

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



<b>Agenda of:</b>	November 21, 2007
<b>Item No.:</b>	5.f.
<b>Staff:</b>	Tom Dougherty

**PARCEL MAP**

**FILE NUMBER:** P07-0031

**APPLICANT:** Nan Francis

**AGENT:** Patterson Development, Larry Patterson

**REQUEST:** A tentative parcel map creating four parcels ranging in size from 5.025 to 10.055 acres on a 30.14-acre site.

**LOCATION:** On the northwest side of Beau Val Lane, approximately 500 feet northwest of the intersection with Pleasant Valley Road, in the Pleasant Valley area, Supervisorial District II. (Exhibit A)

**APN:** 078-270-12

**ACREAGE:** 30.14 acres

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

**ZONING:** Single Family Two-acre Residential (R2A) (Exhibit D)

**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.
2. Approve the Tentative Parcel Map P07-0031 subject to the Conditions of Approval in Attachment 1, based on the Findings in attachment 2.

**BACKGROUND:** The original 22.90-acre parcel was created by Parcel Map 32-42, recorded September 6, 1983. A Boundary Line Adjustment (BLA) was recorded as O.D. 2403-82 modifying the parcel to the current shape and size. Record of Survey R/S 13-124 was recorded with the finaling of the BLA in November of 1985.

The existing 3,748 square-foot primary single-family dwelling and detached garage were finalized in 1991. The existing barn was finalized in 1989. The existing 1,702 square-foot temporary hardship mobile home was originally applied for in April of 2004 and was finalized in June of 2006. The mobile home is authorized by Temporary Mobile Home Application TMA 04-0019 which was recently renewed in June of 2006.

**STAFF ANALYSIS**

**Project Description:** The applicant requests approval of a tentative parcel map creating four parcels ranging in size from 5.05 to 10.055 acres on a 30.14-acre site. Road improvements include widening the existing on and off-site access road, located in the 50-foot road and public utility easement, to El Dorado County Standard Plan 101-C, the cul-de-sac to Standard Plan 114, and the encroachment onto Pleasant Valley Road to Standard Plan 103-C. Individual wells and septic systems are proposed to be used for all four parcels.

**Site Description:** The project site is served by the terminus of Beau Val Lane. The 30.14-acre site is located at the 2,500 foot elevation above sea level. The entire parcel has been historically used for grazing and is devoid of groups of trees and shrubs except for around the dwellings, in the northwest corner, and along the intermittent stream near the entrance at Beau Val Lane and Pleasant Valley Road. Proposed Parcel 3 contains the existing primary single-family dwelling, barn, well, septic and driveway. Parcel 2 contains the temporary hardship mobile home, a well, septic area and driveway. The highest point is within proposed Parcel 2 and the terrain slopes between 11 and 20 percent downward from there in all directions

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
Site	R2A	MDR	Primary single-family dwelling/second residential unit, and hardship mobile home.
North	RE-5	RR	Vacant, (one, 60-acre parcel)
South	R2A/C	MDR/C/PF	Single-family dwelling, vacant commercial land, El Dorado County Fire Protection District sub station. (two 8 to 12-acre parcels)
East	R2A	MDR	Single-family dwelling. (one 45-acre parcel)
West	CG/RE-5	C/MDR	Commercial development

**General Plan:** The General Plan designates the subject site as Medium-Density Residential (MDR), which establishes areas for single-family residences in a rural environment. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres. Two of the proposed parcels therefore conform to the General Plan land use designation and the two are over the recommended range. Further discussion of parcel size issues are discussed below in the Policy 2.2.5.16.

The subject 30.14-acre parcel is located within the Pleasant Valley Rural Center boundary. Policy 2.1.2.2 directs that Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc. Policy 2.1.2.3 directs that Rural Centers are intended to meet the commercial and service needs of the residents of the Rural Centers and Rural Regions and that the predominant land use type within Rural Centers shall be commercial and higher density residential development. Support utilities and infrastructure are currently available at the site and would need minimal upgrades to support the potential new residences. The impacts on natural resources were examined by an Initial Study that recommends adoption of a Negative Declaration. In addition, the following General Plan Policies apply:

**Policy 2.1.1.7** directs that development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructures become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan. The applicants will be required to have a Fire Safe Plan approved by both El Dorado County Fire Protection District and California Department of Forestry prior to finaling the proposed parcel map. The access road and encroachment exist for the proposed parcels but will get re-routing, surfacing, culvert replacement and widening improvements. Power and phone are onsite and in use by the two dwellings and would require minor extensions. The site has existing approved septic systems and wells for two of the proposed parcels as the split would separate the dwellings.

