

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: August 05, 2009

Item No.: 4.a.

Staff: Aaron Mount

PARCEL MAP

FILE NUMBER: P08-0035/Veffredo Parcel Map

APPLICANT: Denise Veffredo

ENGINEER: Gates Engineering

REQUEST:

1. A parcel map creating 4 parcels ranging in size from 1.0 to 2.0 acres on a 5.21-acre site. (Exhibit E).
2. Design waivers have been requested for the following:
 - 1) Reduction of on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C.
 - 2) Reduction of off-site improvement requirements To Canyon Road from Standard Plan 101B to Standard Plan 101C.
 - 3) Reduction of off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

LOCATION: On the west side of Madrone Avenue, approximately 500 feet north west of the intersection of Alder Drive and Canyon Road in the Cedar Grove area, Supervisorial District III (Exhibit A).

APN: 076-120-04 (Exhibit B)

ACREAGE: 5.21 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: One-Half Acre Residential (R20K) (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; and
2. Approve the Parcel Map P08-0035 subject to the Conditions of Approval in Attachment 1, based on the Findings in attachment 2.
3. Approve the following design waiver as the required findings have been made as noted in Attachment 2:
 - 1) Reduce on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C.
 - 2) Reduce off-site improvement requirements to Canyon Road from Standard Plan 101B to Standard Plan 101C.
 - 3) Reduce off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

BACKGROUND: The subject parcel was created as part of the Sierra Pines Subdivision approved in 1936. Previous applications processed on the subject site include an approved tentative subdivision map (TM87-1075) that was not finalized, a tentative parcel map (P96-0025) that was withdrawn, and a tentative subdivision map (TM98-1346) which was withdrawn in order to submit the current parcel map application.

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: A tentative parcel map to create four parcels ranging in size from 1.0 to 2.0 acres (Exhibit E). All four parcels would be served by domestic water service meters and onsite septic wastewater systems. All four parcels would take access from Madrone Drive, a County maintained road. As shown on Table 1 the proposed density and lot design is consistent with existing parcels adjacent to the project parcel.

Site Description: As shown on Table 1 the project and adjacent parcels are within the Camino/Pollock Pines Community Region. The project parcel is located at an average elevation of 3,460 feet above mean sea level and is accessed from Madrone Drive, a County maintained road. The undeveloped parcel contains slopes from zero to ten percent on the south eastern section of the

subject site and slopes from ten to twenty percent on the remaining area. The subject parcel has been previously logged and contains scattered tree cover with a majority of the density at the western end of the parcel.

Adjacent Land Uses:

Table 1

	Zoning	General Plan	Land Use/Improvements
Site	R20K	HDR	Undeveloped
North	R20K/R1A	HDR/MDR	Single Family Residences
South	R20K	HDR	Single Family Residence
East	R20K	HDR	Single Family Residences/Undeveloped
West	R1A	MDR	Single Family Residences

Discussion: The proposed parcel map is consistent with adjacent lot patterns and sizes. The project and adjacent parcels are within the Camino-Pollock Pines Community Region.

Access and Circulation:

Primary access: Access to all four parcels is proposed to be from Madrone Drive, a County maintained road (Exhibit F). The on-site road surface would be improved to Standard Plan 101C and minimum Fire Code requirements which include a 20-foot wide, all weather surface roadway capable of supporting a 75,000 pound load. Further, the applicant shall construct and /or verify that the off-site portion of Canyon Road, from the project boundary to Cedar Drive / Alder Drive, meets the requirements of El Dorado County Standard Plan 101C (Exhibit E). Due to the projects elevation the Standards Manual would require that all road improvements be paved with a minimum section of 2.5 inches over 6 inches AB.

