

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: October 6, 2021
Item No.: 4.a
Staff: Matthew Aselage

TENTATIVE PARCEL MAP AND ADMINISTRATIVE PERMIT

FILE NUMBER: P21-0003 and ADM21-0020/Vandegrift Parcel Map and Agricultural Setback Relief

APPLICANT/AGENT: William and Kathy Vandegrift

REQUEST: The project consists of the following requests:

- 1) Tentative Parcel Map dividing a 20-acre parcel into two parcels of ten-acres each; and
- 2) Administrative Permit to reduce the 200-foot setback from agriculturally zoned parcels to the base zone setback standard of 30-feet.

LOCATION: On the east side of Barnett Ranch Road, approximately 50-feet west of the intersection with Cattle Drive, in the Shingle Springs area, Supervisorial District 2 (Exhibit A).

APN: 109-320-007 (Exhibit B)

ACREAGE: 20-acres

GENERAL PLAN

LAND USE DESIGNATION: Low Density Residential - Important Biological Corridor (LDR-IBC) (Exhibit C)

ZONING DESIGNATION: Residential Estate – Ten-Acre Minimum (RE-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration prepared based on an Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit: H).

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines; and
2. Approve Tentative Parcel Map P21-0003 and Administrative Permit ADM21-0020 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map and Administrative Permit would allow the subdivision of a 20-acre parcel into two parcels of ten-acres each along with a reduction of the 200-foot setback from agriculturally zoned parcels to the base zoning 30-foot setback requirement. The existing parcel is zoned RE-10 consistent with the General Plan land use designation of LDR. The resultant parcels meet the required development standards in the RE-10 zone including minimum lot size and lot width. No buildings are proposed to be built with this parcel map, but would result in the creation of lots for sale, leasing or financing. Staff has determined that the project is consistent with the General Plan LDR Land Use Designation and the RE-10 zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings Section of this report.

OTHER PROJECT CONSIDERATIONS

Important Biological Corridor (-IBC)

The project parcel is mapped within an important biological corridor. This distinction requires completion of a biological resources technical report for all discretionary projects. In March of 2021 a Biological and Aquatic Resources Assessment for the 20-Acre Vandegrift Parcel Study Area has been prepared for the project by Hunter Gallant and Jeff Glazner of Salix Consulting, Inc. Inclusion of this report satisfies the requirement for a biological resources technical report. The prepared report found that quality foraging habitat occurs around the Little Indian Creek wetland swale for large animals such as deer. Despite this, it is not necessarily a quality corridor for large animal movement as the surrounding area is broken up by a patchwork of fences and roads in all directions. However, the Little Indian Creek corridor does provide a quality habitat for foraging and cover for many animal species. Development on the western edge of the study area along Barnett Ranch Road away from the drainage in the eastern area will have minimal effect on the quality of the Little Indian Creek corridor habitat.

BACKGROUND/HISTORY/EXISTING CONDITIONS

This parcel was created via a parcel map on November 27, 1990. The property was developed with one residence prior to creation of the currently existing parcel. Since November of 1990, the property has seen minimal development activity which includes installation of an accessory storage structure.

The project parcel consists of approximately 20-acres. The site ranges in elevation from approximately 1220 and 1300-feet above mean sea level. Proposed Parcel One currently contains an existing single-family residence, accessory storage trailer, driveway improvements encroaching onto Barnett Ranch Road (a county-maintained roadway), two dead-end dirt tracks, a well, a septic tank with an associated leach field, and fencing along the frontage with both South Shingle Road and Barnett Ranch Road. Proposed Parcel Two currently contains one well, a fence along the northern property line, and the remaining portion of a dead-end dirt track which begins on Proposed Parcel One. The neighboring properties to the north, east, and south are all zoned Residential Estate – Five-Acre (RE-5); the neighboring properties to the west are zoned RE-5 and Limited Agricultural – Ten-Acre (LA-10). With the exception of the southeastern adjacent parcel owned by the Shingle Springs Fire Department, all surrounding properties have been developed with single-family residences (Exhibits D, E and G).

PROJECT DESCRIPTION

This project is a Tentative Parcel Map that would create two rural residential parcels of ten-acres each from an existing 20-acre parcel and an administrative permit for relief from the 200-foot agricultural setback standard (Exhibit F). Fire and vehicular access to proposed Parcel One is provided via a currently existing driveway encroachment onto Barnett Ranch Road. Proposed fire and vehicular access to proposed Parcel Two will be from a future encroachment onto Barnett Ranch Road. The proposed parcels will be served by existing public electric and gas utilities to the satisfaction of Pacific Gas and Electric (PG&E). The proposed parcels will be served by existing wells on site; each parcel currently contains one well each. The proposed parcels will be served by individual private septic systems, which will require development of a septic system and identification of leach field area for proposed Parcel Two for future residential development.

