

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



Agenda of: July 2, 2008
Item No.: 6.a.
Staff: Tom Dougherty

PARCEL MAP

FILE NUMBER: P07-0021

APPLICANT: Charles and Nancy Carr

AGENT: Lebeck Young Engineering, Nicole Young

REQUEST: Tentative Parcel Map creating two parcels, 20 and 50.00 acres in size on a 70-acre site. Design waivers have been requested for the following:

- A. Allow for a dead-end road of 5,000 feet, exceeding 2,640 feet.
- B. Allow a driveway to access Parcel B.

LOCATION: On the west side of Old Neumann Road, approximately 3,000 feet northwest of the intersection with Deer Valley Road, in the Rescue area, Supervisorial District IV. (Exhibit A)

APN: 102-010-25 (Exhibit B1)

ACREAGE: 70 acres

GENERAL PLAN: Rural Residential (RR) (Exhibit D)

ZONING: Estate Residential Ten-Acre (RE-10) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Negative Declaration

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

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff; and,
2. Approve the Tentative Parcel Map P07-0021.

BACKGROUND: The parcel was originally established by Patent A-44 to Edward Smith, recorded January 31, 1892. The Carr family acquired the property by grant deed by OR 1205-439, recorded on July 6, 1973. On October 17, 1977, the Carrs split the property by Gift Deeding to Edward and Ruth Carr, the Easterly 10 acres (OR 1559-151), resulting in the subject parcel.

The current zoning became effective following the adoption of the Rescue Area Plan on December 9, 1976. The property was designated Rural Residential by the current General Plan adopted July 19, 2004 and on the previous General Plan adopted July 19, 1996. The subject parcel map application was submitted was deemed complete on March 14, 2008.

Permit History: Proposed Parcel A contains a 1,981 square-foot single-family residence constructed in 1974 (Building Permit 12548).

STAFF ANALYSIS

Project Description: The applicant is proposing a tentative parcel map creating two parcels of 20 and 50 acres in size on a 70-acre site. The existing onsite access road width to the existing Parcel A structures would be expanded to an 18-foot wide surface with one-foot shoulders. The existing dirt driveway from that point to proposed Parcel B would be surfaced to a Fire Safe Residential Driveway Standard. A Fire Safe turnaround would be established where the roadway meets Parcel B. Old Neumann Road would be improved to minimum Fire Safe standards to the discretion of the Rescue Fire Protection District. The encroachment from Old Neumann Road onto Deer Valley Road would be improved to the provisions of County Design Std 103C. Design waivers have been requested to allow for a 5,000-foot dead-end road, exceeding 2,640 feet, and to allow a driveway to access Parcel B.

Site Description: The project site is accessed via Old Neumann Road off of Deer Valley Road, both of which are paved with asphalt. The property slopes gently downward from both the northwest and southeast corners to the low point points in a strip of land dissecting it from the northeast corner to the low point near the southwest corner. The parcel contains 0 – 30 percent slopes, but the majority being ten percent. Proposed Lot A is developed with a single-family residential unit, associated landscaping, accessory buildings and supporting utility and access driveway. The 70-acre site is located between the 1,280 to 1,460-foot elevations above sea level. There is an existing small pond near the northeast corner. The parcel is covered intermittently with native oak trees with a few native shrubs and exotic annual grasses.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	RR	Rural Residential, single-family dwelling, (70 acres).
North	RE-10	RR	Rural Residential, single-family dwellings, (two parcels, 80 and 10.0 acres in size).
South	RE-10	RR	Rural Residential, single-family dwellings, (two parcels, 11 and 10.0 acres in size)
East	RE-10	RR	Rural Residential, single-family dwelling, (one ten-acre parcel).
West	RE-10	RR	Rural Residential, single-family dwellings, (three parcels, 10 acres in size).

Discussion: Exhibits A and B1 to B3 illustrate that the general area consists of ten-acre parcels in a ten-acre zone. The proposed parcels can be found be consistent with the surrounding development.

Project Issues: Discussion items for this project include land use and zone compatibility, road improvements, water and septic improvements, fire safety, existing site design for grading and improvements, and available public services.

Land Use and Zone Compatibility: This site's General Plan land use designation is Rural Residential (RR) and the property is located within the Rural Region General Plan planning concept area. The RR allows a density of one dwelling unit per 10 to 160 acres. As illustrated on the General Plan Consistency Matrix Table 2-4, which defines compatible zones with the respective land use designation. The RE-10 zone is consistent with RR designation, given that the proper infrastructure and services are available to support an increase in density allowed by the zone. This project would provide the infrastructure required for the request.

Water System Improvements and Fire Safety: The two parcels would not be located in the El Dorado Irrigation District (EID) service area. Annexation into that District has not been required by the Local Agency Formation Organization (LAFCO) or the El Dorado Irrigation District as a condition of this map. The parcels would be required to meet the required fire flow needed for fire protection as determined by the Rescue Fire Protection District. A Fuel Modification and Wildland Fire Safety Plan would be required for approval by the Rescue Fire Protection District and Calfire. The project has been conditioned to meet these requirements prior to filing the parcel map.

Parks and Recreation: There are a number of public amenities in the form of public parks and recreational opportunities within the County, and many are close to the area. This project would be required to pay a Park-in-Lieu fee for the acquisition of parklands which is calculated in accordance with Section 16.12.090 of the County Code. The fees would be paid at the time of filing the parcel map to the El Dorado County Department of General Services, Division of Airports, Parks and Grounds. The fee would be based on the creation of two parcels.

School Facilities: The Rescue Union School District and El Dorado Union High School District provides schools for residents. School impact fees would be assessed during the review of building permits to address any school impacts that may be created with the approval of this project.

Water and Sewer: There is existing well located on proposed Parcel A. The applicants submitted a *Report of Well Production* dated June 24, 2007 that reported adequate production. The applicants submitted a *Percolation Test* dated October 26, 2007 for the subject parcel that has been reviewed by the Environmental Health Division who determined it proved the potential for adequate septic facilities for proposed Parcel B. Parcel A already has an existing approved septic system. The Environmental Health Division would review specific septic designs with future development plans, including potential second-residential units on all parcels to ensure that the final septic disposal design meets County standards.

Access: The project gets access from Old Neumann Road which encroaches off of Deer Valley Road. Old Neumann Road is paved to a width of 14-16 feet with recently widened and graveled shoulders to an average of 18-foot width with drainage ditches, and has easement rights for utilities. There is an existing asphalt access road from Old Neumann Road that transverses the parcel to the east and enters the subject parcel. The El Dorado County Department of Transportation (DOT) has required that road to have an 18-foot wide surface with one-foot shoulders. Old Neumann Road would be widened to minimum Fire Safe standards to the discretion of the rescue Fire Protection District from Deer Valley Road to the encroachment on Old Neumann into the parcel. The encroachment from Neumann Road to Deer Valley Road would be improved to DOT standards. The project has been conditioned to comply with El Dorado County Department of Transportation requirements.

