

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



**Agenda of:** September 5, 2007  
**Item No.:** 5.b.  
**Staff:** Jason R. Hade

## **TENTATIVE PARCEL MAP**

**FILE NUMBER:** P07-0035/ Threlkel Parcel Split

**APPLICANT:** Vannette Threlkel

**AGENT:** Lebeck Young Engineering (Bobbie Lebeck)

**REQUEST:** Tentative parcel map to create four (4) parcels ranging in size from five to 11.1 acres.

**LOCATION:** East side of Cherry Acres Road, approximately 3,250 feet south of the intersection with State Highway 193 in the Cool area, Supervisorial District IV. (Exhibit A)

**APN:** 071-310-19

**ACREAGE:** 26.26 acres

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

**ZONING:** Estate Residential Five-acre (RE-5) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration prepared

**SUMMARY RECOMMENDATION:** Conditional Approval

### **STAFF ANALYSIS**

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit request and issues for Zoning Administrator consideration are provided in the following sections.

**Project Description**

A tentative parcel map to create four (4) parcels ranging in size from five to 11.1 acres. Proposed project access involves the improvement of the existing driveway to Cherry Acres Road to an 18 foot wide roadway with one foot (1') wide shoulders. Construction on the proposed parcels would require new driveways to link to the improved existing driveway. The proposed parcels would be served by individual septic systems and public water provided by Georgetown Divide Public Utility District.

**Site Description**

The project site lies at an elevation of approximately 1,600 feet above mean sea level. Approximately 96 percent of the site has slopes ranging from zero to 29 percent. Oak tree canopy present at the site consists of approximately 16.4 percent coverage. The property and existing home are located on top of the knoll. An existing driveway provides access to the home from Cherry Acres Road. Residential development borders the subject site on all sides.

**Adjacent Land Uses**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-5	MDR	Single-Family Residence/Accessory Structures
<b>North</b>	RE-5	MDR	Single-Family Residences
<b>South</b>	RE-5	MDR	Single-Family Residences
<b>East</b>	RE-5	LDR	Single-Family Residences
<b>West</b>	RE-5	MDR	Single-Family Residences

**Access**

The primary access to the project site would be from Cherry Acres Road via State Route 193. Onsite circulation would include the improvement of an existing driveway to serve the four (4) proposed parcels. All access to the proposed parcels would be from the internal road and fire safe turnaround. As such, the proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that would substantially increase hazards. No traffic hazards would result from the project design. The proposed parcel map is consistent with General Plan Policy 6.2.3.2 as the El Dorado County Fire Protection District has reviewed the project and confirmed that the proposed access and onsite roadways are adequate for the development.

**Air Quality**

The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and determined that the project would have a less than significant impact on the air quality with the adherence to several standard conditions of approval identified in Attachment 1. The southeastern corner of the subject site is located within the asbestos review area. However, the Air Quality Management District has determined that no development is proposed within this area of the site.

As such, the project will not be required to comply with Rule 223-2 Fugitive Dust – Asbestos Hazard Mitigation. Should naturally occurring asbestos be encountered during project construction, the project shall be required to immediately implement the two asbestos conditions of approval noted in Attachment 1.

### **Circulation**

According to the project traffic analysis, “it is anticipated that approximately 38.28 trips will be generated daily” from the proposed project. (*Land Capability Report*. Lebeck Young Engineering, Inc. July 27, 2006). Based on the traffic analysis, the Department of Transportation has conditioned the project accordingly. As such, the project would include the improvement of the on-site roads to the provisions of the Design and Improvement Standards Manual (DISM), Standard Plan 101C, which is in effect at the time improvement plans are submitted to Department of Transportation (DOT). DISM states and therefore the applicant shall improve or demonstrate that Cherry Acres Road from the northern project boundary to State Highway 193 meets the requirements of Standard Plan 101C with an 18 foot road width with two foot shoulders on each side of the roadway as required in Section 3A)2)c)ii of the DISM. Potential environmental impacts for the on-site and off-site road improvements are expected to be less than significant as they involve minor grading/road widening.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by two percent (2%), or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT reviewed the proposed project and determined that it does not trigger the threshold described above because of its limited size.