STAFF ANALYSIS

Staff has analyzed the project for consistency with the El Dorado County General Plan and Title 130 of the County Ordinance Code (Zoning Ordinance) as discussed in detail within the findings section of this report.

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2 (Low-Density Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (Compatibility with Adjoining Land Uses), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Uses, Including Fire Protection), Policy 5.2.3.4 (Groundwater Systems), Policy 5.3.2.3 (Rural Sewage Disposal/Alternative Wastewater Systems), Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy TC-Xa (Transportation and Circulation Policies), Policy TC-Xb (Available Roadway Capacity), Policy TC-Xc (Developer Traffic Impact Fees), Policy TC-Xd (Level of Service), Policy TC-Xe (Impact of Increased Project Trips), Policy TC-Xf (Conditions for Worsened Circulation Impacts), Policy TC-Xg (Developer’s Responsibility for Transportation Improvements), Policy TC-Xh (Traffic Impact Fees), and Policy TC-Xi (U.S. Highway 50 Capacity). Further details are discussed in the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of the Zoning Ordinance. The project parcel is zoned RE-10 and the project has been analyzed in accordance with all applicable development standards for this zone district. The parcel map identifies the setbacks for the existing residence on site. These setbacks are consistent with the RE-10 zoning designation. Further, the parcel map denotes a 50-foot setback along the Little Indian Creek channel. This channel has been identified as a wetland drainage swale, which requires development to be setback by at least 50-feet. The setbacks shown on the map do not create new setbacks and any future development would be required to comply with standard RE-10 zoning setbacks (see Table One). The proposed parcels meet the required minimum lot size and lot widths as illustrated in the table below and described in the Findings section below.

**Table One
 Development Standards from Table 130.24.030(Residential Zones
 Development Standards)**

Development Attribute	RE-10	Proposed Parcel 1	Proposed Parcel 2
Minimum Lot Size (in acres)	10	10	10
Minimum Lot Width (in feet)	100	355-feet at narrowest point	Approx. 610-feet at narrowest point
Setbacks (in feet)		No development is proposed as part of this proposal. However, all development currently on site complies with these zoning development standards. Any future development must comply with these zoning development standards.	
Front	30		
Secondary Front	30		
Side	30		
Rear	30		
Wetland	50		

AGENCY COMMENTS:

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the Environmental Management Department (EMD) and the County Surveyor prior to the June 14, 2021 TAC meeting. EMD issued standard comments regarding onsite wastewater treatment systems. The County Surveyor issued standard comments regarding addressing and Monumentation. The Agriculture Department reviewed the request for relief from the 200-foot agricultural setback. Comments from the Agriculture Department indicated there would be no issues with reducing the required setback to the base zoning standard of 30-feet. These agencies provided standard conditions of approval which have been incorporated into the project as presented within the Conditions of Approval section of this report.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit: H). There is no substantial evidence that the proposed project would have a significant effect on the environment and a Negative Declaration

has been prepared. The Initial Study – Negative Declaration (ISND) was circulated for a local 20-day public review period beginning on July 22, 2021 and ending on August 10, 2021. One comment was received concerning the potential impacts associated with increased well water development in the area. If a well should be proposed in the future, the property owner would need to provide well production reports to determine site suitability prior to development. With implementation of standard County requirements, impacts to well water quality and quantity would be de minimis.

The applicant shall submit to Planning Service a \$50.00 recording fee prior to filing of the Notice of Determination by the County. Please submit a check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location/Vicinity Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Tentative Parcel Map
Exhibit G.....Slope Map
Exhibit H.....Proposed Negative Declaration and Initial Study

FINDINGS

Tentative Parcel Map P21-0003/Vandegrift Zoning Administrator/October 6, 2021

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comment received and considered during the 20-day local public review process. The Negative Declaration reflects the independent judgement of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Initial Study identified no significant impacts to the environment as a result of this project.
- 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 Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies that the purpose of the Low Density Residential (LDR) land use designation is to provide areas for the transition of land uses from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County. Lands designated as LDR can be located in Community Regions and in Rural Centers.

Rationale: The proposed Tentative Parcel Map is consistent with this policy. The site is near, but not within the Single Springs community area. The project is in an area of large-lot residential properties. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site has one single-family residence located on proposed Parcel One. Proposed Parcel Two is currently undeveloped. The adjoining properties in all directions are similarly zoned for, and are currently developed with, residential uses. Therefore, the project has been located and designed to be compatible with adjoining land uses.

