

# Planning Commission Hearing

## **P23-0005** Native Lane Parcel Map



JUNE 24, 2026

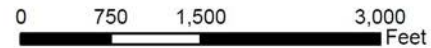
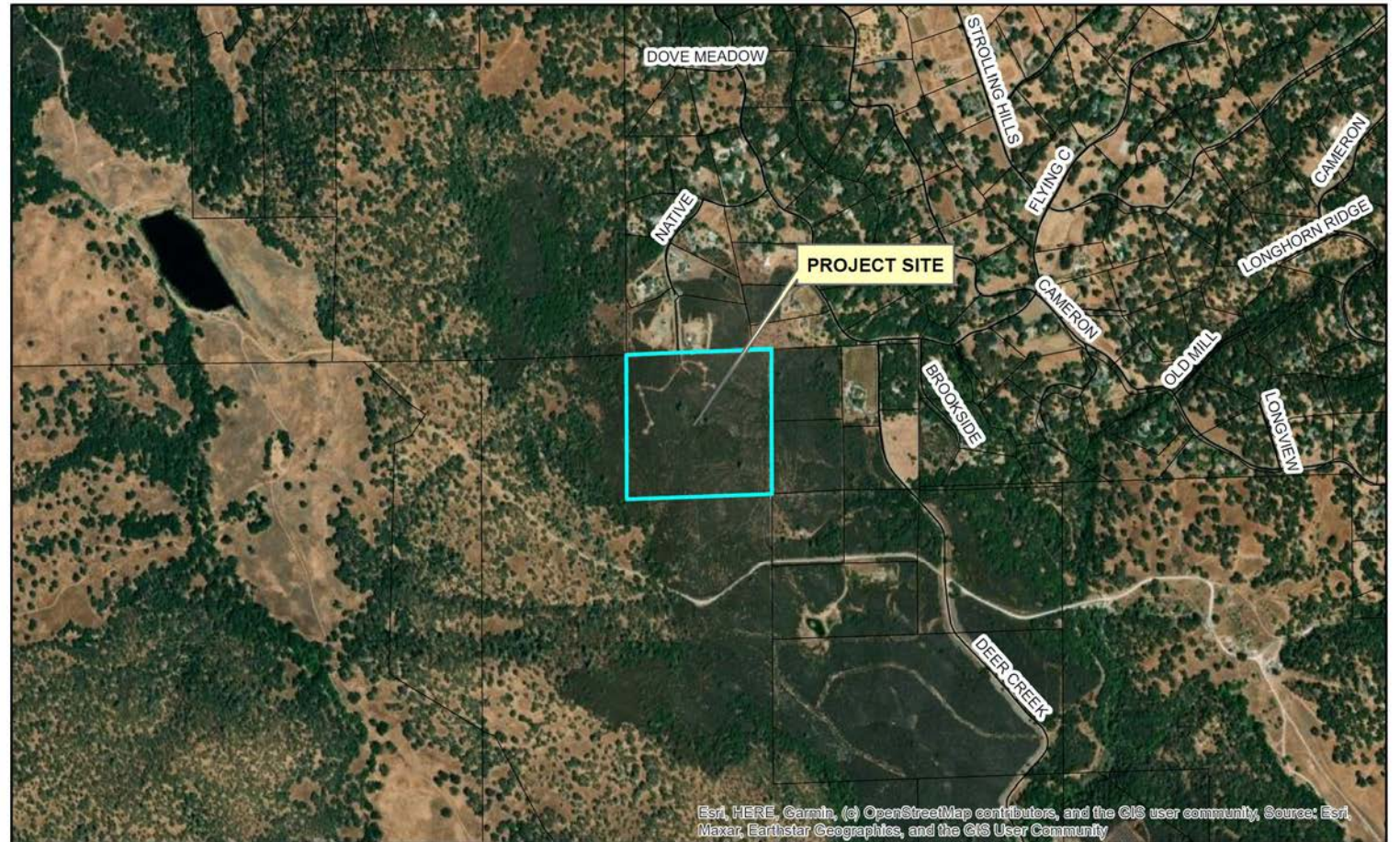
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Project Description

Tentative Parcel Map to subdivide an undeveloped 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres to 15.55 acres.