Secondary Access: All projects require secondary access pursuant to the requirements of the Design and Improvement Standards Manual (DISM). DISM Section 3.A.9 indicates that a Minor Land Division may be approved with one access road of adequate capacity to accommodate the proposed increase in traffic if a future street route or acceptable alternative is prepared and approved. Conditions of Approval numbers 10 through 12 have been added to the project to address both on and off-site access requirements. Given that the proposed project would be required to submit an approved Fire Safe Plan, and that the project is within the allowed 1,320-foot dead-end road length per the Fire Safe Guides (Fire Safe Regulations) for parcels 1 to 4.99 acres in size, DOT would support waiving this requirement. Both El Dorado County Fire Protection District and Cal Fire have also stated support of the proposed project’s secondary access requirement, upon fulfillment of recommended Conditions of Approval 10 through 12 and the approved Wildfire Fire Safe Plan.

Dead End Road Length: The proposed access roadway is below 1,000 feet in length. The DISM Section 3.A.12 allows a dead-end road to exceed 500 feet (but not more than 2,640 feet) and requires

the shoulder width be increased to 10 feet on both sides of the roadway. The DISM allows a reduction of the shoulder width if there is a favorable recommendation by the responsible Fire District. This requirement is reflected in recommended Conditions of Approval numbers 10 and 12. California Fire Code Appendix D requires dead end roads exceeding 750 feet to obtain Fire District approval. Both El Dorado County Fire Protection District and Cal Fire have stated support of the proposed project’s dead end road length, upon fulfillment of recommended Conditions of Approval and the approved Wildfire Fire Safe Plan.

Water Supply (domestic/potable): The subject parcel is within the service area boundary of the El Dorado Irrigation District (EID). EID in the submitted Facilities Improvement Letter states that a 6-inch water line exists in Madrone Drive. The system is not capable of providing the necessary fire flow of 1,000 gallons per minute, however a deed restriction to require future residences to have sprinklers installed has been conditioned by the Fire District to meet the same effect.

Fire Safety: The El Dorado County Fire Protection District has stated that the existing fire hydrant at the project site would meet the parcel map requirements. Additionally, the project is required to provide an approved fire safe plan prior to filing of the parcel map which will further analyze fire suppression, fuels management, and development of the project parcels. As designed and with fulfillment of the recommended Conditions, this project would meet the minimum Fire Safe requirements.

Oak Tree Canopy: No oak tree canopy is proposed to be removed for development on the project parcel. Development of individual lots is not anticipated to remove oak canopy beyond the established retention requirements. Future development of the proposed lots would have the option of complying with either Option A or Option B of General Plan Policy 7.4.4.4 in accordance with the Oak Woodland Management Plan.

Septic System Improvements: Public sewer service is not available in the project vicinity. The applicant provided an onsite wastewater treatment system feasibility report that studied the potential for one septic system for the proposed parcel which contains the unpermitted residence. The feasibility report was reviewed and approved by the El Dorado County Environmental Health Division.

General Plan: The General Plan designates the subject site as High Density Residential (HDR). *This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre.* The project proposes parcel sizes ranging in size from 1.0to 2.0 acres on a 5.21 acre site. As conditioned, this project would be consistent with the policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed in Table 2 below:

Table 1: General Plan Consistency

<p>Community Region: Objective 2.1.1 established the Camino-Pollock Pines Community Region</p>	<p>Consistent: Planning staff has found that the subject proposal does meet the intent of these</p>
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<p>boundary. The subject parcel is located within that boundary. Policy 2.1.1.2 defines Community Regions as <i>those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries.</i></p>	<p>policies by providing the allowable density within this HDR designated parcel.</p>
<p><u>Adequate Roads, Public Utilities, and Wildfire Hazards:</u> Policy 2.1.1.7 directs that <i>development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated.</i></p>	<p>Consistent: As discussed above in the <i>Project Issues</i> section, the existing and proposed improvements would be adequate to serve the proposed subdivision.</p>
<p><u>Land Use Compatibility:</u> Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.</p>	<p>Consistent: As previously discussed and shown in the <i>Adjacent Land Use Table</i> above, the proposed residential project would be consistent with General Plan Policy 2.2.5.21. Pursuant to the existing General Plan land use designations, the project area would be surrounded by high and medium density residential uses that would be compatible with the proposed development. The new lots would be consistent and compatible with the General Plan intended development pattern expected in lands designated as High Density Residential and would be consistent with the dominant pattern of parcel development expected for the surrounding neighborhood also designated for HDR and MDR development and located within the Community Region.</p>
<p><u>Water Supply and Fire Flow:</u> Policy 5.2.1.2 requires that the applicant provide an adequate quantity and quality of water for all uses, including fire protection, and shall be provided for this development. Policy 5.7.1.1 directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance</p>	<p>Consistent: Water supply and required fire flow were discussed previously above in the <i>Project Issues, Fire Safety</i> and <i>Water Supply</i> sections. The project is conditioned to meet these Policy requirements.</p>