The Rescue Fire Protection District will require an approved Fuel Modification and Wildland Fire Safety Plan to address the road surface and access to the proposed parcels. Widening the road beyond the existing 18-foot width with 1 foot shoulders would require the removal of a significant number of mature oak trees and adjacent fencing and landscaping. The Fire District would work with the applicant to allow for some discretion in those areas of conflict. DOT staff has stated that they would support the recommendations from the Fire District.

Design Waiver Requests: A design waiver has been requested to allow for a dead-end road of 5,000 feet, exceeding 2,640 feet. The eastern boundary of proposed Parcel A is located approximately 3,200 feet from Deer Valley Road. The eastern boundary at the proposed turnaround at proposed Parcel B is approximately 5,000 feet from Deer Valley Road. There would be 19 parcels that would utilize Neumann Road, which is not County maintained, as the collector road from Deer Valley Road, upon approval of the subject parcel map.

With the implementation of the required Fuel Modification and Wildland Fire Safety Plan, the responsible fire protection agencies have determined that the project would meet Fire Safe regulations and the design waiver request could be supported. DOT staff has stated they would support the design waiver request as long as the Fire District was satisfied the minimum Fire Safe standards would be met.

A design waiver has been requested to allow a driveway to access Parcel B. Existing terrain conditions and the design of the project to utilize only existing dirt and gravel roadbeds, approving the project with both design waivers could be found to be the most efficient way to reduce impacts to the existing natural features. Neither El Dorado County DOT nor Rescue Fire Protection District staff had negative issues with the design waiver requests. Therefore, staff recommends approval of the waivers.

General Plan: The General Plan currently designates the subject site as Rural Residential (RR), which permits an allowable density of one dwelling unit per 10 to 160 acres, and establishes areas for residential and agricultural development where available infrastructure is limited. The proposed 20 and 50-acre parcels would conform to the existing General Plan land use designation. As conditioned, this project would be consistent with the policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below:

Policy 2.1.1.7 directs that development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated. As discussed above in the *Access* section, emergency road access would be conditioned to be improved to minimum DOT and Fire Safe standards prior to filing the map. The Rescue Fire Protection District has conditioned the project to meet their fire safe requirements with an approved Fuel Modification and Wildland Fire Safety Plan prior to filing the parcel map. Power and phone are onsite.

Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood. The two new parcels would be consistent with the existing development pattern and the Rural Residential General Plan land use designation.

Policy 5.7.1.1 directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development. **Policy 6.2.3.2** directs that the applicant 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. The project would be required to meet the required minimum fire flow requirements of the Rescue Fire Protection District which would be reviewed and approved by them prior to filing the parcel map. As conditioned, and discussed under *Access* in the Project Issues section, the project would meet the intent of this policy.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. The parcel has oak tree canopy coverage of approximately 30 percent of the 70 acres. The Interim Interpretive Guidelines for General Plan Policy 7.4.4.4 requires retention of 85 percent of the canopy be retained. During the process of developing these two parcels, no oak tree canopy has been anticipated to be removed therefore; the project would be compliant with Policy 7.4.4.4. The full discussion of the impacts to 7.4.4.4 is contained in section IV Biological Resources in Initial Study/Environmental Checklist, Draft Negative Declaration as shown in Exhibit K.

Conclusion: The project has been reviewed in accordance with the General Plan policies and it has been determined that the project would be consistent with all applicable policies of the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Estate Residential Ten-Acre (RE-10). RE-10 permits a minimum parcel size of ten acres. The proposed 20 and 50-acre parcels conform to existing zoning and the development standards in Section 17.70.110 for minimum lot width of 150 feet, minimum parcel size of ten acres, building setback requirements of 30 feet from parcel boundaries and road easements, as well as the parking requirements of two spaces not in tandem per dwelling unit pursuant to Section 17.18.060.

Conclusion: As discussed above, staff finds that the project can be found to be consistent with the RE-10 Zoning District and that the necessary findings can be made to support the request for a tentative parcel map creating two parcels. The details of those findings are contained in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion) 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.

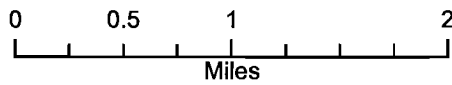
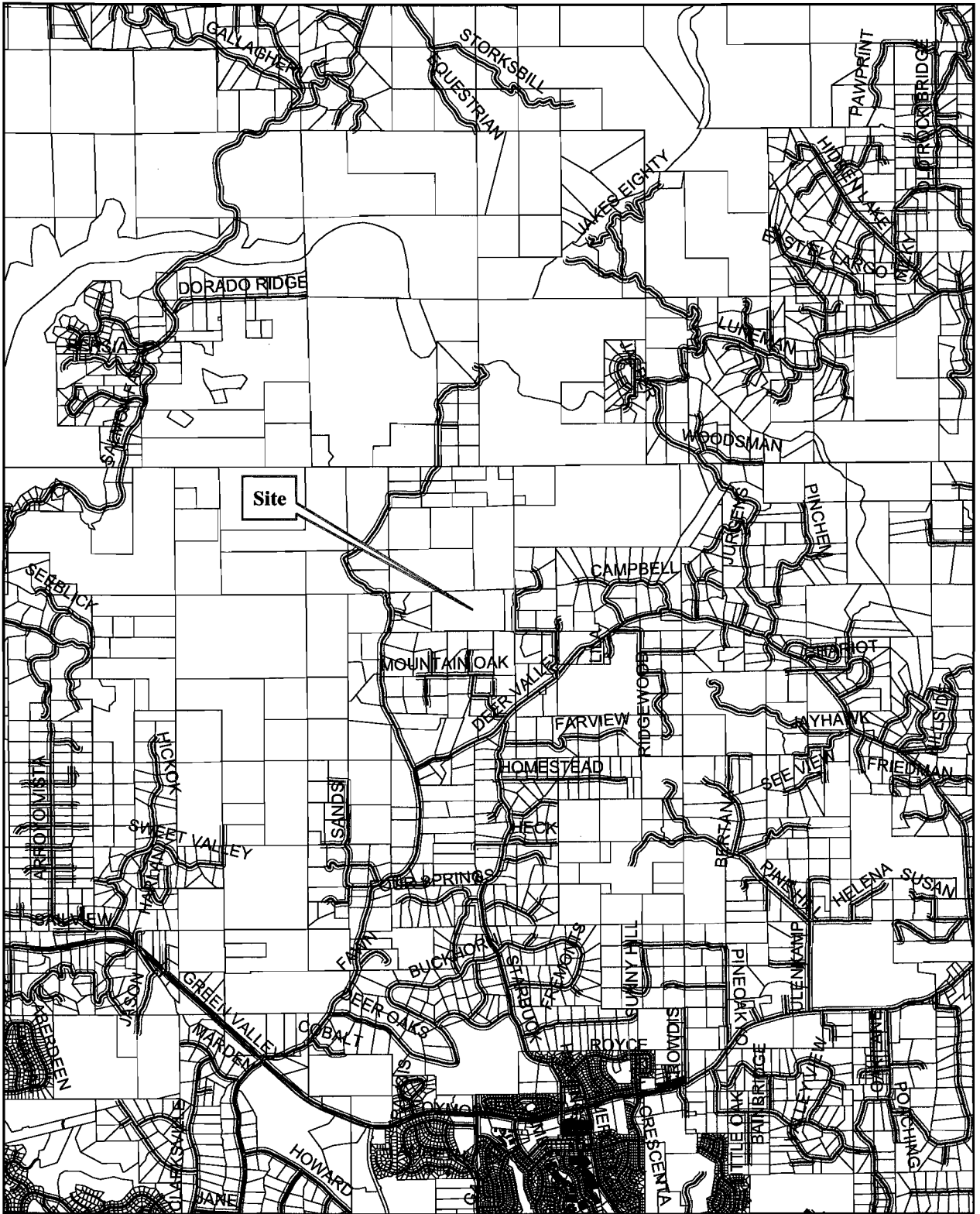
This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B1, B2, B3.....	Parcelization Maps, (Assessor's Maps)
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Tentative Parcel Map, received March 14, 2008
Exhibit F.....	Soils Map
Exhibit G.....	Clarksville U.S.G.S. Quadrangle
Exhibits H1 to H3.....	Site Visit Photos
Exhibits I1 and I2.....	Aerial Photos
Exhibit J.....	Draft Mitigated Negative Declaration