**Policy 2.2.5.16** directs that the appropriate level of planning for land divisions shall be based on the current land use designation that applies to the project area. The level of planning will at a minimum shall demonstrate that the project will not preclude the ultimate potential density. An ultimate road circulation plan shall be included that accommodates the maximum density and provides secondary access. The applicant has submitted a map shown as Exhibit I with potential five-acre size which is the maximum lot size allowed. Staff agrees with that proposal because at this time there is no public sewer facility available and all lots would need septic systems.

**Policy 2.2.5.21** directs that new development be compatible with the surrounding neighborhood. The two of the four new parcel creations would be in keeping with the General Plan intended parcel size and development pattern expected in lands designated as Medium-density Residential and the other two would not preclude future development to the five-acre maximum size permitted. The parcel configurations would be consistent and compatible with the dominant pattern of parcel development for the Pleasant Valley Rural Center area.

**Policy 5.7.1.1** directs that applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development. The project will be required to meet the minimum fire flow requirements of the El Dorado County Fire Protection District which will be reviewed and approved by them pursuant to the approved Fire Safe Plan.

**Policy 6.2.3.2** directs that the applicant must 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. Beau Val Lane will be conditioned to be improved to the Standard Plan 101C prior to recording the map. El Dorado County Fire Protection District requires implementation of the Fire Safe Plan prior to final map approval. Upon fulfillment of the approved Fire Safe Plan, and/or a notice of restriction recorded assuring its implementation in the future, as well as the El Dorado County Department of Transportation requirements, the proposed parcels will have adequate access and emergency evacuation capabilities.

**Policy 7.3.3.4** directs the County to provide buffers and special setbacks for the protection of riparian areas and wetlands. A minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands is required. These interim standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site- or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue. Approximately 300 feet of Beau Valley Lane from the intersection with Pleasant Valley Road is located within 20 – 40 feet the top of the stream bank of the intermittent stream to the east. Road improvements to that existing roadway such as minor widening and installation of new culverts will be required to control soil loss into that creek by following the Best Management Practices required with the grading permit for those improvements. The full discussion of potential impacts is included in section IV, *Biological Resources* in the *Draft Negative Declaration*

**Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards. No trees are proposed to be removed as part of this project proposal. Potential building, road infrastructure, and septic site locations are shown to have the potential to be developed with no tree removal required. The road improvements to the beginning of Beau Val Lane will not require oak tree removal either and the minor road improvements to the road bed that has been present since at least 1983, are not anticipated to create significant impacts to the adjacent oak trees. The full discussion of potential impacts is included in section IV, *Biological Resources* in the *Draft Negative Declaration*.

**Conclusion:** The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

**Zoning:** The subject site is zoned Single Family Two-acre Residential (R2A) which permits a minimum parcel size of two acres. The proposed 5.025 to 10.055-acre parcels conform to existing zoning and the development standards in section 17.28.340 for minimum lot width of 150 feet and minimum parcel size of two acres.

**Other Issues:**

**Water and Sewer:** There are existing approved wells and septic systems existing for two of the proposed parcels. The Environmental Health Division has reviewed the submitted *Septic and Well Capability Report for a Proposed Four-parcel Land Division*, Patterson Development, dated May 31, 2007 and has no concerns with the proposal's septic capabilities at this time. It will be recommended that a condition be added that requires each parcel to have a safe and reliable water source before recording the final map. El Dorado Irrigation District services the project area but the applicants are proposing the use of wells.

**Access:** The Design and Improvement Standards Manual, (Volume II, Sections 3C, number 12) direct that a dead end may exceed 500 feet but not more than 2,640 feet. SRA Fire Safe Regulations, Section 1273.09, Dead-End Roads directs that five-acre parcels be no more than 2,640 feet back on a dead-end road.