<p>facilities, and access for fire protection either are or would be provided concurrent with development. As discussed above in the <i>Project Issues</i> section, the project is conditioned to meet these requirements.</p>	
<p><u>Availability of Water Supply:</u> Policy 5.2.1.4 directs that map approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.</p>	<p>Consistent: As discussed above, public water service would be provided to the project site by EID. EID provided a letter indicating that it has adequate water supplies to serve the project. Based on this information, the project would be consistent with General Plan Policy 5.2.1.4 regarding availability of reliable water supply.</p>
<p><u>Fire Protection Services:</u> Policy 5.7.1.1 requires that adequate fire protection services be provided for the proposed development.</p>	<p>Consistent: The El Dorado County Fire Protection District would provide fire protection services to the project site. As discussed above in the <i>Project Issues</i> and <i>Fire Safety</i> sections, a Fire Safe Plan and minimum roadway widths have been required by the Fire District to ensure adequate fire protection infrastructure. The project is conditioned to meet this Policy requirement.</p>
<p><u>Adequate Access for Emergencies:</u> Policy 6.2.3.2 directs that the applicant 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.</p>	<p>Consistent: As conditioned, and discussed under <i>Access and Circulation</i> in the <i>Project Issues</i> section, the project would meet the intent of this policy.</p>

Zoning: The subject site is currently zoned One-Half Acre Residential (R20K). The proposed 1.0 to 2.0-acre lots have been shown to have sufficient room to conform to the zoning and the development standards in Section 17.28.390 for minimum lot width of 100 feet, minimum parcel size of one-half acre, building setback requirements of 30 feet within front yard parcel boundaries and road easements, 10 feet side yards (and 30 feet fire safe side yard), and 30 feet rear yard setbacks. The proposed parcels have been shown to have adequate room to satisfy the parking requirements of two spaces not in tandem per dwelling unit pursuant to Section 17.18.060.

Staff finds that the project can be found to conform to the intent of the Zoning Code and that the necessary findings can be made to support the request for a Tentative Parcel Map creating four parcels. The findings are contained in Attachment 2.

Design Waivers: Three Design Waivers from the DISM have been requested for the proposed project. Findings of Consistency for the proposed Design Waivers which would be approved with the project are provided in Attachment 2. The requested Design Waivers are as follows:

1. Reduction of on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C

El Dorado County Department of Transportation (DOT) Response: The proposed project is within the Camino / Pollock Pines Community Region and is also a County-maintained roadway along the project frontage. As such, the roadway must be constructed to a Design Std Plan 101B standard. The minimum roadway width per 101B is 28 feet with a structural section of 3 inches of asphalt concrete over 6 inches of aggregate base. Design Standard Plan 101C allows for fewer improvements to the roadway. Given the extremely low Average Daily Trips (ADTs) and existing improvements and obstacles to widening (i.e., utility poles), DOT would be supportive of a design waiver to allow development consistent with Design Standard Plan 101C. However, the proposed project parcel is above 3,000 feet elevation. Design Std Plan 101C Note 3 requires roadways above 3,000 feet to be paved with a minimum section of 2.5 inches over 6 inches AB. Please also be advised that, while DOT's minimum road width standard per 101C is 18 feet, the CA Fire Code 2007 minimum road width is 20ft. DOT is supportive of this design waiver.

