

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



Agenda of: June 4, 2008
Item No.: 5.b.
Staff: Thomas A. Lloyd

PARCEL MAP

FILE NUMBER: P07-0051
APPLICANT: Jerry and Bette O'Haver
AGENT: Gene E. Thorne & Associates, Inc.
REQUEST: Tentative parcel map to create two 10.06 acre parcels from an existing 20.12 acre parcel.
LOCATION: On the east side of Mt. Aukum Road, 1,700 feet southwest of the intersection of Vogelsang Lane and Sly Park Road, in the Pleasant Valley area, Supervisorial District II.
APN: 079-270-06 (Exhibit D)
ACREAGE: 20.12 acres
GENERAL PLAN: Rural Residential (RR)
ZONING: Estate Residential Ten-acre (RE-10)
ENVIRONMENTAL DOCUMENT: Negative Declaration
SUMMARY RECOMMENDATION: Conditional Approval

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

Project Description: The parcel map would create two parcels of 10.06 acres each from a 20.12 acre site. The proposed parcels would access private driveways encroaching onto Vogelsang Lane.

Site Description: The project site lies in the western slope of the central Sierra Nevada in the southwestern portion of El Dorado County, at an approximate average elevation of 2,600 feet above mean sea level. The northeast portion of the parcel is the lowest point at approximately 2,560 feet above mean sea level, whereas the southwest corner rises to about 2,650 feet. Oak woodland habitat covers approximately 42 percent of the parcel. The two proposed parcels are covered with oak canopy of 26 and 57 percent, respectively. The subject parcel had been improved with a number of structures. These include a single-family dwelling, a detached carport, a barn, a gazebo, and a windmill, all of which would be located on proposed Parcel A.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	RR	Single family residence
North	R2A, RE-5	MDR, RR	Single family residences
East	RE-10	RR	Single family residence
South	RE-10	RR	Undeveloped, Single family residence
West	RA-20	RR-IBC	Single family residence

The project parcel is bounded on all sides by residential uses. The project would create two residential parcels in a residential setting of consistent density, and would not create conflicts with the surrounding land uses.

General Plan:

Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.

Discussion: Other parcels in the neighborhood are developed with single-family residential structures. As such, the two new parcels and their intended residential use would be consistent with the intended development pattern and density of the General Plan.

Policies 5.2.3.5 and *5.3.1.2* prohibit the creation of parcels less than 5 acres when the parcels rely on both onsite sewage disposal systems and water wells.

Discussion: At 10.06 acres each, the proposed parcels exceed this General Plan requirement. Percolation data was provided for this project in coordination with the County's Environmental Management Department. Currently, only proposed parcel A has a permitted septic system. A

percolation test for parcel B suggests adequate and suitable soils to for septic disposal. Any future building permits would require further consultation and evaluation by Environmental Management Department for approval of the final design of any septic system. Further, a well is located on the project site, and no public water is available for the proposed parcels. A condition from El Dorado County Environmental Management will require proof of adequate water supply for the additional parcel prior to finaling the map.

Policy 5.7.1.1 directs that applicants demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Discussion: The El Dorado County Fire Protection District has conditioned approval of the proposed project such that proof of minimum fire flow and/or water storage and an approved fire safe plan will be required prior to finaling the map.

Policy 6.2.3.2 directs that the applicant must demonstrate adequate access or ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: Both the El Dorado County Fire Protection District and the Department of Transportation have reviewed the project and have conditioned the project such that, prior to filing the parcel map, all existing non-conforming access roads serving the project shall, at a minimum, meet Fire Safe Standards for width, surface, grade, radius, turnarounds, and turnouts, one-way and dead-end roads.

Access to the project parcels is via Vogelsang Lane which fronts both proposed parcels. A grading permit will be required to allow DOT to review any necessary road improvements prior to filing the parcel map. The requirements of DOT and the El Dorado County Fire Protection District discussed above, address the potential access problems related to public safety.

Policy 7.4.1.1 directs that the County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with *County Code Chapter 17.71* and the USFWS's *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002)*.

Discussion: The proposed project is not located within one of the County's Rare Plant Mitigation areas, nor does it contain mapped Gabbro soils.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards and requires that 80 percent of the existing oak tree canopy coverage for the parcel be retained.

Discussion: As part of application submittal, the applicant was required to submit a tree canopy exhibit which has been confirmed with aerial photography. This exhibit identifies determined that a

total of 42 percent of oak canopy over the entire 20.12 acre site. As shown in Table 1, this 42 percent of existing oak canopy coverage requires 80 percent retention pursuant to General Plan Policy 7.4.4.4. As each of the proposed parcels will have adequate developable area, no oak trees will be removed and no replacement would be required. At 100 percent, overall canopy retention shown in Table 1 exceeds the provisions of Policy 7.4.4.4.