### **Drainage/Grading**

Comments regarding proposed project grading were received from Caltrans and DOT. According to the submitted drainage study, since there is already an existing gravel driveway located where the proposed road will be; and there is already an existing home on this property, there should be insignificant runoff increase, if any, due to the construction of the remaining four homes. There will be 2 additional homes constructed in each watershed for a total of 1 to 2 percent increase in impervious surface area. On lots this large, there should be no significant increase in stormwater downstream. The curve numbers and time of concentrations would be the same for pre-development to post-development which would yield the same peak discharge rates. (*Preliminary Drainage Report for Threlkel Rural Subdivision Cool, CA*. Lebeck Young Engineering. July 31, 2006.) Based on this information, the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Conditions of approval are included in Attachment 1 that addresses drainage issues identified by DOT.

### **Fire**

The El Dorado County Fire Protection District and California Department of Forestry and Fire Protection reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or

located in an urbanized area with the implementation of the revised fire safe plan approved in May 2007. Fire Safe Plan (Exhibit J) provisions would include the installation of one new fire hydrant and the improvement of the existing on-site driveway to a width of 18 feet wide with 10 feet of fuel treatment area on both sides of the roadway. Fire issues are addressed within the project's conditions of approval.

### **Land Use Compatibility**

As discussed above, the subject site is surrounded by low to medium density residential uses. Therefore, the proposed parcel map would fit within the context of these existing residential uses pursuant to General Plan Policy 2.2.5.21.

### **Oak Tree Canopy**

Estimated oak tree canopy coverage at the subject site is 16.4 percent. No tree removal is proposed for road improvements or parcel development. Sufficient buildable space is available on each proposed parcel without oak tree canopy removal. If proposed, future oak tree removal must comply with the oak tree canopy protection and replacement requirements of the General Plan.

### **Public Transit**

The El Dorado County Transit Authority reviewed the proposed parcel map and had no concerns or specific conditions of approval requested. Public transit is already available within the project vicinity.

### **Scenic Non-Building Setback**

The applicant has proposed a 100 foot non-building setback for Parcel 3 to protect the views of the existing homeowners at the site. Although there is no County requirement for such a setback, the applicant has the right to record this restriction with the filing of the final map.

### **Utilities**

Pacific Gas and Electric Company reviewed the proposal and had no comments.

### **Wastewater**

Data from a soil evaluation conducted in June 2006 by Wheeldon Geology has been accepted for the subject application by the Environmental Management Department. A memorandum dated October 24, 2006 was received from the Environmental Management Department stating, "Conditions subject to environmental health requirements per the Minor Land Division Ordinance have been met."

### **Water**

Georgetown Divide Public Utility District would provide public water to the proposed parcels as stated in a letter dated January 13, 2006.

### **GENERAL PLAN**

The project has been reviewed in accordance with the applicable El Dorado County 2004 General Plan policies, including 2.2.5.21, TC-Xe, TX-Xf, 5.3.1.2, 5.7.1.1, 6.2.3.2, 7.1.2.1 and 7.4.4.4 concerning land use compatibility, traffic, wastewater capacity, fire safe access, grading on slopes in

excess of 30 percent and tree canopy retention standards and it has been determined that the project is consistent with the General Plan.

As proposed, the project zoning of Estate Residential Five-acre (RE-5) and respective lot sizes of five acres are compatible with the General Plan, but would provide development below the densities contemplated by the General Plan. General Plan Policy 2.2.5.19 states that “where property bears a General Plan designation intended to satisfy the County’s obligation to provide land sufficient to meet its fair share of affordable housing, the County shall not grant development approvals that would undermine the County’s ability to fulfill that obligation.” The subject site bears a General Plan land use designation of MDR which is not intended to satisfy the County’s obligation to provide sufficient land for affordable housing. As such, the project is consistent with the General Plan.

Although the proposed lots are five acres, General Plan Policy 2.2.5.16 requires that the appropriate level of planning for land divisions be based on the current land use designation that applies to the project area. In this case, the subdivision has been planned in a manner that would not preclude the ultimate potential density of MDR which is one dwelling unit per one to five acres because of proposed road improvements and connection to public water.

Findings of consistency with the General Plan are provided in Attachment 2.

### **ZONING**

The proposed parcel map contains four (4) parcels which are consistent with the development standards identified with Section 17.28.210 of the Zoning Ordinance, including a minimum parcel size of five acres. The existing residential uses at the subject site are permitted by right under Section 17.28.190.

### **ENVIRONMENTAL REVIEW**

Staff prepared an Initial Study (Exhibit K) to assess project related environmental impacts. Based on the Initial Study, the tentative parcel map application with necessary on-site and off-site road improvements is not likely to have a significant impact on the environment. Each category identified by the Initial Study was evaluated and it has been determined that either no or a less than significant level of impact occurred within each listed category. Based on the review, additional mitigation is not required and a Negative Declaration has been prepared for this project.