2. Reduction of off-site improvement requirements to Canyon Road from Standard Plan 101B to Standard Plan 101C.

DOT Response: Canyon Road is also within the Community Region and a County-maintained roadway up to Madrone Drive at which point it becomes a privately-maintained roadway. As such, the DISM requires Canyon Road to be improved consistent with Design Standard Plan 101B. However, for the same reasons mentioned in Item #1 above, DOT would be supportive of this design waiver request.

3. Reduction of off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

DOT Response: Design Standard Plan 103C is a Driveway Encroachment standard. It is unclear where specifically the waiver is requested. The future driveway connections to Madrone Drive should be constructed to Design Standard Plan 103B-1 standards. The encroachment of Madrone Drive onto Canyon Road must be constructed to 103D standards. Given the extremely low ADT's, grade changes, and objects (i.e. utility poles), DOT is supportive of this design waiver request.

Granting of Design Waivers 1 through 3 would not be injurious to adjacent properties or detrimental to health, safety, convenience and welfare of the public. Upon fulfillment of the recommended conditions of approval, neither the El Dorado County Fire Protection District, Calfire, nor DOT have any outstanding concerns and therefore, Design Waivers 1 through 3 could be approved as proposed.

El Dorado County Subdivision Ordinance: The project is subject to the applicable provisions of the El Dorado County Subdivision Ordinance, including Section 16.44.010 (State Law Compliance) and 16.44.020 (General Plan Compliance), subject to the specific findings under Section 16.44.030 and detailed in Attachment 2. The proposed Tentative Parcel Map would create a total of four lots, in conformance with the standards under the R20K zone district. Development of these parcels would be subject to applicable provisions of the El Dorado County General Plan, recommended Conditions of Approval, and other standards imposed by El Dorado County and affected agencies.

ENVIRONMENTAL REVIEW

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

NOTE: 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 \$1,993.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.⁰⁰ recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993.⁰⁰ 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 1Conditions of Approval
Attachment 2Findings
Exhibit AVicinity Map
Exhibit BAssessor’s Map Bk. 76 Pg. 12
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibit ETentative Parcel Map
Exhibit FLocal Circulation Map
Exhibit GEnvironmental Checklist and Discussion of Impacts

ATTACHMENT 1 CONDITIONS OF APPROVAL

File Number P08-0035/Veffredo Tentative Parcel Map
August 05, 2009 Zoning Administrator Hearing

CONDITIONS OF APPROVAL

Project Description

1. This tentative parcel map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibits A-G, dated August 05, 2009, 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 1.0 to 2.0 acres on a 5.21-acre site. All four parcels will be served by domestic water service meters and onsite septic wastewater systems. All four parcels will take access from Madrone Drive.

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 must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services

2. The applicant shall submit to Planning Services the Department of Fish and Game filing fee and noticing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or filing of the parcel map filed until said fees are paid.
3. The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
4. A meter award letter or similar document to provide water service to each parcel by the El Dorado Irrigation District shall be submitted to Planning Services for review and approval prior to filing the Parcel Map.

5. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of appraisal, the applicant must pay the park fee to the Development Services Department. A receipt showing compliance with this condition shall be submitted by the applicant to the Planning Services prior to filing the parcel map.
6. The applicant shall make the actual and full payment of Development Services Department processing fees for the tentative parcel map application prior to filing the parcel map.
7. Any future El Dorado County native oak tree canopy removed for residential development shall be mitigated as specified in the Oak Woodland Management Plan, adopted by the Board of Supervisors on May 6, 2008.
8. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

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 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.

