

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: January 24, 2008
Item No.: 7.
Staff: Tom Dougherty

REZONE AND TENTATIVE PARCEL MAP

FILE NUMBER: Z07-0020/P07-0018

APPLICANT: Bruce Teie

REQUEST: Rezone a ten-acre lot from Estate Residential Ten-acre (RE-10) to Estate Residential Five-acre (RE-5) and a tentative parcel map to subdivide said lot into two five-acre parcels.

LOCATION: South side of Coon Hollow Road approximately 1.25 miles southeast of the intersection with State Route 49 in the Placerville Periphery area, Supervisorial District III. (Exhibit A)

APN: 051-230-33 (Exhibit B)

ACREAGE: 10.002 acres

GENERAL PLAN: Low-Density Residential – Important Biological Corridor (LDR - IBC) (Exhibit C)

ZONING: Estate Residential Ten-acre (RE-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff.
2. Approve the Rezone Z07-0020 and Tentative Parcel Map P07-0031 subject to the Conditions of Approval in Attachment 1, based on the Findings in attachment 2.

BACKGROUND: This parcel was Parcel B of the two parcels created by Parcel Map 48 - 122 recorded August 10, 2004. Those parcels were then adjusted by Boundary Line Adjustment BLA06-0018 which was finalized with Parcel Map 49 – 120, recorded May 4, 2007.

STAFF ANALYSIS

Project Description: The request is to rezone the 10.002-acre lot from Estate Residential Ten-acre (RE-10) to Estate Residential Five-acre (RE - 5) and to process a tentative parcel map to create two 5.001 – acre parcels. The encroachment onto Coon Hollow Road is to be improved as well as the width of the access road terminating at a hammerhead turnaround at proposed Parcel 2.

Site Description: The site gently slopes from a high point of 1,800-feet to low point of 1760-feet near the front property line and rear property lines. A man-made drainage channel bisects and flows southwest and collects within a dammed pond near the southernmost portion of the property. That drainage area is devoid of any wetland indicator plants or defined channel. It begins abruptly in proposed Parcel 1 and bisects proposed Parcel 2 in its entirety. Trees coverage exists along Coon Hollow Road and around the man-made catch basin. The rest of the parcel is covered by annual grasses.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	MDR	Vacant
North	RE-5	MDR	Residential, four single-family residences on 1.0-acre lots on the opposite side of Coon Hollow Road.
South	RE-5	MDR	Residential, two single-family residences on two lots ranging in size between 6 to 10 acres.
East	RE-5	MDR	Residential, two single-family residences on two five-acre lots.
West	RE-5	MDR	Residential, two single-family residences on two lots ranging in size between 11 to 17 acres

Discussion: Exhibits A and B illustrate that the general neighborhood consists of five to ten-acre zones and land use designations ranging from the more intense areas north of Coon Hollow Road to less intense areas near and around this property.

Project Issues: Discussion items for this project include land use and zone compatibility, road improvements, water and sewer improvements, fire safety, site design for grading and improvements, and available public services.

Land Use and Zone Compatibility

This site's land use designation is LDR and the property is located within a Rural Region. The LDR allows a density of one dwelling unit per five acres on parcels ranging in size between 5.0 and 10.0 acres. As illustrated on the General Plan Consistency Matrix Table 2-4, which defines compatible zones with the correct land use, the RE-5 zone is consistent with LDR designation, given that the proper infrastructure and services are available to support an increase in density allowed by the zone. This project would provide the required infrastructure required for the request.

The existing pattern of development in this neighborhood is more representative of five-acre parcels rather than the larger ten-acre parcels required by the existing RE-10 zone. Of the 12 properties located within a 500-foot radius of this property, the five that are one-acre in size, four are five acres in size, and three are larger than five acres.

Road Improvements

The property owner would be required to obtain an encroachment permit for Coon Hollow Road pursuant to Standard Plan 103C, make full road improvements to the access roadway serving proposed Parcel 2 to meet Standard Plan 101C, and have a turnaround to Standard Plan 114 or approved equivalent to the satisfaction of the Department of Transportation at Parcel 2 prior to filing the parcel map. No disturbance of oak trees or oak woodland tree canopy would occur based on required road improvements necessary for this project.

Fire Safety

A Fire Safe plan approved by the El Dorado County Fire Protection District and Cal Fire will be required and the access road and turnaround must meet the minimum Fire Safe standards. As designed and conditioned, this project would meet the minimum Fire Safe requirements.