2.4 **The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project contains one existing single-family residence located on proposed Parcel One. This residence is connected to public electric and gas utilities and uses a private well and septic system for water and sanitation service. Proposed Parcel Two currently has a private well on site, but no other development. No additional development is proposed for this site. Additionally, no new public utility connections are proposed as part of the project. Therefore, public services and utilities as they exist currently are adequate for this project.

2.5 **The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The project was reviewed by the El Dorado County Fire Protection District (Fire District) for adequate capacity of water. Both proposed parcels contain one well each. These wells will meet the demands for domestic use and fire protection. The project, with the current developments on site, is consistent with this policy.

2.6 **The project is consistent with General Plan Policy 5.2.3.4.**

General Plan Policy 5.2.3.4 (Groundwater Systems) requires that all applications for divisions of land which rely on groundwater for domestic use, or any other type of use shall demonstrate that groundwater is adequate as part of the review and approval process.

Rationale: Both proposed parcels contain one existing well each for domestic water usage. This project was reviewed by the El Dorado County

Environmental Management Department (EMD). Per EMD, proposed Parcel One has soil depth and percolation data on file; however, proposed Parcel Two does not have this data on file. Parcel Two is required to show proof of a soil percolation rate of 120-minutes per inch or lower and must have an adequately sized effluent dispersal area. Percolation tests are required to be reviewed and approved by EMD prior to the final map. Therefore, the project as proposed is consistent with this policy.

2.7 The project is consistent with General Plan Policy 5.3.2.3.

General Plan Policy 5.3.2.3 (Rural Sewage Disposal/Alternative Wastewater Systems) requires the development of efficient and environmentally safe individual sewage disposal systems in rural areas.

Rationale: The single-family residence currently existing on proposed Parcel One contains a septic system and leach field. EMD has reviewed this project and verified that Parcel One will continue to meet the requirements for leach fields on site. However, proposed Parcel Two must submit percolation tests to verify that this parcel will also meet the requirements for a leach field. There is no proposal for additional septic system developments. Therefore, the project as proposed is consistent with this policy.

2.8 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The Fire District currently provides fire protection service to the project site. The Fire District sent a notice stating no comments or issues were found with the project as proposed. Therefore, the project as proposed is consistent with this policy.

2.9 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 (Wildland-Urban Interface Fire Safe Plan) precludes development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers

Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.

Rationale: The project is located within a high fire zone and is therefore required to submit to and receive approval of a Wildland-Urban Interface Fire Safe Plan from the Fire District prior to approval of the final map.

2.10 **The project is consistent with General Plan Policy 6.2.3.2.**

General Plan Policy 6.2.3.2 (Adequate Access for Emergencies) requires 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.

Rationale: The Fire District has reviewed the application materials and provided a statement of no comments. Therefore, the project is in compliance with this policy.

2.11 **The project is consistent with General Plan Policy 7.4.2.9.**

Policy 7.4.2.9 (Important Biological Corridor) requires the applicant provide the County with a Biological Resources Technical Report to determine the presence of special-status biological resources that may be affected by the proposed project.

Rationale: A Biological and Aquatic Resources Assessment dated March 2021 was completed by Hunter Gallant and Jeff Glazner of Salix Consulting, Inc. Locally, quality foraging habitat occurs around the Little Indian Creek wetland swale for large animals such as deer. It is not necessarily a quality corridor for large animal movement as the surrounding area is broken up by a patchwork of fences and roads in all directions. The provided biological and aquatic assessment provides an evaluation of expected biological impacts which satisfies this policy.

2.12 **General Plan Policy TC-Xa does not apply to the Project.**

(1) Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: The project would create two residential parcels; therefore, this policy does not apply.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voter's approval.

Rationale: This is not applicable as the Project is not requesting any modifications to Table TC-2.

(3) and (4) Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the Project is not requesting the County create an Infrastructure Financing District.

(6) Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project would create two residential parcels; therefore, this policy does not apply.

2.13 **General Plan Policy TC-Xb does not apply to the Project.**

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;

- B. At least every five years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable LOS and other standards in this plan; and
- C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This policy is not applicable as this policy refers to the county preparing a CIP, preparing a TIM Fee Program, and monitoring traffic volumes.

2.14 **General Plan Policy TC-Xc does not apply to the project.**

Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. (Resolution 201-2018, September 25, 2018)

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

2.15 **The project is consistent with General Plan Policy TC-Xd.**

LOS for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the County Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.