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 \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 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.

**RECOMMENDATION**

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Negative Declaration based on the Initial Study (Exhibit K) prepared by staff; and
2. Approve Tentative Parcel Map P07-0035 based on the findings in Attachment 2 subject to the conditions in Attachment 1.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D .....	Assessor's Parcel Map Page
Exhibit E .....	Tentative Parcel Map
Exhibit F .....	Preliminary Grading/Drainage Plan
Exhibit G .....	Tree Preservation and Protection Plan
Exhibit H .....	Slope Map
Exhibit I .....	Soil Survey
Exhibit J .....	Fire Safe Plan
Exhibit K .....	Environmental Checklist and Discussion of Impacts

# **ATTACHMENT 1**

## **CONDITIONS OF APPROVAL**

File Number P07-0035 – Threlkel  
September 5, 2007 Zoning Administrator Hearing

### **CONDITIONS OF APPROVAL**

1. This tentative parcel map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibit marked *Exhibit E, Tentative Parcel Map*, dated *September 5, 2007* and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

P07-0035 consists of a tentative parcel map to create (4) four parcels ranging in size from 5.0 to 11.1 acres at a 26.26 acre site. Water will be provided to the parcels by Georgetown Divide Public Utility District (GDPUD) and sewage disposal will be provided by individual on-site septic systems. An improved driveway from Cherry Acres Road will provide access to the parcels.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **Planning Services**

2. A meter award letter or similar document shall be provided to Planning Services by GDPUD prior to filing the parcel map.
3. Prior to filing the parcel map, all proposed utility easements shall be reviewed and approved by GDPUD.

4. Prior the recordation of the parcel map, the applicant shall be required to pay park-in-lieu fees of \$150 payable to the County Recreation Department, pursuant to El Dorado County *Subdivision Ordinance Chapter 16.12.090*.
5. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the finds is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
6. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to *Section 7050.5* of the *Health and Safety Code* and *Section 5097.98* of the *Public Resources Code*. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall review the grading plans prior to the issuance of a grading permit.
7. This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed.
8. All fees associated with the tentative parcel map shall be paid prior to filing of the final parcel map
9. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in *Section 66474.9(b)* of the *Government Code*.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in *Section 66499.37*.

County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.



**Air Quality Management District**

10. If naturally occurring asbestos is encountered during project construction, an Asbestos Dust Mitigation Plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).
11. If naturally occurring asbestos is encountered during project construction, all project driveways and roads shall be paved or require the application of a minimum of three inch depth asbestos free gravel.
12. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
13. The applicant shall contact the AQMD prior to commencement of any burning. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.

**Department of Transportation (DOT)**

14. The applicant shall improve the on-site access road, to the provisions of the Design and Improvement Standards Manual (DISM), Standard Plan 101C, which is in effect at the time improvement plans are submitted to the Department of Transportation, from the Cherry Acres Road encroachment, to the existing driveway access for parcel one. The improvements shall be substantially completed to the approval of DOT or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
15. The applicant shall install all necessary signage such as stop signs, street name signs, and/or “not a county maintained road” road signs as required by DOT prior to the recordation of the final map.
16. The applicant shall provide a turnaround, at the existing driveway access for Lot 3, to the provisions of the DISM Standard Plan 114. The improvements shall be substantially completed to the approval of DOT or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
17. The applicant shall obtain an encroachment permit from DOT and shall construct the encroachment of the on-site access roadway onto Cherry Acres Road to the provisions of DISM Standard Plan 103C. The improvements shall be substantially completed to the approval of DOT or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.

18. The DISM states and therefore the applicant shall improve or demonstrate that Cherry Acres Road, from the northern project boundary to State Highway 193, meets the requirements of Standard Plan 101C, with an 18 foot road width with 2 foot shoulders on each side of the roadway, as required in Section 3 A) 2) c) ii, of the DISM. The improvements shall be substantially completed to the approval of DOT or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
19. The applicant shall provide a 50 foot wide road and public utilities easement (R & PUE) for the on-site access roadway and an R & PUE for the required turn around, prior to recordation of the parcel map.
20. The applicant shall provide a 25 foot wide access easement at the end of the on-site access road through parcel number three for access to parcel number one, which shall be shown on the parcel map.
21. The applicant shall Irrevocably Offer to Dedicate (IOD), in fee, 30 feet of right of way for the on-site portion of Cherry Acres Road along the entire property frontage, prior to the recordation of the parcel map. This offer will be accepted by the County.
22. The applicant shall join and/or form an entity, prior to the recordation of the parcel map that is satisfactory to DOT, to maintain all on-site roads and/or drainage facilities not maintained by the County.
23. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commencement proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Agent, and enter into an agreement pursuant to *Government Code Section 66462.5* and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a twenty-percent (20%) contingency:
  - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
  - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
  - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or