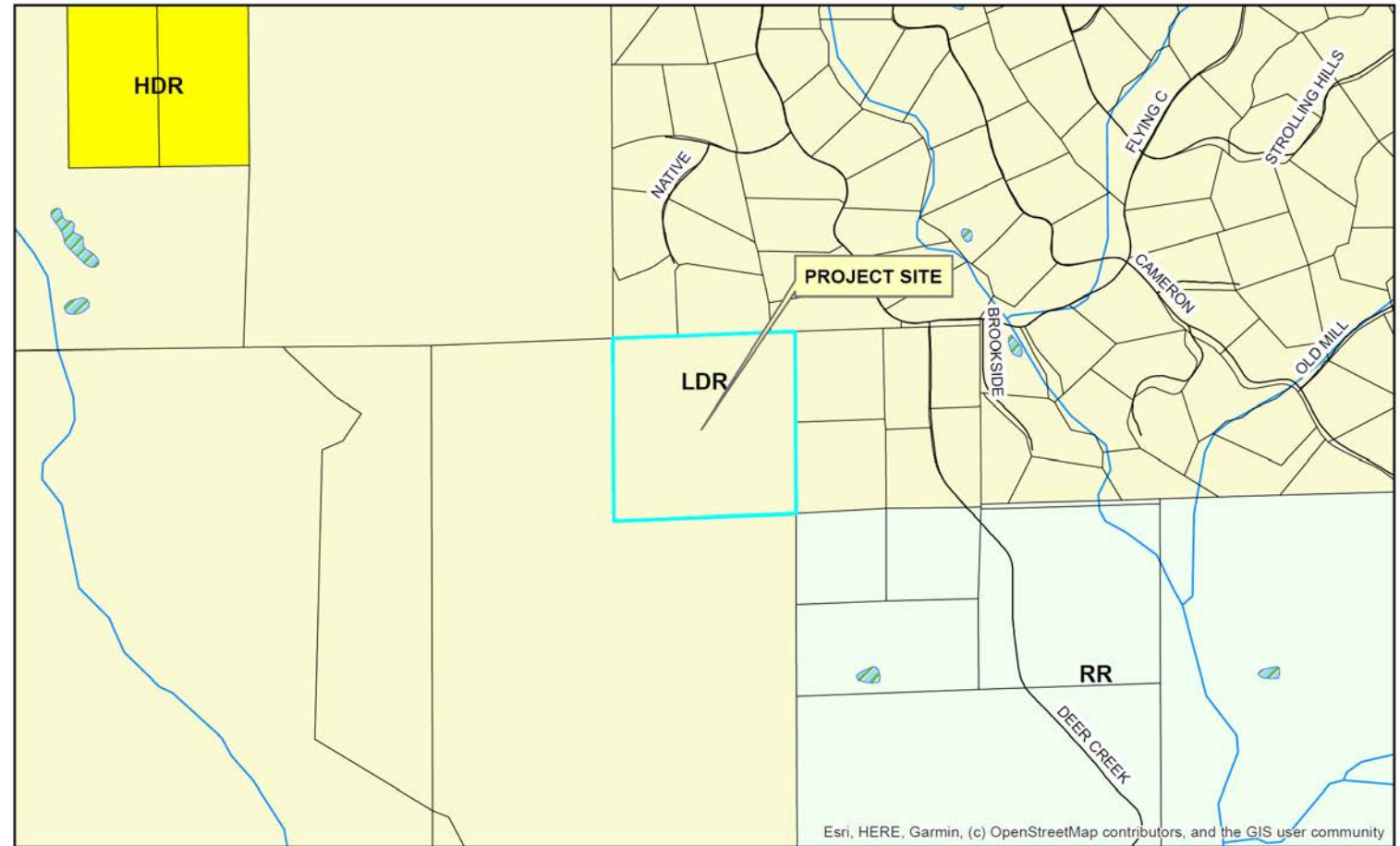
# Project Aerial Map

## P23-0005 NATIVE LANE PARCEL MAP EXHIBIT B - AERIAL MAP



# General Plan Land Use Map

## P23-0005 NATIVE LANE PARCEL MAP EXHIBIT D - GENERAL PLAN LAND USE MAP



0 600 1,200 2,400  
Feet

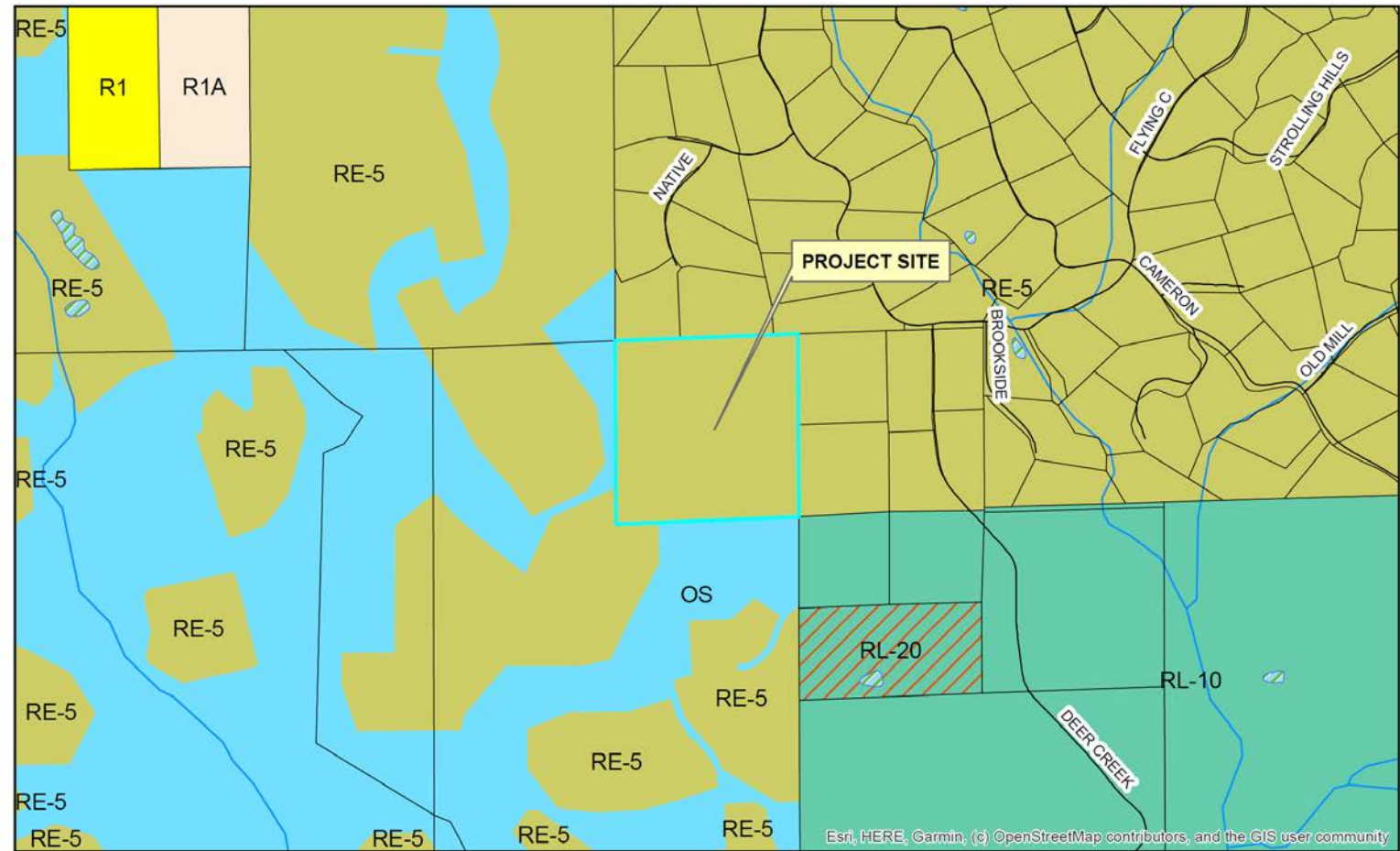
### Legend

- High Density Residential
- Low Density Residential
- Rural Residential
- Parcels
- Roads



# Zoning Map

## P23-0005 NATIVE LANE PARCEL MAP EXHIBIT E - ZONING MAP

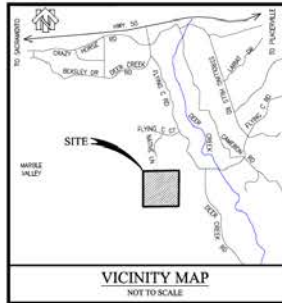


0 245 490 980 1,470 1,960 Feet

OS = Open Space  
R1 = Residential Single Unit  
R1A = Residential 1 Acre  
RE-5 = Residential Estate 5 Acres  
RL-10 = Rural Land 10 Acres  
RL-20 = Rural Land 20 Acres



# Parcel Map



**OWNER OF RECORD/APPLICANT**

DEBEL ENTERPRISES, LP  
PO BOX 4357  
EL DORADO HILLS, CA 95762

**MAP PREPARED BY**



**MAP SCALE**

1" = 100'

**CONTOUR INTERVAL**

CONTOUR INTERVAL = 2 FOOT

**SOURCE OF TOPOGRAPHY**

AERIAL PHOTOGRAMMETRY

**SECTION, TOWNSHIP and RANGE**

NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, T.9 N., R.9 E., M.5M.

