



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Text

File #: 07-1409, **Version:** 2

Supervisor Baumann requesting the Board approve the waiver of Condition Nos. 3 and 6 for P06-0027, as approved by the Board of Supervisors on June 19, 2007, said Tentative Parcel Map P06-0027 allows for the creation of two parcels, each with an existing residence; noting Condition No. 3 requires that the temporary mobile home permitted under S85-61, that now exists on one of the two newly formed parcels, shall be removed or converted to a permanent structure prior to or concurrently with the filing of the parcel map; waiver of Condition No. 3 will allow the owner to file the parcel map prior to converting the existing temporary mobile home to a permanent permitted dwelling and Condition No. 6 requires the applicant to pay the Traffic Impact Fees in effect at the time a building permit application is deemed complete; and further requesting the Board find that the application of TIM fees to the converted dwelling is not appropriate as the parcel split will not result in an increase in traffic impact.

RECOMMENDED ACTION: Approve.

On June 19, 2007, the Board of Supervisors granted the appeal submitted by Julius C. and Maria B. Martines, approving the Tentative Parcel Map P06-0027, allowing the creation of two parcels to be created from APN 046-410-21. The original parcel included two dwellings, the original permanent dwelling and a temporary mobile home permitted under S85-61. Per the approved Tentative Map, one parcel would contain the permanent dwelling and the other parcel would contain the mobile home. It has always been the intention of the Martines family to convert the temporary mobile home to a permanent permitted dwelling. Condition #3 under the conditions of approval requires that the temporary mobile home be removed or converted to a permanent structure prior to or concurrently with the filing of the parcel map. The waiver of Condition #3 allows the Martines family to move forward with the filing of the parcel map and the process to obtain the permits necessary to convert the temporary mobile home without the final completion of one act being dependent upon the completion of the other. As the creation of two parcels from APN 046-410-21 does not result in an increase in the current residential square footage or an increase in traffic impact, the application of TIM fees, per Condition #6, would not be appropriate.