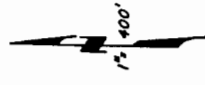
Vicinity



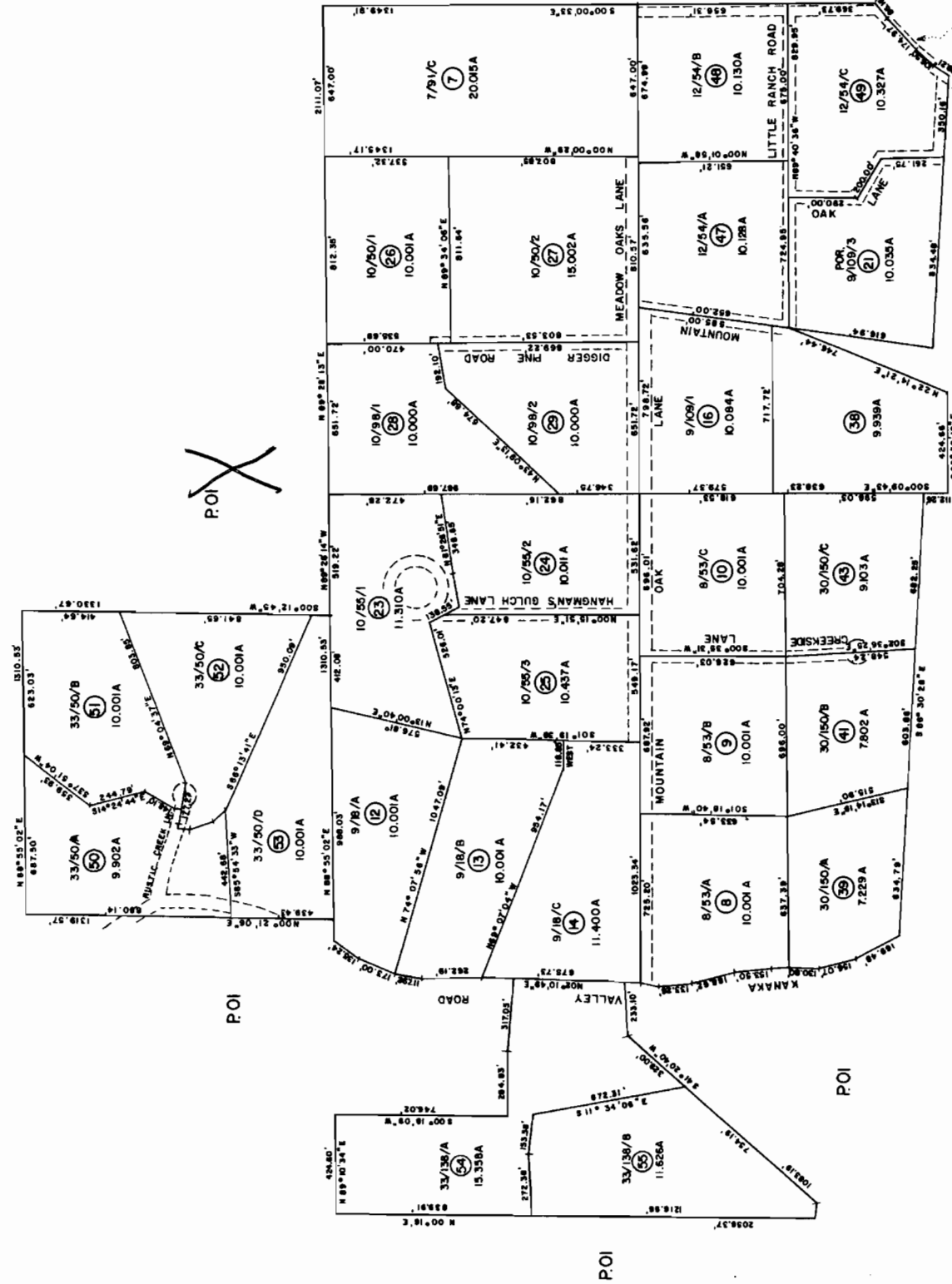
POR. SEC. 8, T.10N., R.9E., M.D.M.