Water and Sewer Improvements/Fire Safety

The El Dorado Irrigation District (EID) Facilities Improvement Letter (FIL) FIL0707-192 dated July 27, 2007 has identified that a six-inch public water line exists within Coon Hollow Road with the capability to deliver the required the fire flow needed for fire protection as determined by the El Dorado County Fire Protection District. A water line extension for a distance of approximately 400 feet to the parcel entrance would be required to meet the minimum fire flow for Fire Safe standards. Pursuant to the Fire District, these standards require water delivery would be required at a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of 2 hours.

There are no public sewer lines in the neighborhood, and the applicant would install an on-site septic system for septic disposal. Environmental Management staff reviewed the percolation test data that was provided for this project and found the soils to be adequate to accommodate septic disposal.

Sensitive Site Design for Grading and Improvements

The proposed footprint of the new home on parcel 2 is located in the front portion of the property and remains outside of the required 30-foot front, side, and rear yard setbacks. The submitted map showing envelopes identified suitable areas for potential development that could be setback sufficiently from the man-made drainage channel that crosses 0.75 percent of the parcel of the center of the parcel and drains off site from the center of the site. Staff has visited the site and concluded that County setbacks under Policy 7.3.3.4 do not apply, because there are no wetlands, intermittent or perennial streams, or other water features that would justify applying wetland setbacks. The linear, grass-covered depression does not drain enough of an area to result in the presence of an Ordinary High Water Mark which is required by the U.S. Army Corps of Engineers to determine the boundary of channels that are under the jurisdiction of the Federal Clean Water Act. There are no wetland indicator plants present within the vicinity of the drainage depression that would indicate water is ever present long enough to support their growth which would qualify it as wetlands pursuant to U.S. Fish and Wildlife definitions. In addition, staff reviewed the Interim Interpretive Guidelines adopted June 22, 2006, for protection of riparian and wetland for *Policy 7.3.3.4*. These interim guidelines specifically exclude man-made drainage channels in the definitions for intermittent streams and watercourses.

As a result, staff has determined that the 25-foot building setback is adequate for the protection of the channel. Septic areas shall not encroach any closer than 50 feet to the channel and/or 100 feet from the seasonal ponding area that is located on the south end of Parcel 2. Future development must be designed to meet County grading and drainage standards in order to address pre- and post-construction Best Management Practices (BMPs) during and following development activity. BMPs would be designed to meet County grading and drainage standards to address the Regional Water Quality Control Board (RWQCB) requirements to control surface run-off. Project conditions have been added to the permit to address these requirements.

Public Services

There are a number of public amenities in the form of public parks and recreational opportunities within the County, and many are close to the area. This project shall be required to pay Quimby fees for the acquisition of parklands. In addition, the Placer Union School District provides schools for residents. School impact fees shall be assessed during the review of building permits to address any school impacts that may be created with the approval of this project.

General Plan: This project is 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 below.

In support of the matrix and consistency, *Policy 2.2.5.3* requires rezones to consider a list of 19 criteria for evaluation. Of these criteria, eight are applicable to this project. Below is a discussion about General Plan policies and evaluation criteria that apply to this project:

- The FIL letter addresses criteria 1 and 2. Both parcels would connect to the existing six-inch water line for potable water and water that will be required for fire protection.
- Criteria 4 requires adequate school facilities to serve the project. The Placerville Union School district currently provides school service for the area. The addition of two single-family residences would incrementally impact school enrollment, and school impact fees would be assessed during the review of building permits.
- Criteria 5 is addressed because the property is within the El Dorado County Fire Prevention District. In addition, a fire hydrant located on Coon Hollow Road and a condition requiring approved Fire Safe plans for both parcels would add to the level of fire protection available for the project.
- The project is located within a Rural Region, and the RE-5 Zone within the LDR is appropriate. This satisfies Criteria 6, which recommends that lower densities be located within or close to Rural Regions.
- Criteria 7 and 18 identify the issues of erosion hazards, seismic hazards, and the presence of active faults. The soil type on the area in which development would occur Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site is located on Diamond springs very sandy loam (DfC) and Diamond Springs very rocky, very fine sandy loam (DgE) both of which have low shrink swell capacity and has adequate porosity for septic capability and percolation rates. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped but are considered inactive. Any future residential development must also be designed to meet Uniform Building Code Seismic IV construction standards in order to address seismic safety. This project is located in a stable area and would be designed to meet erosion, seismic, and fault design standards in addressing the applicable conditions of the General Plan.
- Environmental Management considered the soil percolation data provided for this project and found the site consists of suitable soils to address Criteria 8 for septic capability. The septic system would remain outside of a 50-foot buffer established for the man-made drainage channel and shall not encroach into the 100-foot pond buffer in order to address Criteria 16.
- Criteria 15 considers the existing pattern of land use and development for the surrounding area. This property and general neighborhood, are suitable for the residential density allowed by the RE-5 zone because a majority of the immediate area already consists of lots that range between one to five-acres. This also addresses *Policy 2.2.5.21* for project compatibility within this area.