TABLE 1: Tree Canopy Summary				
Proposed Parcel	Oak Canopy (%) Pre-Project	Oak Canopy (%) Post-Project	Proposed Project Retention (%)	7.4.4.4 Retention Standard (%)
Parent Parcel	42	42	100	80

Policy 7.5.1.3 requires that cultural resource studies be conducted prior to approval of discretionary projects.

Discussion: A pedestrian archeological survey was completed by Historic Resource Associates for this parcel. This survey found no significant prehistoric or archaeological sites, features, or artifacts, nor any historic buildings, structures, or objects in the project area. From this survey, it was determined that no further archival or field study is required.

Pursuant to **Policies 8.1.3.1** and **8.1.3.2** the project was heard before the Agricultural Commission on February 13, 2008. These policies seek to buffer agriculturally zoned lands from increases in density on adjacent lands with ten acre minimum parcels, and to create a minimum 200 foot setback of agriculturally incompatible uses, respectively. Parcel A would be subject to a 200-foot setback being adjacent to Residential Agricultural Twenty-acre (RA-20) zoning. Parcel B is not subject to these policies.

Discussion: The Agricultural Commission found the project consistent with these policies and chose not to require the 200 foot setback be recorded on the map, as the existing residence on proposed Parcel A is already located within the setback.

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:

Discussion: As proposed, this project meets the regulations established by the Zoning Ordinance and does not request deviations from the development standards established for the Estate Residential Ten-acre (RE-10) Zone District. Each new parcel provides adequate site area for current and/or future development. The standard for the required minimum 150-foot lot width and road

frontage are met under this proposal. Any future development on the proposed parcels would be established in conformance with the development standards required under the Estate Residential Ten-acre (RE-10) Zone District.

Conclusion: As proposed, the parcels would be consistent with the minimum parcel size and development standards of the Residential Ten-acre (RE-10) Zone District. Therefore, staff finds the project is consistent with all applicable provisions of *Title 17*.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: This project is not 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 \$1876.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.⁰⁰ processing fee, shall be submitted to Planning Services and must be made payable to El Dorado County. The \$1876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION

1. Adopt the Negative Declaration based on the Initial Study; and
2. Approve P07-0051 as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report and the conditions itemized 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 Map
Exhibit E	Tentative Parcel Map
Exhibit F	Slope Map
Exhibit G	Tree Canopy Analysis
Exhibit H	Environmental Checklist and Discussion of Impacts

ATTACHMENT 1

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 E (Tentative Parcel Map) dated June 4, 2008, 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 would constitute a violation of permit approval.

The project description is as follows:

A tentative parcel map creating two parcels of 10.06 acres each. Access to the proposed parcels would be provided via encroachments onto Vogelsang Lane.

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.

2. 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 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.
3. Prior to processing the final map by the County Recorder, all Development Services processing fees for the tentative parcel map application shall be paid in full.
4. The tentative parcel map shall remain valid for a period of three years from the date of approval unless, prior to expiration of the map, the applicant files for a time extension.

5. Prior to filing the parcel map, the applicant shall be required to pay park in-lieu fees of \$150.00 and payable to El Dorado County, pursuant to El Dorado County Subdivision Ordinance Section 16.12.090.

Department of Transportation (Specific Conditions)

6. **Access Roadway:** Applicant shall construct and/or verify that the access roadway (Vogelsang Lane) is constructed to the provisions of El Dorado County Design and Improvements Manual (DISM) 101C, an 18-foot roadway with one-foot shoulders on both sides and shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
7. **Encroachment Permit:** The applicant shall construct and/or verify the roadway encroachment from Vogelsang Lane onto Sly Park Road is consistent with the provisions of County Design Standard *103D*. If it is not, the applicant shall obtain an encroachment permit from DOT and construct the encroachment. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
8. **Gates:** Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate.
9. **Turnaround:** The applicant shall provide a turn around on the access roadway to the provisions of County Standard Plan 114 or approved equivalent. Where parcels are zoned for five acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals (per Fire Safe Regulations). The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

Department of Transportation (Standard Conditions)

10. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
11. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the parcel map. The signing and striping for this encroachment shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
12. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private road, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
13. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
14. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
15. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
16. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
17. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.

18. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
19. **Grading Permit / Plan:** If more than 50 cubic yards of earth movement are required for improvements, 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. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT and/or Development Services (whichever is applicable) prior to occupancy clearance.
20. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation or Development Services (whichever is applicable). The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
21. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation or Development Services (whichever is applicable) shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
22. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation or Development Services (whichever is applicable). Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, 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.

23. **Drainage Study / SWMP Compliance:** 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 or Development Services (whichever is applicable).