Tax Area Code

102:04



X = Subject Parcel location



Assessor's Map Bk. 102 - Pg. 04
County of El Dorado, California

DEER VALLEY ROAD

P.O.T

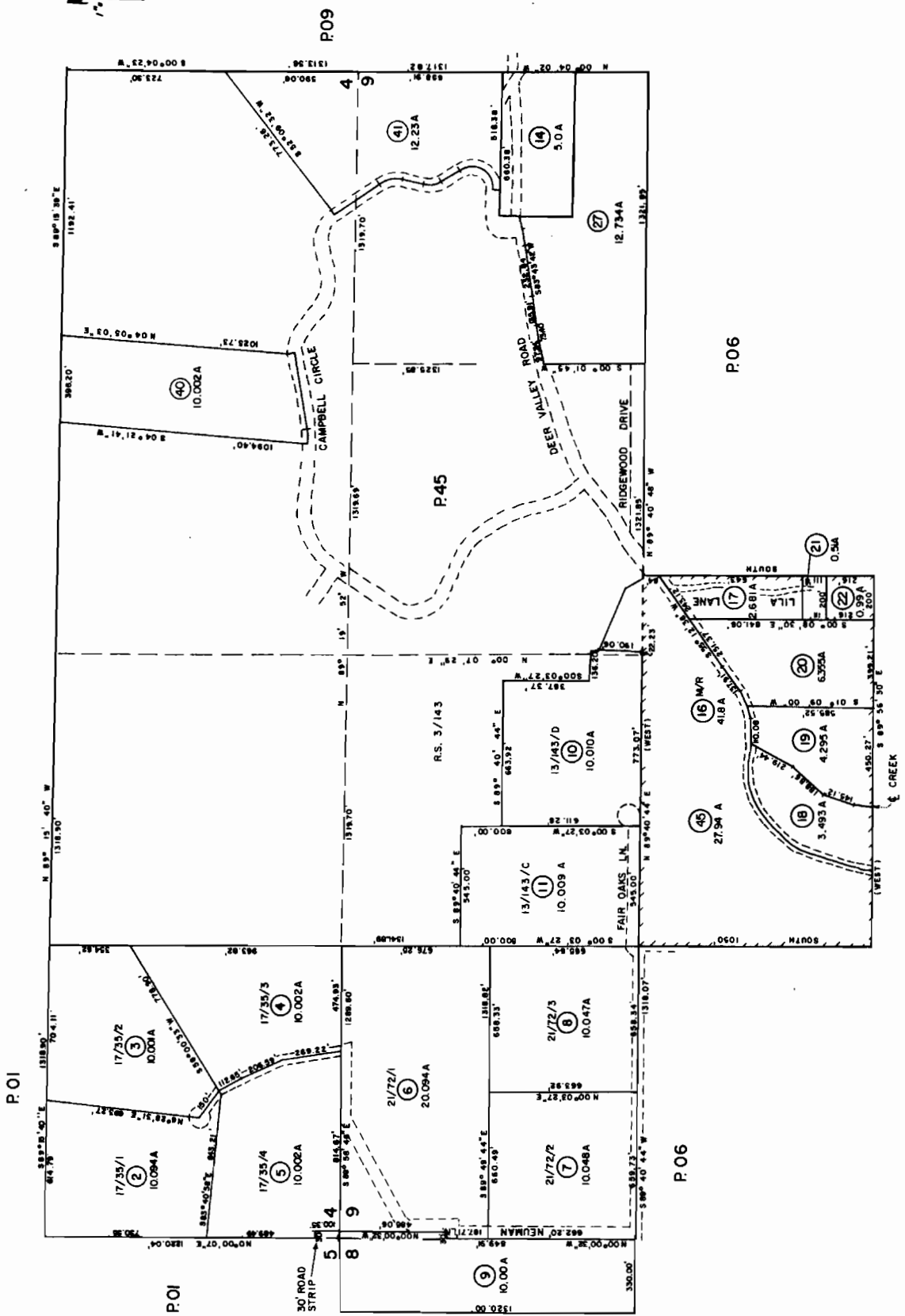
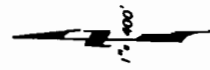
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Exhibit B2

POR. SEC'S 4 & 9, T. 10N., R. 9E., M.D.M.