Only 0.1 percent of the property consists of slopes that exceed 30 percent located adjacent to the dam for the on-site pond. Future development on the site would not impact these slopes. This project meets the *Policy 7.4.4.4* for oak woodland preservation by not impacting any oak trees or

oak woodlands on site or adjacent the property along the road easement. All oak trees and oak woodland tree canopy shall be retained for this project. Since this site is within Mitigation Area 2, in-lieu fees would be assessed during building permit review phase in order to address *Policy 7.4.1.1* for impacts to rare plants.

A “Cultural Resource Assessment” prepared by Peak and Associates, Job #07-158, dated November 2007 was provided by the applicant to address *Policy 7.5.1.3*. The search identified that there is a low potential for prehistoric and historic resources. No further site assessments are recommended for this project, and standard conditions have been added to the project permit to address procedures for subsurface discoveries.

Zoning: As designed, this project meets regulations of the Zoning Ordinance and requests no deviations from the development standards established for the RE-5 Zone. The potential locations of the future residences on both parcels as shown on the submitted map showing development area envelopes observe the minimum required 30-foot front, side, and rear yard setbacks. Any building permits to be reviewed for residential development must consider all applicable development and zoning standards prior to the issuance of any building permits on either of the two new parcels. This includes, but is not limited to reviews for parking, fencing, lighting, allowed uses, and other applicable regulations established for the RE-5 zone district.

Agency and Public Comments: Appropriate conditions from each reviewing agency are included in the project permit. The following agencies provided comments and/or conditions for this project:

- El Dorado County Fire Prevention District
- El Dorado County Department of Transportation
- El Dorado County Environmental Management, Environmental Health Division
- El Dorado County Air Quality Management District
- Office of the County Surveyor
- El Dorado Irrigation District

ENVIRONMENTAL REVIEW

Staff prepared an Initial Study (Exhibit L) to analyze project-related impacts on the environment. Based on the Initial Study, staff determined that this project would have a less than significant impact on the environment and a Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel map
Exhibit C	General Plan Land Use Designations
Exhibit D	Zoning Designations Map
Exhibit E	Parcel Map 48-122
Exhibit F	Parcel Map 49-120, Post-Boundary Line Adjustment
Exhibit G	Tentative Parcel Map Dated March 28, 2007
Exhibit H	Soils Map
Exhibit I1, I2, I3	Site Visit Photos
Exhibit J	Aerial Photo
Exhibit K	Placerville USGS Quadrangle
Exhibit L	Initial Study Checklist (CEQA)

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER Z07-0020/P07-0018

CONDITIONS OF APPROVAL

Project Description

1. This rezone and tentative parcel map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-L, dated January 24, 2008, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Approval of this project allows the following: rezone of the 10.002-acre lot referenced as Assessor's Parcel Number 051-230-33 from Estate Residential Ten-acre (RE-10) to Estate Residential Five-acre (RE-5) and a tentative parcel map to subdivide the 10.002-acre parcel into two 5.001-acre parcels. Future single-family-residential development shall occur outside of the required 30-foot front, side and rear yard setback areas with septic areas to be located no closer than 50 feet from the man-made drainage channel and no closer than 100 feet from the pond. New development will connect to the existing El Dorado Irrigation District (EID) 6-inch water line located in Coon Hollow Road and septic disposal areas will occur on the property and outside of the 50-foot drainage and 100-foot pond buffer areas. Access onto the property will be provided by an improved road terminating in a turn around within Parcel 2.

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.

2. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

2. A 50-foot non-building setback shall be recorded on the final parcel map from the high water mark of the ponding area on the south end of Parcel 2 as shown on Exhibit G.
3. The applicant shall be required to pay Park-in-Lieu fee of \$150.00 payable to El Dorado County, pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090. A receipt showing compliance with this condition shall be submitted by the applicant to the Planning Services prior to recordation of the final parcel map.
4. The applicant shall make the actual and full payment of planning processing fees for the rezone and the tentative parcel map application prior to filing the parcel map.
5. 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.

