

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Avila Valley Advisory Council, Public Works, Environmental Health, Cal Fire, and the Agricultural Commissioner	
TOPOGRAPHY: Nearly level to steeply sloping (average slope: 20%)	VEGETATION: Grasses, forbs, oak forest, chaparral, ornamentals
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: July 21, 2014

BACKGROUND:

Parcel Map CO 99-0108 was approved in 1999 and recorded in 2004. It includes two parcels, and is located at 310 Squire Canyon Road. Parcel 1 is approximately 3.1 acres and Parcel 2 is approximately 9 acres. The applicant is proposing to modify the building site/envelope location on Parcel 1 as shown in Exhibit C. The modification would reduce the total building site/envelope area from one 0.88 acre area to two areas totaling 0.72 acres (consisting of a 0.24 acre area and a 0.48 acre area). The proposed 0.24 acre building site/envelope area on Parcel 1 provides easier access to the well and to electrical service, and contains areas that are nearly level to gently sloping with few trees. Additionally, the landowner stated that a portion of the existing building site/envelope floods during heavy rainfall events, reducing the buildable area of the site. The proposed modification would not change the development potential on Parcel 1, which is limited to one (1) dwelling unit per the conditions of Parcel Map CO 99-0108 and 22.106.020.

Additional Project Information

- Parcel 1 is limited to one dwelling unit. It currently has a manufactured home on the property that would be removed or converted to an accessory structure if a new dwelling unit is constructed.
- The proposed modification reduces potential impacts to Oak Woodland and reduces the possibility of development on slopes greater than 20 percent.
- No trees shall be removed as a result of development on Parcel 1.

One of the conditions requires that, at the time of construction permits, the applicant shall clearly delineate the building site on the project plans, and all new development (e.g., residences and detached garages) shall be located within the building site/envelope. This request would modify the building site specified on Sheet 3 of the recorded parcel map.

ORDINANCE COMPLIANCE:

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Modification of Recorded Parcel and Tract Maps

Section 21.06.060 of the Real Property Division Ordinance allows modification of recorded parcel maps if the following findings can be made:

- (1) That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary; and
- (2) That the modifications do not impose any additional burden on the present fee owner of the property; and
- (3) That the modifications do not alter any right, title, or interest in the property reflected on the recorded map; and
- (4) That the map as modified conforms to the provisions of Government Code section 66474.

Staff Comments: The proposed modification to Parcel Map CO 99-0108 complies with the findings required to allow modification of a parcel map per Title 21. The reasons for the proposed modification are the following: the proposed building site/envelope area reduces potential impacts to Oak Woodland, reduces the possibility of development on slopes greater than 20 percent, incorporates areas of the site that are nearly level to gently sloping with few trees, and provides improved access to a well and electrical service. The applicant also stated that a portion of the existing building site/envelope floods during heavy rainfall events, further reducing the buildable portions of the site.

PLANNING AREA STANDARDS:

22.106.020 – Residential Suburban, Squire Canyon Density Limitation: maximum of one family per three acres.

Staff Comment: The proposed modification complies with the density limitation because the existing condition that only allows one residence on Parcel 1 is still in effect.

COMBINING DESIGNATIONS:

Staff Comment: No combining designations on Parcel 1.

ENVIRONMENTAL DETERMINATION:

An addendum (ED14-035) to the previously adopted Negative Declaration (ED99-092) was prepared for the modification of the building envelope/site on Parcel 1.

COMMUNITY ADVISORY GROUP COMMENTS:

Avila Valley Advisory Council – On June 6, 2014, the AVAC recommended approval of the modification

AGENCY REVIEW:

Public Works- A preliminary title report is required and the proposed modification requires a noticed public hearing.

Environmental Health – No concerns identified.

Ag Commissioner- No concerns identified per an email dated May 15, 2014.

Cal Fire – No concerns identified.

APCD – No comments received.

LEGAL LOT STATUS:

The two lots were legally created by a recorded map (CO 99-0108) at a time when that was a legal method of creating lots.

ATTACHMENTS:

- Exhibit A – Findings
- Exhibit B – Conditions
- Exhibit C– Graphics
- Exhibit D – Letter from landowner
- Exhibit E – Addendum to the previously approved Negative Declaration
- Exhibit F – Previously approved Negative Declaration
- Exhibit G – Notice of Final Action, 1999 Approval
- Exhibit H – Referral Responses

Staff report prepared by Morgan Torell and reviewed by Bill Robeson