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

The improvements shall be completed to the approval of the Department of Transportation or Development Services (whichever is applicable), prior to the filing of the map or the applicant shall obtain an approved improvement agreement with security.

24. **Drainage, Cross-Lot:** Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the map.
25. **Drainage Easements:** The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the map.
26. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide

General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

27. **CEQA Review:** 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.
28. **Off-site Improvements (Security):** Prior to the filing of a parcel map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
29. **Off-site Improvements (Acquisition):** As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant 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 applicant'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 applicant 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 percent 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 applicant 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.

30. **Off-site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the parcel map.
31. **Electronic Documentation:** 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 drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
32. **TIM Fees:** 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

33. Minimum fire flow required for the project is 1,000 gpm at 20 psi for two hours with a hydrant. The applicant shall provide documentation from the Fire District showing adequacy of the system, prior to filing the parcel map.
34. In place of fire flow and hydrant requirements of Condition 33 above, the applicant may enter into a deed restriction for all parcels for a "Fire District approved NFPA 13D Fire Sprinkler System with 3,000 gallons of water storage for all new structures" prior to filing the parcel map.
35. Prior to filing the parcel map, the existing home on Parcel A shall have a Fire District approved, 3,000 gallon storage tank within 150 feet of the residence.
36. Prior to filing the parcel map, proof of a CDF and County Fire District approved Fire Safe Plan shall be required.
37. Prior to filing the parcel map, all existing non-conforming access roads serving the project shall, at a minimum, meet Fire Safe Standards for width, surface, grade, radius, turnarounds, and turnouts, one-way and dead-end roads. Department of Transportation standards may be more stringent and, if so, shall supersede these requirements.

El Dorado County Air Quality Management District

38. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. Current county records indicate this property is not located within the Asbestos Review Area. Therefore, District Rule 223.1, which addresses the regulations and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.
39. Project construction may involve road development and shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
40. Burning of wastes that result from "Land Development Clearing" must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

Environmental Management

41. The applicant shall provide an onsite sewage disposal feasibility report for review prior to filing the parcel map.
42. The applicant shall provide a 24 hour draw down water well production test on the well that will serve the undeveloped parcel prior to filing the parcel map. The pump test procedure shall be approved by the Environmental Management Department and, at a minimum, shall include initial water level measurement; periodic measurements of water drawdown and pumping rate; and after 24 hours of continuous pumping, the pumping shall continue until the water drawdown is constant for at least four readings. Wells that do not meet or exceed five gallons per minute shall not be acceptable as proof of an adequate water supply for the purpose of land divisions.

County Surveyors Office

43. All survey monuments shall be set prior to filing the parcel map.
44. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on the map 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

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 should be made:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1** El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 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 Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 ADMINISTRATIVE FINDINGS

2.1 The proposed parcel map conforms to the El Dorado County General Plan;

The proposed tentative map is consistent with the Rural Residential (RR) General Plan land use designation.

The proposal, as conditioned, is consistent with the applicable policies of the General Plan, including *2.2.5.21, 5.2.3.5, 5.3.1.2, 5.7.1.1, 6.2.3.2, 7.4.1.1, 7.4.4.4, 7.5.1.3, 8.1.3.1, and 8.1.3.2* because the division would be compatible with the base land use designation, 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, no parcels less than five acres which rely on both onsite sewage disposal systems and water wells will be created, no oak trees are proposed to be removed, and the project was reviewed by the Agricultural Commission to ensure proper buffering and setbacks for and from agriculturally zoned lands.

2.2 The parcel map conforms to the El Dorado County Zoning Ordinance;

The project site is zoned Estate Residential Ten-acre (RE-10). The parcel map would create parcels which would be consistent with the minimum parcel size requirements and the development standards of the RE-10 Zone District.

3.0 Parcel Map Findings

3.1 That the proposed tentative map is consistent with applicable general and specific plans;

All necessary improvements have been considered by the reviewing disciplines in order to determine that this tentative parcel map is consistent with the policies of the General Plan, as described in the staff report

3.2 The proposal conforms to the County's zoning regulations and Minor Land Division Ordinance;

The Department of Transportation and the El Dorado County Fire Protection District have reviewed the existing road conditions and have determined that the existing improvements would provide adequate access. The proposed parcels provide adequate area to meet the development standards of the RE-10 Zone District.

3.3 The site is physically suitable for the proposed type and density of development;

While each of the two parcels contain some combination of oak canopy and slope, sites do exist that would provide area for adequate residential development. Future development would be consistent with applicable General Plan policies and Zoning Ordinance requirements.

3.4 The design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

No riparian features would be affected as a part of the project and no sensitive species would be impacted as determined by the Negative Declaration prepared by staff.