Department of Transportation

6. The applicant shall form and/or verify the existence of an entity, to the satisfaction of DOT, for maintenance of all on-site roads and/or drainage facilities not maintained by the County, which is required for access to Coon Hollow Road, prior to the filing the parcel map.
7. Per Volume 2, Section 3.a.2.c.ii of the County of El Dorado Design and Improvements Manual (DISM), roadway width and surfacing for access roads to Minor Land Divisions, the road preparation and graded width shall be to minimum County standards. Because the on-site roadway is serving 2 lots, the roadway must be per DISM 101C, with a minimum roadway width of 18-feet with a 1-foot shoulder on each side and must have a stable all-weather gravel or paved surface with a turnaround per DISM 114 or approved equivalent to the satisfaction of DOT and the Fire District. 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 parcel map.
8. The applicant shall obtain encroachment permits onto Coon Hollow Road and shall construct said encroachments per DISM Standard Plan 103C prior to the filing of the parcel map.

9. Per the DISM Standard plan 103A-2, the proposed driveways serving Lot 2 shall be a minimum of 12 feet in width. 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 parcel map.
10. All on and off-site road improvement requirements required as conditions of approval and/or mitigation measures shall be analyzed in the environmental document for this development project to the appropriate extent under CEQA . Any improvements that are not thoroughly analyzed shall include a discussion and justification under that particular impact analysis within the CEQA document as to the circumstances preventing such analysis along with a method and time frame for any future analysis. Mitigation measures that are included in the 5 year CIP must have the CEQA processing completed to fulfill this condition as funded and programmed per the 2004 General Plan Policy TC-Xf.
11. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Parcel Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of county counsel.

12. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Ordinance, prior to the filing of the Parcel Map.

13. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards.
14. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
15. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that off-site grading.
16. 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.
17. This project disturbs more than one acre of land area (43,560 square feet). At the time that an application is submitted for improvement plans or a grading permit, 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 State of California. 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 SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
18. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
19. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado County Fire Protection District

20. The applicant shall submit review fee of \$120.00.

21. Fire flow for this project is 1,000 gpm @ 20 psi for two hours.
22. The applicant shall provide documentation from El Dorado Irrigation District (Facility Improvement Letter) and the Fire District to show that the system will meet required fire flow for this project.
23. No additional hydrants will be required for this project.
24. Driveways shall be minimum of 12 feet in width. Driveways greater than 16 percent gradient must be paved. Driveways greater than 20 percent require a Fire District approved residential sprinkler system.
25. The applicant shall develop and implement a Fire District and Cal Fire approved Fire Safe Plan for the project parcels. Said plan shall be reviewed and approved by the District prior to filing the parcel map.
26. El Dorado County Department of Transportation standards may be more stringent and will supersede these requirements.
27. Any gates that are not shown shall require Fire District approval and/or approval of a special use permit through El Dorado County.

El Dorado County Office of the County Surveyor

28. All survey monuments must be set prior to filing the Parcel Map.
29. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Parcel Map.
30. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on the map by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

ATTACHMENT 2 FINDINGS

FILE NUMBER Z07-0020/P07-0018

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 The Planning Commission has considered the Negative Declaration together with the comments received and considered during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Planning Commission finds that through feasible conditions placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 REZONE FINDING

- 2.1. **That the rezone is consistent with the adopted 2004 General Plan Land Use Designation and the policies of the General Plan** because the Estate Residential Five-acre (RE-5) Zone is consistent with the Low Density Residential (LDR) land use designation based on the Consistency Matrix, Table 2-4. The RE-5 zone allows parcels to be a minimum of five acres in size while the LDR designation allows 5.0 to 10.0 acres depending on the availability of infrastructure and public resources. The rezone is compatible with the surrounding pattern of development where a majority of parcels are five acres or larger within a 500-foot radius of the property. With the tentative parcel map site design and the project-specific conditions related to improvements for infrastructure, this project meets the applicable conditions of *Policy 2.2.5.3*. This project also meets applicable policies outlined by the General Plan including, but not limited to, those established for wetland buffers, preservation of oak woodland tree canopy, slope preservation, and adequacy of public services and utilities.

3.0 TENTATIVE PARCEL MAP FINDINGS

- 3.1 **The proposal conforms to the County's zoning regulations and Minor Land Division Ordinance** because they are of adequate size for the Estate Residential Five-acre (RE-5) zone district, there is adequate emergency and standard vehicular access provided, and public facilities and existing utilities to support the residential uses.

- 3.2 **The site is physically suitable for the proposed type and density of development** because the parcels have existing facilities and utilities to support the residential uses on site.
- 3.3 **The proposed tentative map is not likely to cause substantial environmental damage** because the access roadway to both parcels will require minor modifications to the existing rough-graded roadway including surfacing and width improvements. The impacts from all other potential impacts have been analyzed in the Initial Study and, as conditioned, have been found to be less than significant.