102:05

Tax Area Code



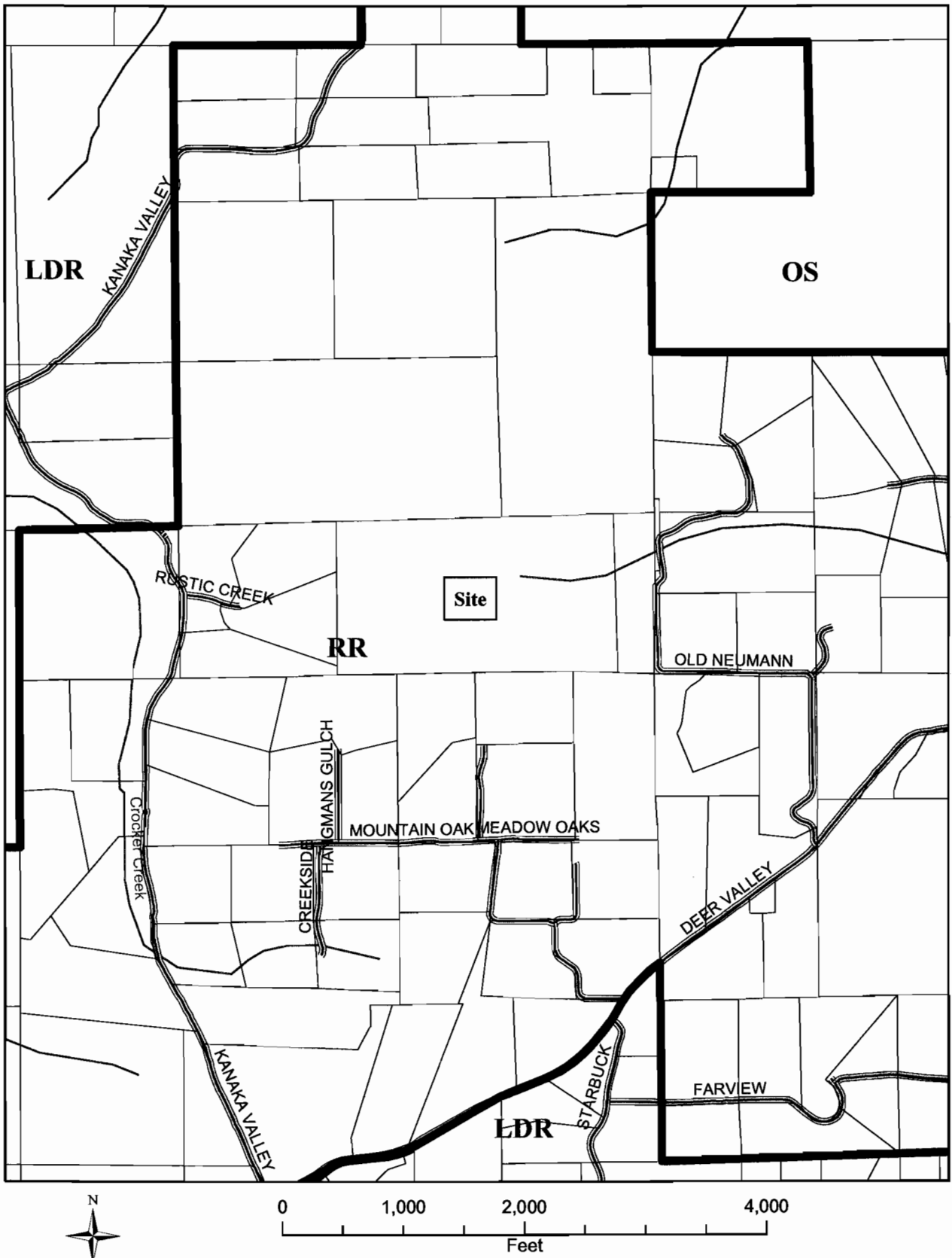
X = Subject Parcel
Location

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

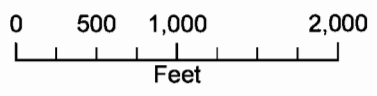
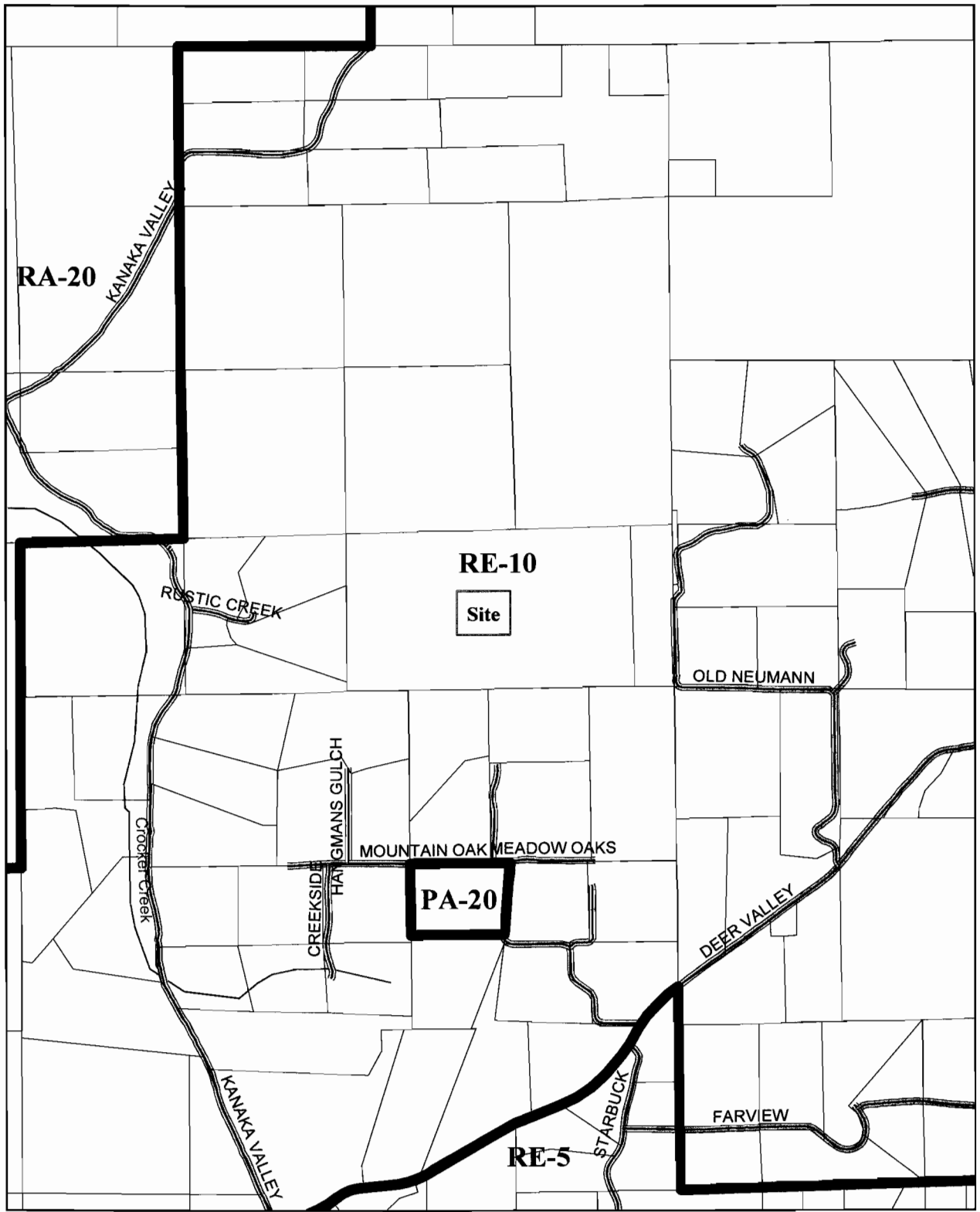
Assessor's Map Bk. 102 - Pg. 05
County of El Dorado, California

Exhibit B3

General Plan Land Use Designation



Zoning



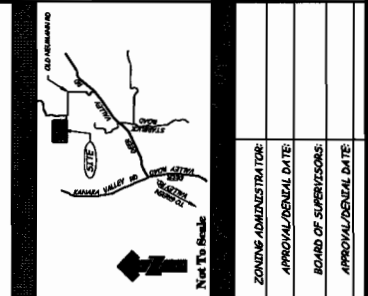
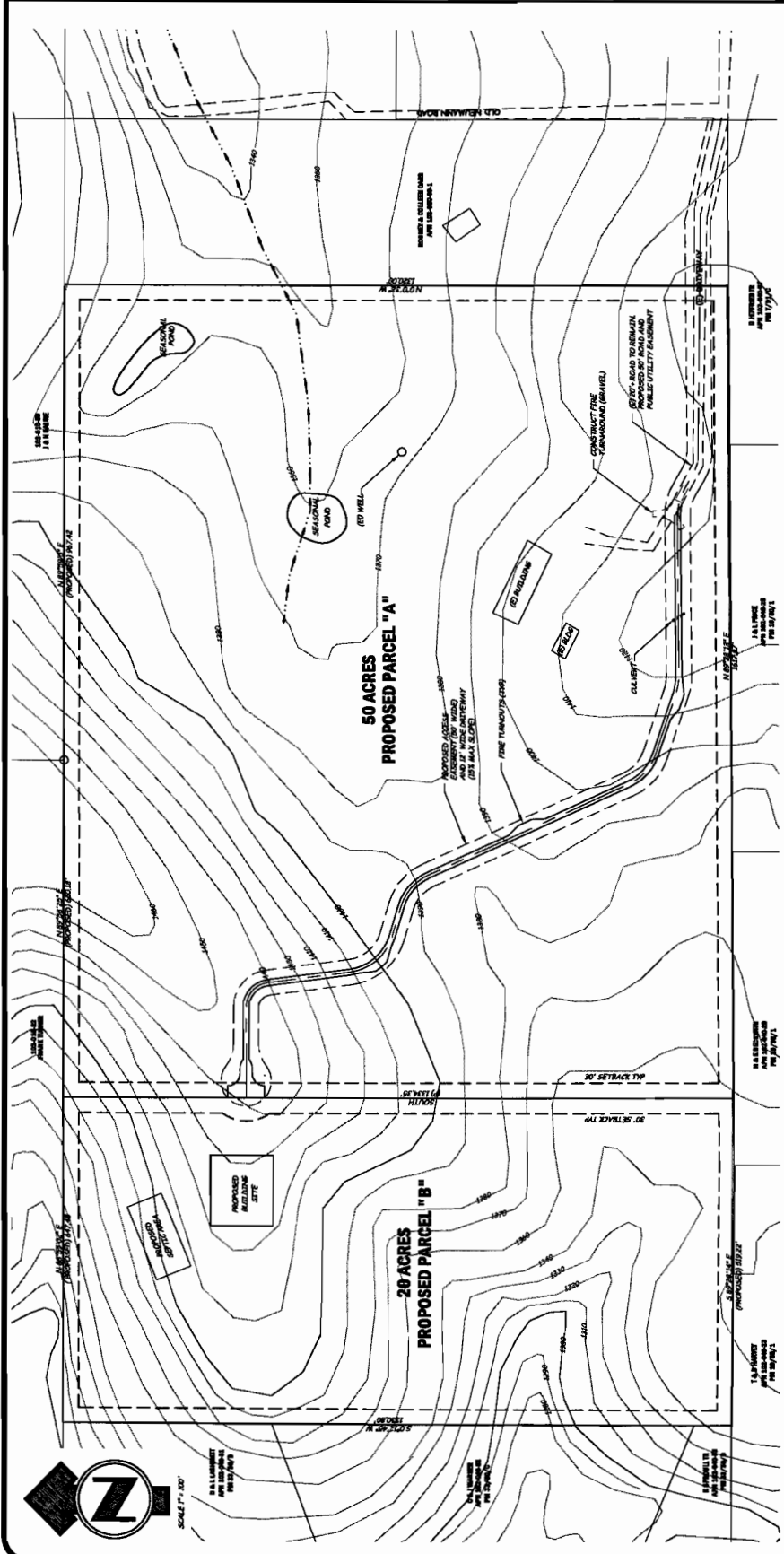
LEBECK & YOUNG
ENGINEERING, INC.
3450 ROCKY HILL, SUITE 200
DANFORTH PARK, CA 94522
PH (925) 877-4000 FAX (925) 877-4004