The parcel is located on Beau Val Road, not County maintained, which dead ends at approximately 1,750 feet from where it begins at an existing encroachment onto Pleasant Valley Road and it currently serves four parcels. Beau Val Lane can serve four parcels but currently serves only the subject parcel with a primary access. Currently there are no options available for expansion of the road to allow two access connections. El Dorado County Fire Protection District and California Department of Forestry will require an approved a Fire Safe plan that will be required to be implemented prior to finaling the map. That plan will concentrate on improving fire safety conditions for the existing and future structures. For a four-parcel map, two of which will have established residences, this is not economically feasible and the applicants have no established rights to make those improvements over other owner's land. The required Department of Transportation conditions will require on and off site road improvements to Beau Val Lane to width, surfacing and turn arounds which will make it meet or exceed Fire Safe standards and improve emergency ingress and egress to the proposed parcels.

The dominant pattern of parcel development for the Pleasant Valley Rural Center has been established and these four proposed parcels fit into the dominant pattern. Because of all of the above situations, it can be found that the creation of these two parcels will not conflict with the intent numbers 9 and 12 of El Dorado County Design Improvement Standards Manual as mentioned above.

**Conclusion:** As discussed above, staff finds that the project can be found to conform with the intent of the El Dorado County Design Improvement Standards Manual and SRA Fire Safe Regulations because of the conditions required by said agencies.

## 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 \$1,850.00 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 \$1,800.00 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.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	Parcelization Map, (Assessor's Map)
Exhibit C .....	Previous Parcel Map 32-42
Exhibit D .....	General Plan Land Use map
Exhibit E .....	Zoning map
Exhibit F .....	Pleasant Valley Rural Center Boundary
Exhibit G .....	Tentative Parcel Map, dated May 15, 2007
Exhibit H .....	Preliminary Grading Plan dated April 23, 2007
Exhibit I .....	Applicant submitted map showing future potential Medium-density Residential (MDR) build out, dated October 2, 2007.
Exhibit J .....	Soils Map
Exhibit K .....	Oak Canopy Map dated May 25, 2007
Exhibit L .....	Camino U.S.G.S. Quadrangle
Exhibits M1, M2, M3, M4 .....	Site Visit Photos from February 12, 2007 and September 26, 2007
Exhibit N .....	Aerial Photo
Exhibit O .....	Environmental Checklist and Discussion of Impacts

# **ATTACHMENT 1**

## **CONDITIONS OF APPROVAL**

**File Number P07-0031**  
**November 21, 2007**

### **CONDITIONS OF APPROVAL**

#### **Planning Services**

1. This parcel map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibit marked Exhibit G (tentative parcel map) dated November 21, 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:

The project would allow the creation of four parcels ranging in size from 5.05 to 10.055 acres on a 30.14-acre site. Road improvements include widening the existing on and off site Beau Val Lane access road with an improved cul-de-sac and the encroachment onto Pleasant Valley Road. Individual wells and septic systems are proposed to be used for all four 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 Site Specific and Standard Conditions**

2. 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.

3. The applicant shall be required to pay Park-in-Lieu fee of \$150.00 payable to El Dorado County, pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090. A receipt showing compliance with this condition shall be submitted by the applicant to the Planning Services prior to recordation of the final parcel map.
4. The existing temporary mobile home authorized under Temporary Mobile Home Application TMA04-0019 shall be removed and the permit abandoned prior to recordation of the parcel map.
5. All Planning Services fees shall be paid prior to recordation of the final parcel map.
6. 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 California Government Code.

The applicant 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 applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

#### **El Dorado County Fire Protection District**

7. Applicants shall submit a review fee of \$ 120.00.
8. Fire flow for this project is 1,000 gpm @ 20 psi for two hrs. with a hydrant within 500 feet of each new parcel.
9. In place of requirements for hydrants and fire flow the applicant may enter into a deed restriction for parcels 1, 2 and 4 for a “Fire District approved NFPA 13D Fire Sprinkler System with 3,000 gallons of water storage for all new structures”.
10. The existing home on Parcel 3 is required to have a 3000 gallon storage tank that is Fire District approved and within 150 feet of the home.
11. The El Dorado County Fire District and California Department of Forestry approved Fire Safe Plan shall be implemented subject to the approval of the Fire District and CDF prior to recordation of the map.



12. Existing non-conforming access roads serving the lots will meet at a minimum Fire Safe Standards for width, surface, grade, radius, turnarounds, and turnouts, one-way and dead-end roads.
13. El Dorado County DOT standards may be more stringent and will supersede these requirements.
14. The above requirements to be completed prior to final map.