other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

24. If required, the developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to the recordation of the parcel map.
25. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval prior to map recordation. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards.
26. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls. This report shall be reviewed and approved by the Department of Transportation prior to grading plan issuance.
27. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
28. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation. This report shall be reviewed and approved by the Department of Transportation prior to grading plan issuance.
29. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
30. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

**El Dorado County Fire Protection District**

31. Prior to improvement plan approval, the applicant shall submit a review fee of \$300.00 to the El Dorado County Fire Protection District (EDC FPD).
32. One Muller Century 2000 fire hydrant shall be shown on the improvement plans and installed prior to map recordation at the end of the cul-de-sac to serve parcels one, two and three subject to EDC FPD approval.
33. At the time of parcel map filing, documentation from Georgetown Divide Public Utility District (GDPUD) shall be submitted to the EDC FPD confirming that the fire protection system will meet the required fire flow for this project consisting of 1000 gallons per minute at 20 pounds per square inch for two hours.
34. The approved Fire Safe Plan, (Exhibit J), shall be fully implemented to the satisfaction of the EDC FPD and California Department of Forestry and Fire Protection. A letter of compliance with this condition shall be submitted by the EDC FPD and California Department of Forestry and Fire Protection to the Surveyor's Office at the time of filing the parcel map.

**Surveyor's Office**

35. All survey monuments must be set prior to filing the parcel map.
36. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that "all conditions placed on P07-0035 by that agency have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and Applicant.

## **ATTACHMENT 2**

### **FINDINGS**

File Number P07-0035 – Threlkel  
September 5, 2007 Zoning Administrator Hearing

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **FINDINGS FOR APPROVAL**

##### **1.0 CEQA FINDING**

- 1.1 The Zoning Administrator has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the Zoning Administrator and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services at 2850 Fairlane Court, Placerville, CA.

##### **2.0 GENERAL PLAN FINDINGS**

- 2.1 As proposed, the project is consistent with the Medium-Density Residential (MDR) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the MDR land use designation permits parcel sizes that range from 1.00 to 5.00 acres.
- 2.2 The proposal is consistent with General Plan Policies 2.2.5.16, 2.2.5.19, 2.2.5.21, TC-Xe, TX-Xf, 5.3.1.2, 5.7.1.1, 6.2.3.2, 7.1.2.1 and 7.4.4.4 concerning land use density, land use compatibility, traffic, wastewater capacity, fire safe access, grading on slopes in excess of 30 percent and tree canopy retention standards. Because of the project's provision of adequate access, connection to public water, lot configuration, and efforts to fit within the context of the surroundings land uses, it is consistent with the General Plan policies identified above.

##### **3.0 ZONING FINDINGS**

- 3.1 The subject site is zoned Estate Residential Five-acre (RE-5) which permits the proposed parcel size of five acres under Section 17.28.210.A.

- 3.2 As proposed, the project meets all applicable development standards contained within Section 17.28.210 of the *El Dorado County Zoning Ordinance*.

#### **4.0 ADMINISTRATIVE FINDINGS**

- 4.1 *The proposed tentative map, including design and improvements, is consistent with the General Plan.* The proposed tentative parcel map, including design and improvements, is consistent with the General Plan and land use map. As proposed, the tentative map conforms to the Low-Density Residential General Plan land use designation and applicable General Plan policies including access, oak tree canopy retention, public water service, grading, transportation, fire protection and wastewater disposal.
- 4.2 *The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.* As proposed, the tentative map conforms to the development standards within the Estate Residential Five-acre (RE-5) Zone District and the Major Land Division Ordinance.
- 4.3 *The site is physically suitable for the proposed type and density of development.* The site is physically suitable for the proposed type and density of development. The project was designed in a manner which avoids significant disturbances of slopes in excess of 30 percent, excessive grading and oak tree canopy removal.
- 4.4 *The proposed subdivision is not likely to cause substantial environmental damage.* The proposed parcel map is not likely to cause substantial environmental damage as determined in the prepared environmental document.