TENTATIVE PARCEL MAP
EXHIBIT
1000 Old Neuman Rd., Redwood, CA APN: 102-010-25-1

CHARLES & NANCY CARB
1000 A OLD NEUMAN ROAD
REDFORD, CA 94522
530-677-9442

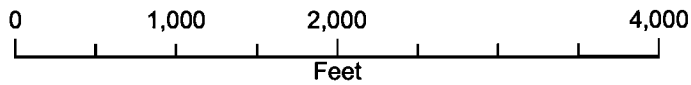
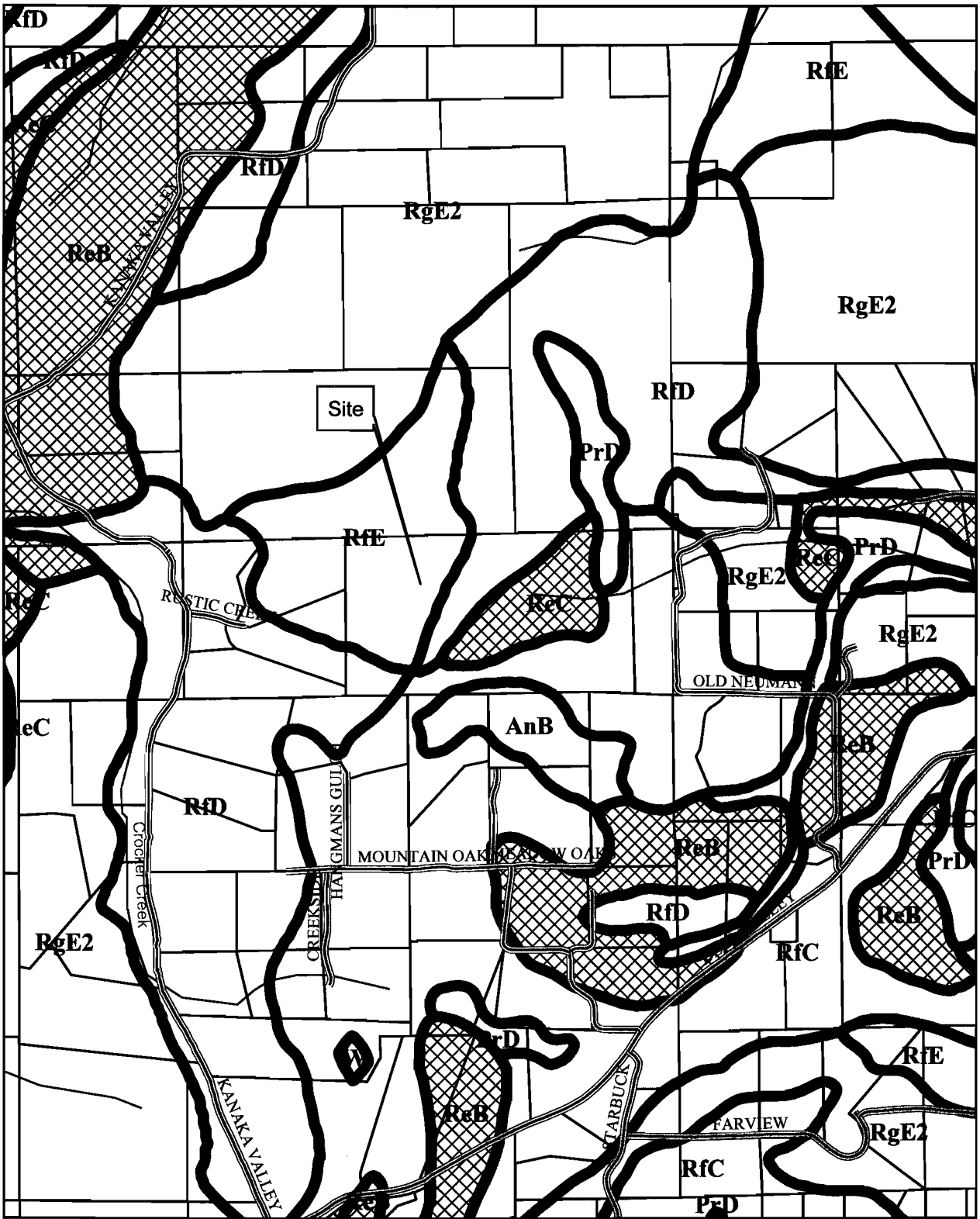
Project # 19-028
Date: May 2008
Scale: 1" = 50'
Designed by: N. Young
Drawn by: J. Leland
Sheet No.



OWNER	CHARLES & NANCY CARB 1000 A OLD NEUMAN ROAD REDFORD, CA 94522	OWNER'S ATTORNEY	YOUNG & YOUNG ATTORNEYS 1748 BAY AVENUE REDFORD, CA 94522 530-677-9442
APPLICANT	LANCE YOUNG ENGINEERING, INC. 1000 A OLD NEUMAN ROAD REDFORD, CA 94522	APPLICANT'S ATTORNEY	LANCE YOUNG ENGINEERING, INC. 1000 A OLD NEUMAN ROAD REDFORD, CA 94522
PREPARED BY	LANCE YOUNG, P.E. (SEE 57704)	DATE OF PREPARATION	DECEMBER 2007
COUNTY OF	CONTRA COSTA	SECTION	UNIFIED STATES REGULAR SURVEY MAP
SECTION	UNIFIED STATES REGULAR SURVEY MAP	TOWNSHIP AND RANGE	N. 1/2 OF NE 1/4 OF SEC. 2, TOWNSHIP 10 N., RANGE 1 E., S. 1/2 OF NE 1/4 OF SEC. 2, TOWNSHIP 10 N., RANGE 1 E. OF S. 1/2 OF NE 1/4 OF SEC. 2, TOWNSHIP 10 N., RANGE 1 E. OF
TOTAL AREA	70.00 ACRES	TOTAL NUMBER OF PARCELS	2
WATER SUPPLY	INDIVIDUAL WELLS	SEWERAGE DISPOSAL	SEPTIC
PROPOSED FINE PROTECTION	REDEVELOPMENT DISTRICT		