El Dorado County Department of Transportation

Project Specific Conditions

10. **Access Improvements:** The applicant shall widen Madrone Road from the northern project boundary line to Canyon Road to a 20ft wide roadway with 10ft shoulders on both sides (pursuant to DISM Sec.3.A.12.a) consistent with the provisions of the El Dorado County Design and Improvement Standards Manual (DISM), Design Standard Plan 101C and the CA Fire Code 2007. 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. Pursuant to the DISM, the decision maker may reduce the shoulder width if there is a favorable recommendation by the responsible fire agency.
11. **Off-site Access Improvements:** The applicant shall construct and /or verify that the off-site portion of Canyon Road, from the project boundary to Cedar Drive / Alder Drive, meets the requirements of El Dorado County Standard Plan 101C, a 20 foot roadway with 10ft shoulders on both sides (pursuant to DISM Sec.3.A.12.a), and CA Fire Code 2007. The applicant shall provide an exhibit to the DOT, Planning, and the Fire District that shows Canyon Road complies with the DISM and Fire Code. 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. Pursuant to the DISM, the decision maker may reduce the shoulder width if there is a favorable recommendation by the responsible fire agency. This condition shall not require the applicant to relocate utility poles, remove large trees, or relocate/remove existing obstacles encroaching into the roadway that are not otherwise easily movable.
12. **Secondary Access:** The nearest County roadway having two means of access for this site is Cedar Drive. The DISM [Section 3 A. 9. & 12] states and therefore the applicant shall be required to verify and/or provide a secondary access to this site or an acceptable alternative. Both the primary and secondary off-site accesses shall meet the requirements of El Dorado County Standard Plan 101C and Minimum Fire Code requirements of a 20-foot road width. These 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. The DISM allows the decision maker to waive this requirement if an “acceptable alternative” is provided. DOT would support waiving this requirement based on the preparation of an approved Fire Safe Plan and the project is within the allowed 1,320ft dead-end road length per the Fire Safe Guides (Fire Safe Regs) for parcels 1 to 4.99 acres in size.
13. **Offer of Dedication:** The applicant shall irrevocably offer to dedicate in fee, additional roadway for a total right-of-way of 50ft along the entire frontage of Madrone Drive as determined by EDC DOT, prior to the filing of the map. This offer will be accepted by the County.
14. **Roadway Slopes:** Pursuant to DISM Sec 3.B.9, roads above 3,000 ft elevation shall not exceed 10% slope and shall be paved with a minimum 2.5” AC on 6” AB for roads with ADTs less than 601.

15. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment from Madrone Drive onto Canyon Road to the provisions of County Design Std 103C. 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 map. This condition shall not require the applicant to relocate utility poles, remove large trees, or relocate/remove existing obstacles encroaching into the roadway that are not otherwise easily movable.
16. **Turnaround:** The applicant shall provide a turn around at the end of the roadway to the provisions of County Standard Plan 114 or approved equivalent. 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.
17. **Cut Slopes:** Per the El Dorado County Grading Design Manual Sec B.6, the top of cut slopes shall not be made nearer a permit area boundary line than one fifth the vertical height of cut with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may need to be increased for required interceptor drains. 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 filing of the final map.
18. **Fill Slopes:** Per the El Dorado County Grading Design Manual Sec B.6, the toe of the fill slope shall not be made nearer to the permit area boundary line than one half the height of the slope with a minimum of two (2) feet and a maximum of twenty (20) feet. Where a fill slope is to be located near the permit area boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the building official deems necessary to protect the adjoining property from damage as a result of such grading. 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 filing of the final map.
19. **Off-site Easements:** Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
20. **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.
21. **Vehicular Access Restriction:** Prior to filing of the map, the applicant shall record a vehicular access restriction along the entire frontage of Sienna Trail.

El Dorado County Department of Transportation

Standard Conditions

22. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
23. **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 shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
24. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
25. **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.
26. **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.
27. **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.
28. **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.
29. **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 prior to occupancy clearance.
30. **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. 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.

31. **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 shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
32. **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. 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.
33. **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.

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.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the map or the

applicant shall obtain an approved improvement agreement with security.

34. **Drainage, Cross-Lot:** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, 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.
35. **Drainage Easements:** Pursuant to Section 4.D of the DISM, 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.
36. **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.
37. **Off-site Improvements (Security):** Prior to the filing of a final map or 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.
38. **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 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 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% 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.