**ASSESSOR'S PARCEL NUMBER**

109-010-003

**PRESENT ZONING**

RE-5

**TOTAL AREA**

39.99 ACRES

**TOTAL NUMBER OF PARCELS**

4 PARCELS

**MINIMUM PARCEL AREA**

5.25 ACRES

**WATER SUPPLY and SEWAGE DISPOSAL**

PRIVATE - WELL & SEPTIC ON EACH PARCEL

**PROPOSED STRUCTURAL FIRE PROTECTION**

EL DORADO COUNTY FIRE PROTECTION DISTRICT

**DATE OF PREPARATION**

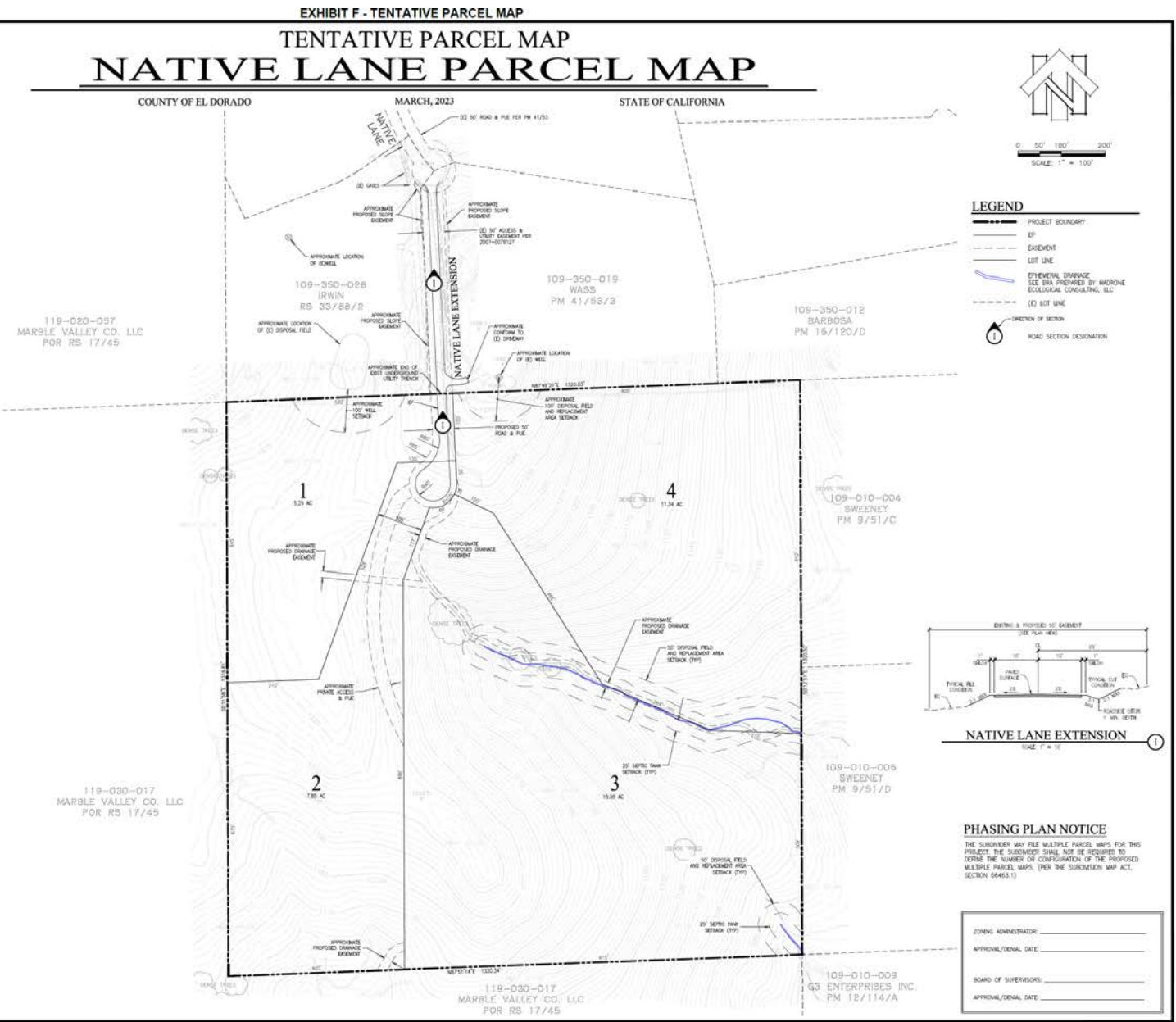
MARCH, 2023

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "NATIVE LANE PARCEL MAP" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.



BRIAN M. ALLEN P.E. 60764 3/31/23 DATE



# Environmental Review

In accordance with the CEQA, staff has prepared an Initial Study (IS) analyzing the potential environmental impacts resulting from the implementation of the project.

Based on the IS, an MND has been prepared and circulated for 30 days in accordance with CEQA guidelines (Exhibit K). An MMRP was developed to implement the mitigation measures identified in the MND (Exhibit L).

# Staff Recommendation

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines Section 15074(d); and
3. Approve Tentative Parcel Map P23-0005, based on the Findings and subject to the Conditions of Approval as presented herein.