Rationale: This project will be located in the Rural Center and does not worsen (as defined by General Plan Policy TC-Xe) LOS for any county-maintained road or state highway.

2.16 **The project is consistent with General Plan Policy TC-Xe.**

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two-percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of ten or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than ten trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B, and C of this policy are not met.

2.17 **General Plan Policy TC-Xf does not apply to the project.**

At the time of approval of a tentative map for a single-family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at ten-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's ten-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project would create two residential parcels and will not worsen traffic on the County road system. Therefore, this policy does not apply.

2.18 **The project is consistent with General Plan Policy TC-Xg.**

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This project will not need to dedicate right-of-way because it does not worsen traffic conditions.

2.19 **The project is consistent with General Plan Policy TC-Xh.**

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project will pay TIM fees at the time a building permit is issued.

2.20 **General Plan Policy TC-Xi does not apply to the Project.**

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies.

3.0 **ZONING FINDINGS**

3.1 **The project is consistent with Section 130.24.030.**

Section 130.24.030 (Residential Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the Residential Estate – 10-Acre Minimum (RE-10) Zone District.

Rationale: The proposed parcels meet the required minimum lot size, and lot width as required in Section 130.24.030.

3.2 **The project is consistent with Section 130.30.050(G).**

Section 130.30.050(G) (Protection of Wetlands and Sensitive Riparian Habitat) establishes standards for avoidance and minimization of impacts to wetlands and sensitive riparian habitat. New ministerial and discretionary development shall avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. Ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25-feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50-feet from any perennial lake, river, or stream. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a Biological Resource Assessment to establish

the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level.

Rationale: The project has submitted a Biological and Aquatic Resources Assessment prepared by Salix Consulting, Inc. in March of 2021. The project denotes a 50-foot setback from the Little Indian Creek wetland swale, which is in excess of the requirement for single-family development.

4.0 **PARCEL MAP FINDINGS**

4.1 **The proposed tentative map, including design and improvements, is consistent with the General Plan.**

Rationale: The project proposes to create two parcels from a 20-acre parcel. The resulting lots would be ten-acres each. The project parcel is located near the Shingle Springs community region in an area consisting of similar large-lot residential properties. The parcel's General Plan Land Use Designation is Low Density Residential Zone (LDR). The proposed Parcel Map has been found to be consistent with all applicable General Plan policies as set forth in Finding 2.2.

4.2 **The proposed Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.**

Rationale: The proposed parcels have been analyzed and conditioned in accordance with the LDR and will comply with all applicable development standards for new lots in that zone. As proposed and conditioned, the Parcel Map conforms to the Minor Land Division Ordinance.

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

Rationale: No additional development is proposed as part of this project. The existing single-family residence on site meets the type and density requirements of the LDR. The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, and building setback standards of the LDR Zone District.

4.4 **The proposed subdivision is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.**

Rationale: An Initial Study – Negative Declaration (Exhibit H) has been prepared for this project. After reviewing the reports prepared for the proposed

Tentative Parcel Map it has been determined that the Tentative Parcel Map will not result in substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat and is consistent with existing and planned development in the Shingle Springs vicinity.

4.5 **The proposed subdivision is not likely to cause serious public health hazards.**

Rationale: The proposed subdivision has been reviewed for potential public health hazards. Each proposed parcel will meet the minimum ten-acre size requirement for parcels served by a well and a septic system. The project has been conditioned to mitigate any potential impacts associated with potential future residential development and occupancy including air quality, storm water management, and fire safety.

4.6 **The proposed subdivision design and improvements are suitable and in compliance with the requirements of Public Resources Code Section 4291.**

Rationale: El Dorado County Fire Protection District reviewed this project and provided no additional comments or conditions to the project. The project site is required to continue meeting all standard fire safe requirements including maintaining defensible space of 100-feet from each side and from the front and rear of structures on site. With adherence to standard fire safe requirements, the project will be in compliance with the requirements of Public Resources Code Section 4291.

4.7 **The proposed design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Rationale: The project will not result in any changes to currently existing easements. Further, there are no off-site improvements proposed or required which would necessitate changes to, nor development within, any existing easements. Therefore, the project as proposed will not result in any changes to an existing easement.