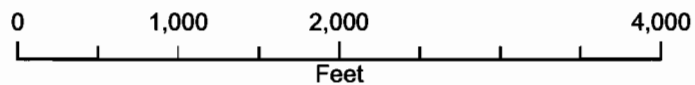
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CH	CHORD BEARING	LF	LEFT
CL	CHORD LENGTH	FR	FRONTED ROAD
CR	CURB RETURN	FR	FRONTED SIDE
D	DEGREE OF CURVE	FILE	FILE NUMBER
DWY	DRAINWAY	R	ROAD MARKING FROM MAP
ED	ELEVATION	RT	RIGHT
ES	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	TC	TOP OF CURB ELEV.
FF	FRONTED FLOOR	TP	TOP OF CURB ELEV.
FL	FLOWLINE	UV	UTILITY SERVICE
FL	FLOWLINE	W	WALL HEIGHT
FL	FLOWLINE	WL	WATER LINE
MS	GRADE INCH	WS	WATER SERVICE

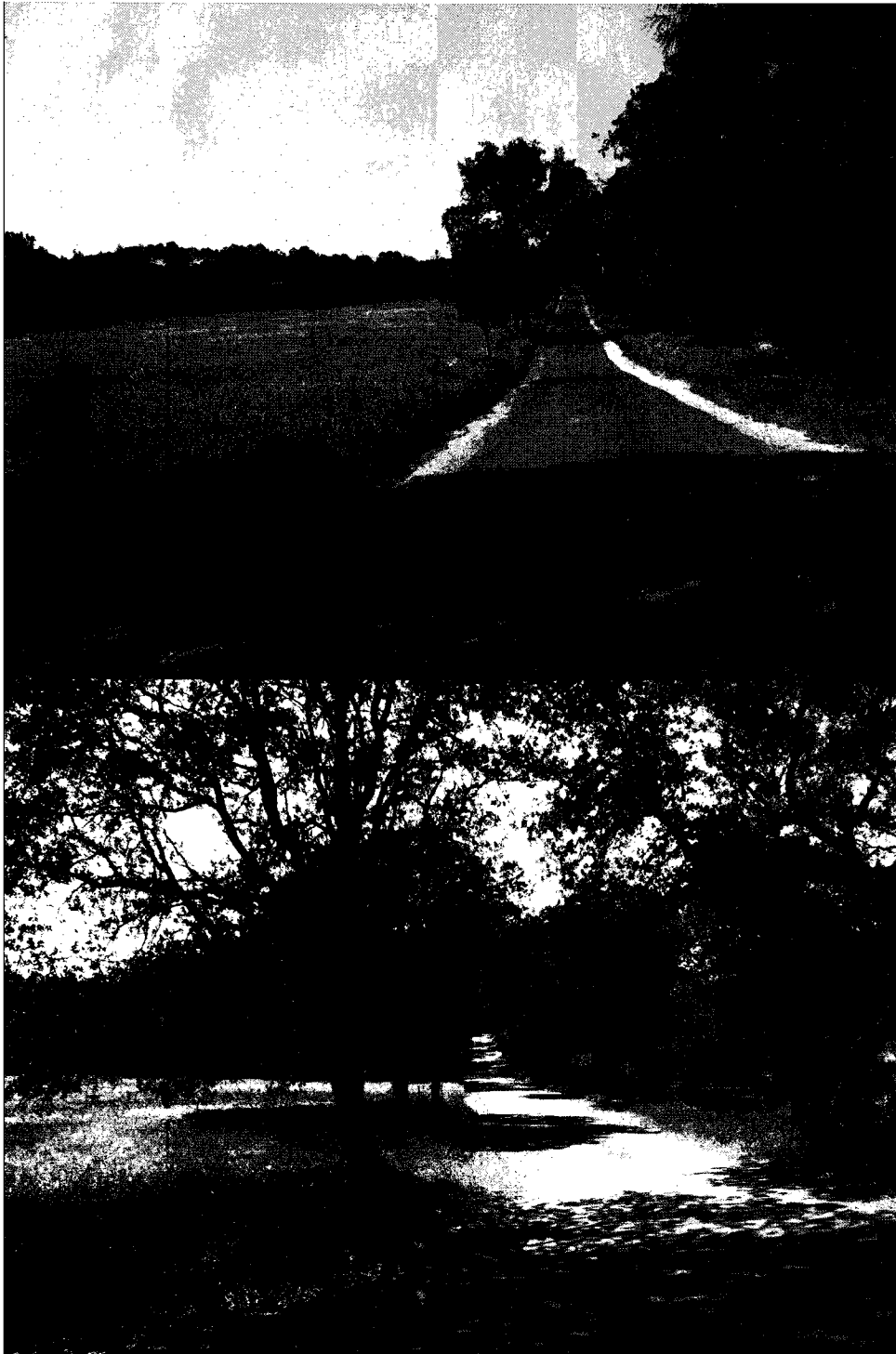
Soils



 Choice Soils

Clarksville U.S.G.S. Quadrangle





Comment: Old Neumann Road after you enter off Deer Valley Road heading north.

Comment: Rounding the bend on Old Neumann Road, now heading west towards the parcel.



Comment: Standing on Old Neumann Road at the driveway entrance into the parcel looking west