**El Dorado County Department of Transportation**

15. The applicant shall widen the portion of Beau Val Lane, which fronts and is on-site to this site, to the provisions of the Design and Improvement Standards Manual (DISM), Standard Plan 101C, in effect at the time improvement plans are submitted for review and approval. The applicant shall provide a turn around at the end of Beau Val Lane to the provisions of County Standard Plan 114. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the parcel map.
16. The applicant shall improve or confirm that the off-site portion of Beau Val Lane, from the southern boundary of Parcel 1 of this project to Pleasant Valley Road, shall adhere to the requirements of the DISM as required in Section 3 A) 2) c) ii, and Standard Plan 101C, an 18 foot wide roadway with 2 foot wide shoulders on each side of the roadway. These off-site improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the parcel map.
17. The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment from Beau Val Lane onto Pleasant Valley Road to the provisions of County Standard Plan 103C, prior to the recordation of the parcel map.
18. The applicant shall designate a 50 foot wide road and public utility easements (R & PUE), for the on-site portion of Beau Val Lane, prior to the recordation of the parcel map.
19. The applicant shall provide a reciprocal access agreement, guaranteeing access for the four parcels subject of this permit to use the proposed off-site roadway from this project to Pleasant Valley Road, prior to the recordation of the parcel map.
20. The applicant shall join and/or form an entity, satisfactory to DOT, to maintain all on-site roads and/or drainage facilities not maintained by the County, prior to the recordation of the parcel map.

21. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
  
22. 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 commence 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 Unit, 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 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 certified 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.

23. The applicant shall adhere to all DOT standard conditions listed below, which were provided to the applicant at the TAC on 8/27/07.
  
24. 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 Subdivision 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. 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.
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.
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 Environmental Management – Environmental Health Division**

31. Each of the four subject parcels shall have a safe and reliable water source prior to recording the parcel map.

#### **El Dorado County Office of the County Surveyor**

32. All survey monuments must be set prior to filing the Parcel Map.
33. The applicant shall provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State- or County-maintained road as defined by Section 16.44.120 (B) (2), prior to filing the final map.
34. Prior to filing the Parcel Map by the applicant, a letter to the County Surveyor shall be received from all agencies that have conditions placed on the map. The letter will state that “all conditions placed on P07-0031 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

## **ATTACHMENT 2**

### **FINDINGS**

**FILE NUMBER P07-0031**  
**November 21, 2007**

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 Findings**

- 1.1 The Zoning Administrator has considered the Negative Declaration together with the comments received and considered during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Zoning Administrator finds that through feasible conditions placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

##### **2.0 General Plan Consistency Findings**

- 2.1 The proposed tentative map, as conditioned, is consistent with the medium Residential General Plan land use designation.
- 2.2 The proposal, as conditioned, is consistent with the intent of Policies 2.1.1.7, 2.1.2.3, 2.2.5.16, 2.2.5.21, 5.7.1.1, 6.2.3.2, 7.3.3.4 and 7.4.4.4 because the density is appropriate for a Rural Center, there are adequate roadways, utilities, and other public service infrastructure available, or will be provided. The project fits in with the dominant pattern of development in the direct project vicinity, the proposal does not preclude future development of more parcels, wildfire hazards are addressed, the existing access roads will be improved to meet Fire Safe standards and County Code. The potential impacts to the intermittent stream will be insignificant, and no El Dorado County native oak trees are proposed to be removed.

##### **3.0 Zoning Findings**

- 3.1 The project is zoned Single family Two-acre Residential (R2A) which establishes a minimum parcel size of two acres. The proposed 5.025 to 10.055-acre parcels conform to existing zoning and the development standards in section 17.28.340 for minimum lot width of 150 feet and minimum parcel size of two acres.

#### **4.0 Tentative Map Findings**

- 4.1 **The proposal conforms to the County's zoning regulations and Minor Land Division Ordinance** because they are of adequate size for the Single family Two-acre Residential (R2A) zone district and there is adequate emergency and regular vehicular access, public facilities and existing utilities to support the residential uses needed by the parcels.
- 4.2 **The site is physically suitable for the proposed type and density of development** because the parcels have existing facilities and utilities, or the ability to get them, to support the residential uses on site.
- 4.3 **The proposed tentative map is not likely to cause substantial environmental damage** because the access roadway to all parcels exist and require minor modifications to surfacing and width, and the impacts from all other required off site spot road improvements will be minimal and have been analyzed in the Initial Study and, as conditioned, have been found to be less than significant.