CONDITIONS OF APPROVAL

**Tentative Parcel Map P21-0003/Vandegrift
Zoning Administrator/October 6, 2021**

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit F.....Tentative Parcel Map
Exhibit H.....Proposed Negative Declaration and Initial Study

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:

This project is a Tentative Parcel Map that would create two residential parcels of ten-acres each from an existing 20-acre parcel (Exhibit F). Fire and vehicular access to proposed Parcel One is provided via a currently existing driveway encroachment onto Barnett Ranch Road. Proposed fire and vehicular access to proposed parcel two will be from a future encroachment onto Barnett Ranch Road. The proposed parcels will be served by existing public electric and gas utilities to the satisfaction of Pacific Gas and Electric (PG&E). The proposed parcels will be served by existing wells on site; each parcel currently contains one well each. The proposed parcels will be served by individual private septic systems, which will require development of a septic system and identification of leach field area for proposed Parcel Two for future residential development.

The development, use, and maintenance of the property, the size, shape 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. **Tentative Parcel Map Limits:** This Tentative Parcel Map shall expire 36-months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.
3. **Notice of Exemption (NOE) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee for the County Recorder to file the Notice of

Exemption. Checks shall be payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.

4. **Park Fees:** The subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 120.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to filing the final map.
5. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24-hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48-hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

6. **Indemnity:** 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.

The developer and land owner 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 Parcel Map.

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

Environmental Management Department (EMD)

7. **Onsite Wastewater Treatment Systems:** The El Dorado County Local Agency Management Plan (LAMP) and Onsite Wastewater Treatment Systems Manual (OWTS Manual) list EMD's requirements for parcel splits, tentative maps, and subdivisions. Soil depth and percolation rate data is available for proposed Parcel One from an existing septic system installed on it. Soil depth and soil percolation rate data is not available for proposed Parcel Two.

Parcel Two is required to have a soil percolation rate of 120-minutes per inch or lower and must have an adequately sized effluent dispersal area. A test pit (test trench) is required for this parcel to demonstrate adequate soil depth, and a soil percolation test is required for the parcel as well. Land divisions must meet all requirements of El Dorado County LAMP Section 4 "Land Divisions of Parcels Served by OWTS."

Please provide a complete soils evaluation and identify a suitable effluent dispersal area for the proposed Parcel Two.

Pacific Gas & Electric (PG&E) - Gas Facilities:

8. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within ten-feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48-hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
9. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within ten-feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
10. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within ten-feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least ten-feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

11. **Grading:** PG&E requires a minimum of 36-inches of cover over gas pipelines (or existing grade if less) and a maximum of seven-feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
12. **Excavating:** Any digging within two-feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12-inches, any excavation work within 24-inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24-inches away. (Doing the math for a 24-inch wide trench being dug along a 36-inch pipeline, the centerline of the trench would need to be at least 54-inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40 degree angle to the pipe. All pile driving must be kept a minimum of three-feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

13. **Boring/Trenchless Installations:** PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within ten-feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of two-feet in the horizontal direction of the bore path and a minimum of 12-inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

14. **Substructures:** All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90 degrees +/- 15 degrees). All utility lines crossing the gas pipeline must have a minimum of 12-inches of separation from the gas pipeline. Parallel

utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

15. **Structures:** No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.
16. **Fencing:** Permanent fencing is not allowed within PG&E easements except for perpendicular crossing which must include a 16-foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.
17. **Landscaping:** Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.
18. **Cathodic Protection:** PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, services lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.
19. **Pipeline Marker Signs:** PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

Pacific Gas & Electric (PG&E) – Electric Facilities:

20. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells, or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E’s transmission easement

shall be designated on subdivision/parcel maps as “**RESTRICTED USE AREA – NO BUILDING.**”

21. **Grading:** Cuts, trenches or excavations may not be made within 25-feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E’s review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
22. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E’s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within ten-feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
23. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15-feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
24. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Each of these developments are prohibited within PG&E’s fee strip(s) and/or easement(s) for electric transmission lines.
25. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least ten-feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer’s expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
26. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E’s easement. No trash bins or incinerators are allowed.
27. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by OG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

28. **Pipelines:** Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25-feet of PG&E structures require review by PG&E. Sprinkler systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.
29. **Signs:** Signs are not allowed except in rare cases subject to individual review by PG&E.
30. **Recreation Areas:** Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least ten-feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.
31. **Construction Activity:** Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety, as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 and all other safety rules. No construction may occur within 25-feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.
- Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers). Plans for protection barriers must be approved by PG&E prior to construction.
32. **PG&E Project Review Rights:** PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Surveyor

33. **Monumentation:** All survey monuments must be set prior to filing the Parcel Map.
34. **Reset Monuments:** All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).
35. **Addressing:** Situs addressing for the project shall be coordinated with the County Surveyor's Office prior to filing the Final Map.
36. **COA Conformance:** 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 (Subject Project) by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.