39. **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.
40. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

California Department of Forestry and Fire Protection (CalFire)

41. A fire safe management plan, acceptable to the El Dorado County Fire Protection District and the California Department of Forestry and Fire Protection, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the fire district to the Surveyor's Office at the time of filing the parcel map.

El Dorado County Fire Protection District

42. A review fee of \$120.00 shall be submitted prior to filing of the parcel map.
43. Fire flow for this project is 1,000 gallons per minute at 20 psi for two hours. Documentation from EID (FIL) that the water system will meet fire flow shall be submitted prior to filing of the parcel map.
44. In place of fire flow the applicant may use a NFPA 13d home sprinkler system in all structures built on each parcel. This will appear in the form of a deed restriction that shall be recorded prior to filing of the parcel map.
45. The turn-a-round as shown on the parcel map shall be improved to Fire District and DOT standard prior to filing of the parcel map.

County of El Dorado Office of County Surveyor

46. All survey monuments must be set prior to filing the Parcel Map.

47. 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 P08-0035 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 P08-0035/Veffredo Parcel Map January 7, 2009 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:

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 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
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the High Density Residential (HDR). This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre. The proposed 1.0 to 2.0-acre parcels conform to the General Plan land use designation because of the parcel sizes and the location within the Camino-Pollock Pines Community Region.
- 2.2 As conditioned and with strict adherence to County Code, the proposal is consistent with all applicable Policies of the General Plan. As conditioned, the proposal is consistent with the intent of General Plan Policies 2.1.2.1 (Community Region boundaries), 2.1.2.2 (Community Region definition), 2.2.2.3 (Community Region purpose), 2.2.5.2 (review for General Plan consistency), 2.2.5.21 (compatibility with surroundings), 5.1.2.1 (adequate utilities), 5.7.1.1 (adequate emergency water and related facilities), and 6.2.3.2 (adequate access). Because of the review for General Plan consistency, minimal impacts to visual qualities, noise, traffic, and on existing emergency response capabilities will occur. The project is found to be compatible with the local community. It has been reviewed and conditioned by the El Dorado County Fire Protection District, Department of Transportation, County Surveyor,

and Cal Fire noting there are adequate available utilities such as water, power, and sewage disposal facilities. The project provides adequate access and site design that ensure compatibility with the surrounding permitted land uses, and is consistent with the General Plan policies identified above.

3.0 Zoning Findings

- 3.1 The project, as proposed and conditioned, is consistent with the El Dorado County Zoning Ordinance Development Standards of the One-Half Acre Residential (R20K) zone district because the proposed 1.0 to 2.0-acre lots would conform to the zoning and the development standards in Section 17.28.390 for minimum lot width of 100 feet, minimum parcel size of twenty thousand square feet, building setback requirements of 30 feet within front yard parcel boundaries and road easements, 10 feet side yards, and 30 feet rear yard setbacks. The proposed parcels have been shown to have adequate room to satisfy the parking requirements of two spaces not in tandem per dwelling unit pursuant to Section 17.18.060.

4.0 Tentative Parcel Map Findings

- 4.1 **The proposal conforms to the County’s zoning regulations and Minor Land Division Ordinance.**

The proposed parcels are of adequate size for the One-Half Acre Residential (R20K) zone district. There is adequate emergency and standard vehicular access provided, and public facilities and existing utilities to support the residential uses. DOT, El Dorado County Fire Protection District, and Cal Fire have stated support of the project upon fulfillment of the Conditions of Approval and the approved Wildfire Fire Safe Plan.

- 4.2 **The site is physically suitable for the proposed type and density of development.**

The parcels have existing facilities and utilities to support the residential uses on site or are conditioned to provide them prior to filing the parcel map.

- 4.3 **The proposed tentative map is not likely to cause substantial environmental damage.**

The access roadways to all parcels will require minor modifications to the existing roadway including surfacing and width improvements. The impacts from all other potential impacts have been analyzed in the Initial Study and have been found to be less than significant.