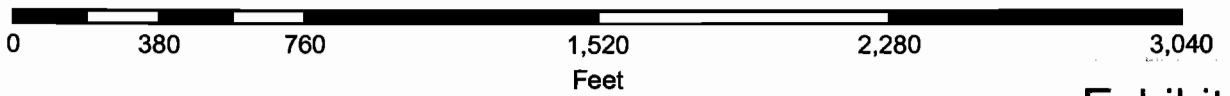
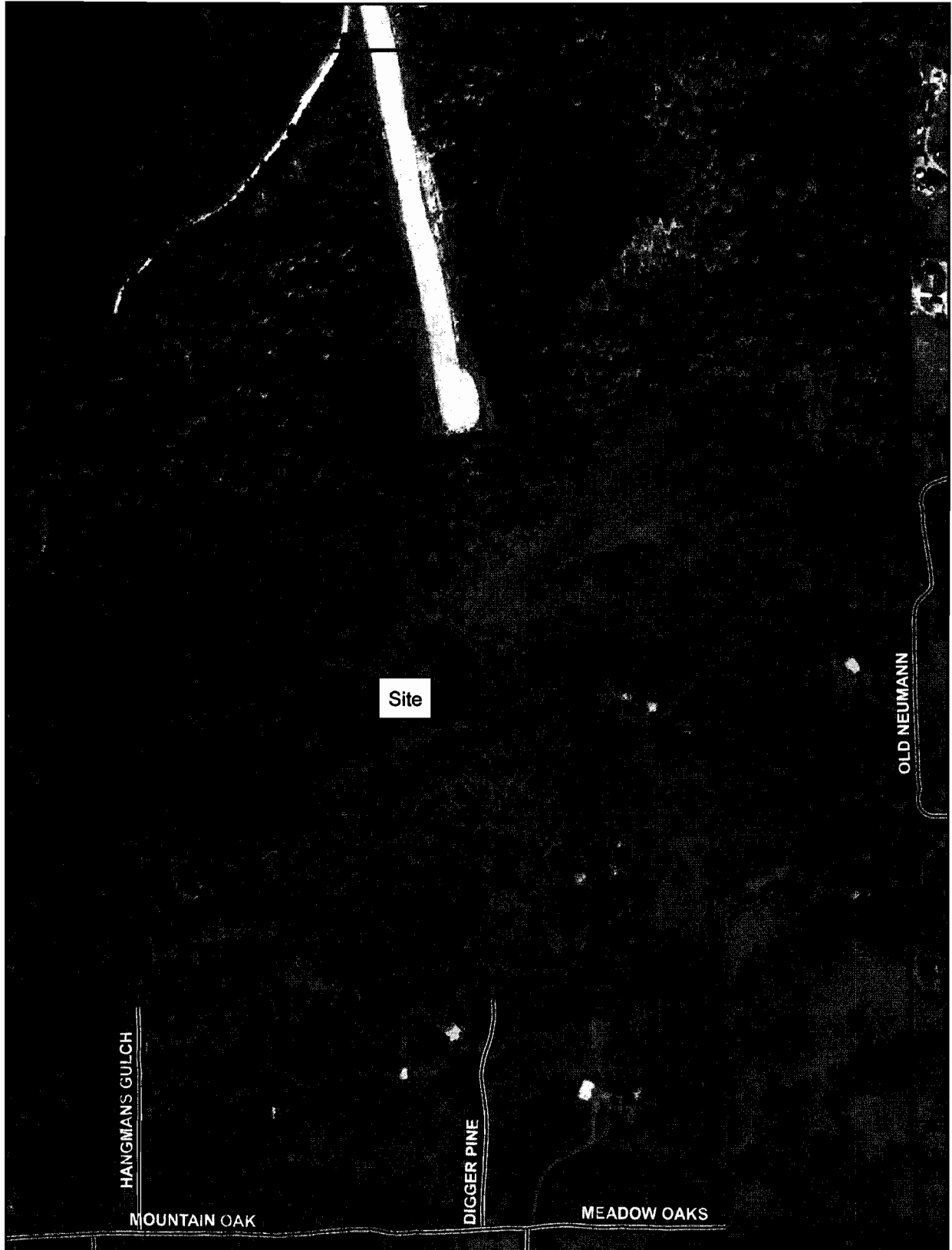
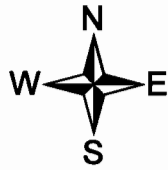
Comment: Standing at the driveway entrance to the parcel looking east onto Old Neumann Road.

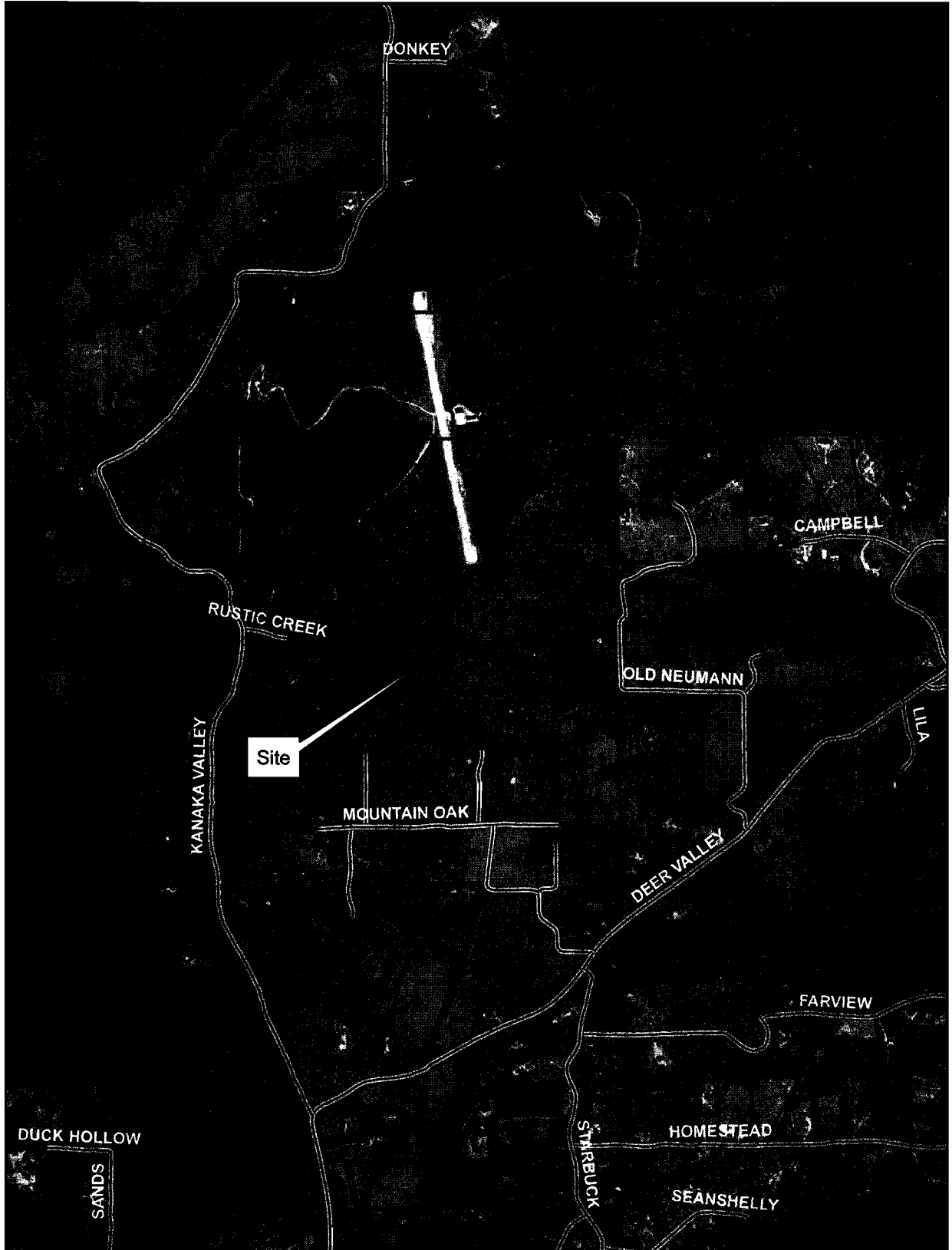
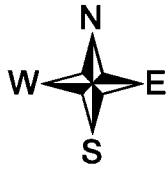


Comment: Entering into the parcel going west on the existing access driveway.



Comment: New driveway area to Parcel B looking northwest to the turnaround area.





0 0.125 0.25 0.5 0.75 1
Miles