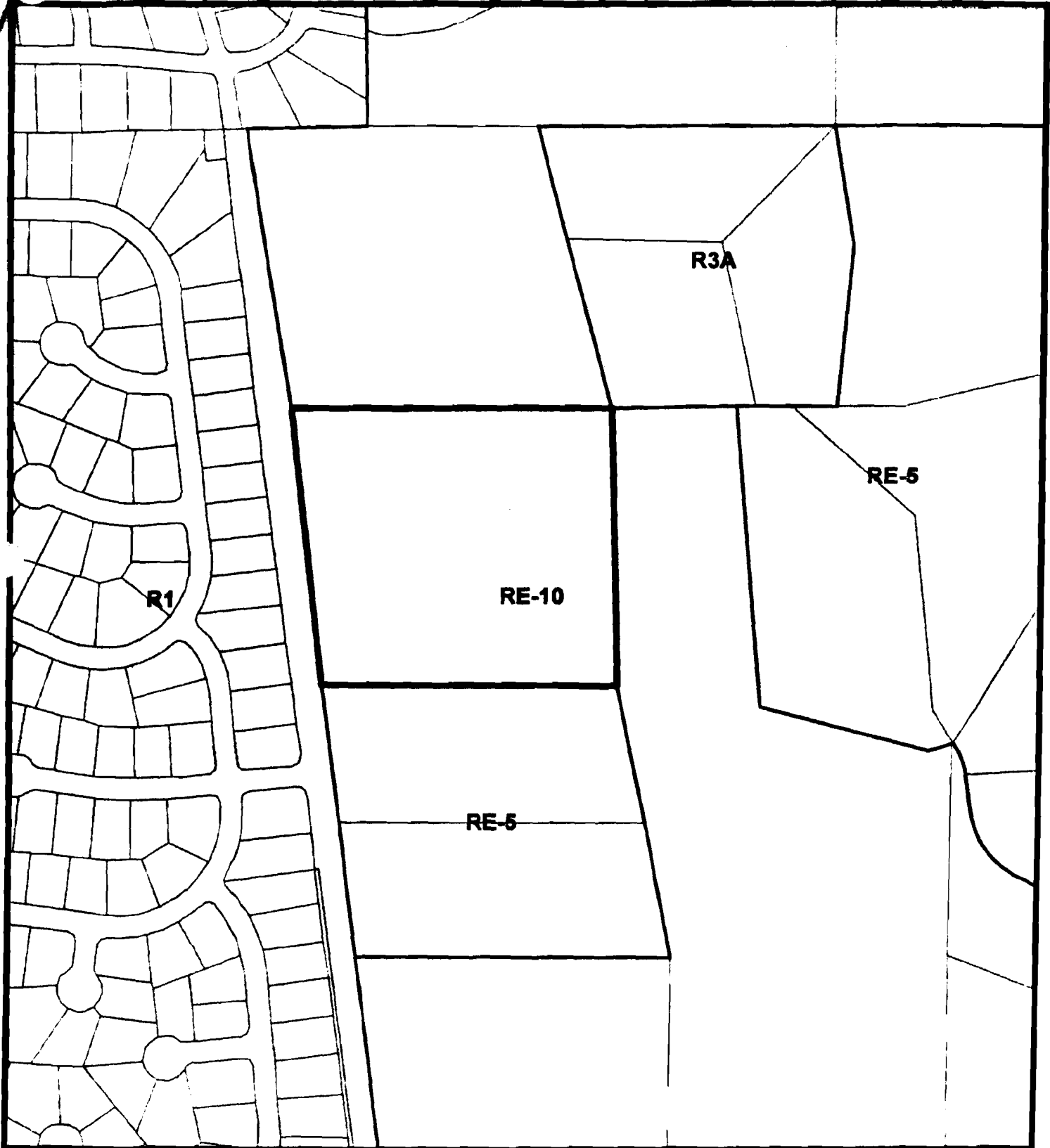


Exhibit A



**Lee Parcel Map P06-0017/ Z06-0017  
Zoning Map**



Map prepared by:  
Jonathan Fong  
El Dorado County  
Planning Services

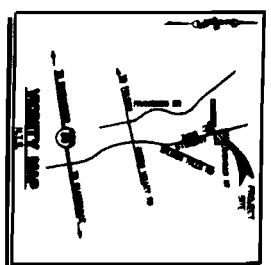
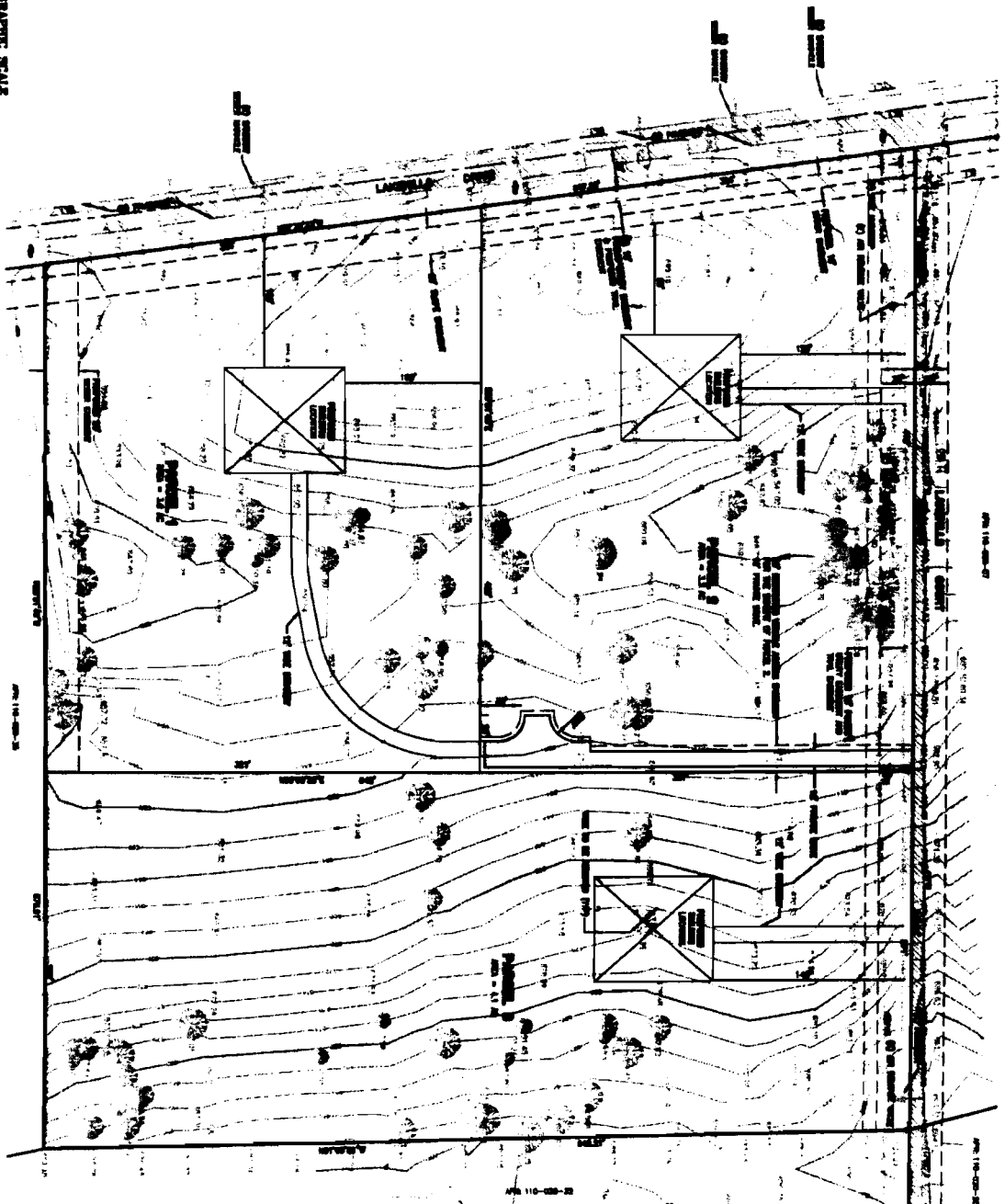
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**Exhibit C**



**TENTATIVE PARCEL MAP  
FOR  
LAKEHILLS DRIVE PROPERTY  
EL DORADO COUNTY  
NOVEMBER 2007**

APR. 10-030-06  
CALIFORNIA



**PROJECT INFORMATION**

OWNER: [REDACTED]  
 PROJECT: [REDACTED]  
 DATE: [REDACTED]

**PREPARED BY:**  
 CLAYBAR ENGINEERING INC.  
 2121 10TH STREET, SUITE 200  
 SACRAMENTO, CA 95811  
 TEL: 916-486-7301  
 FAX: 916-486-7302

**DATE:** NOVEMBER 2007

**SCALE:** AS SHOWN

**PROJECT NO.:** 200408

**SHEET 1 OF 1**

*[Signature]*  
 [Professional Seal]

PROJECT NO. 200408	TENTATIVE MAP FOR <b>LAKEHILLS DRIVE PROPERTY</b> 1 LAKEHILLS DRIVE EL DORADO HILLS	CLAYBAR ENGINEERING INC. 2121 10TH STREET, SUITE 200 SACRAMENTO, CA 95811 TEL: 916-486-7301 FAX: 916-486-7302	DATE NOVEMBER 2007	SCALE AS SHOWN	SHEET 1 OF 1	EL DORADO COUNTY CALIFORNIA
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