5.0 DESIGN WAIVER APPROVAL FINDINGS

5.1 Reduce the on-site improvement requirements to Madrone Drive from Standard Plan 101B to Standard Plan 101C.

- 5.1.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

The lots adjacent to the project parcel's access road, Madrone Drive, were created by the Sierra Pines Subdivision in 1936 and many parcels were improved prior to current development guidelines. Given the low ADT's and existing improvements and obstacles to widening, El Dorado County Department of Transportation is supportive of the waiver.

- 5.1.2 *Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.*

Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardships resulting from significant grading and infringement upon existing neighboring structures and natural features.

- 5.1.3 *The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*

Permitting Madrone Drive to be improved to Standard Plan 101C would not create a situation which would be injurious to adjacent properties or pose a hazard to the health, safety and welfare of the public. The project has been conditioned to include roadway widening to meet DISM and California Fire Code requirements.

- 5.1.4 *This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.*

The requested Design Waiver will not hinder the County's implementation of the Subdivision Map Act as outlined in Article II of Chapter 16 of County Code or any of the other applicable ordinances. The granting of the design waiver will create parcels that will be consistent with the Development Standards of the R20K zone district and applicable policies of Chapter 16 and 17 of the County Code.

5.2 Reduce the off-site improvement requirements to Canyon Road from Standard Plan 101B to Standard Plan 101C.

- 5.2.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

The lots adjacent to the project parcel's access road, Canyon Road, were created by the Sierra Pines Subdivision in 1936 and many parcels were improved prior to current

development guidelines. Given the low ADT's and existing improvements and obstacles to widening, DOT is supportive of the waiver. The proposed Design Waiver allows the creation of four parcels consistent with the minimum lot size requirements and development standards of the underlying zoning district, (R20K), and consistent with the General Plan Designation of High Density Residential.

- 5.2.2 *Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.*

Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardships resulting from significant grading and infringement upon existing neighboring structures and natural features.

- 5.2.3 *The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*

The Design Waiver will not result in future development that will pose a hazard to the health, safety and welfare of the public as determined by DOT, El Dorado County Fire Protection District, and Cal Fire

- 5.2.4 *This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.*

The requested Design Waiver will not hinder the County's implementation of the Subdivision Map Act as outlined in Article II of Chapter 16 of County Code or any of the other applicable ordinances. The granting of the design waiver will create parcels that will be consistent with the Development Standards of the R20K zone district and applicable policies of Chapter 16 and 17 of the County Code.

5.3 Reduce the off-site encroachment improvement requirements from Standard Plan 103D to Standard Plan 103C for the encroachment of Madrone Drive onto Canyon Road.

- 5.3.1 *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

The design waiver request was reviewed by DOT, El Dorado County Fire Protection District, nor Cal Fire with out any objection. Given the extremely low ADT's, grade changes, and existing objects, the County is supportive of this design waiver request. Approval would permit approval of the creation of four parcels consistent with both the General Plan and Zoning Ordinance with minimal environmental effects.

- 5.3.2 *Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.*

Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardships resulting from an unnecessarily sized encroachment, pursuant to DOT, El Dorado County Fire Protection District, and Cal Fire review and determinations.

- 5.3.3 *The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.*

The allowance for the proposed encroachment standard will not result in a situation that would be injurious to adjacent properties or pose a hazard to the health, safety and welfare of the public. The required roadway would be sufficient to meet fire safe standards for access and has been reviewed and conditionally approved by the El Dorado County Fire Protection District, Cal Fire, and the Department of Transportation.

- 5.3.4 *This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.*

The requested Design Waiver will not hinder the County's implementation of the Subdivision Map Act as outlined in Article II of Chapter 16 of County Code or any of the other applicable ordinances. The granting of the design waiver will create parcels that will be consistent with the Development Standards of the R20K zone district and applicable policies of Chapter 16 and 17 of the County Code.