

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: June 26, 2008
Item No.: 7
Staff: Jonathan Fong

REZONE/ SUBDIVISION MAP

FILE NUMBER: Z07-0004/TM07-1433 Portico Estates

APPLICANT: Cayente Way Investors, LLC/Anthony Scotch

AGENT/ ENGINEER: Baker-Williams Engineering Group/Mike Williams

REQUEST: The project would include a request for a Rezone and Tentative Subdivision Map.

Rezone from Estate Residential Five-Acre/Airport Safety (RE-5/AA) to One-Family Residential/Airport Safety (R1-AA).

The Tentative Subdivision Map would create 15 residential lots. The lots would range in size from 10,060 square feet to 12,381 square feet (Exhibit E).

LOCATION: The project is located on the north side of Cayente Way 330 feet east of the intersection with Auburn Hill Drive in the Cameron Park area. Fourth Supervisorial District (Exhibit A).

APN: 070-040-02 (Exhibit B)

ACREAGE: 5.0-acres

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

ZONING: Estate Residential Five-Acre (RE-5) - Airport Safety (RE-5-AA) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Recommend approval of Z07-0004/TM 07-1433

BACKGROUND: The project site is located within Safety Zone 3 of the Cameron Park Airport which pursuant to General Plan Policy 2.2.5.13 required the submittal of a Planned Development (PD) application. The project was placed on hold due to the required 30% open space requirement of a residential PD. However, Policy 2.2.5.13 has been amended to remove the requirement of a PD application.

The primary constraint of the project is oak canopy removal. As discussed in the General Plan Section below, the project would require payment of the off-site mitigation fee that would be established by Option B of General Plan Policy 7.4.4.4. Since the Board of Supervisors recently approved the Oak Woodland Management Plan, Option B is now a viable alternative method to comply with Policy 7.4.4.4.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests and issues for Planning Commission consideration are provided in the following sections.

PROJECT DESCRIPTION: The project request includes a Rezone and a Tentative Map.

Rezone: The Rezone would amend the parcel zoning from Estate Residential Five-Acre/Airport Safety (RE-5/AA) to One Family Residential- Airport Safety (R1-AA). As discussed in the General Plan Section below, the Rezone would bring the parcel zoning into conformance with the HDR land use designation.

Tentative Map: The Tentative Map would create 15 residential lots ranging from 10,060 square feet to 12,381 square feet in size. The lots would be accessed via a new on-site cul-de-sac road. A table has been provided below which includes the proposed square footage of each of the lots. Due to the dense oak canopy, each of the proposed lots includes a building envelope and potential driveway location to determine the impacts to oak canopy resulting in future development of the project.

Lot Number	Gross Area (S.F.)
1	12,381
2	10,740
3	10,754
4	10,748
5	10,739
6	10,739
7	10,739
8	10,739
9	10,739

Lot Number	Gross Area (S.F.)
10	10,739
11	10,739
12	10,739
13	10,185
14	10,060
15	10,417

Utilities and Road Improvements: The project would be required to connect to El Dorado Irrigation District (EID) public water and wastewater services. EID submitted a Facilities Improvement Letter indicating that adequate water and wastewater services would be available to serve the project. Road improvements would be required as a condition of approval. The Department of Transportation reviewed the project and determined that a new onsite cul-de-sac road would be required to provide the project access to Cayente Way. The onsite road would provide a 28 foot roadway consistent with Standard Plan 101B.

Demolition Permits: The site has been previously developed with an existing single family residence and accessory buildings. As a condition of approval, the applicant would be required to obtain permits in order to demolish and remove the existing structures as part of the project.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5/AA	HDR	Undeveloped Residential Land
North	RE-10/AA R1/AA	HDR	Undeveloped Residential Land Single Family Residential
South	R1-AA	HDR	Single Family Residential
East	R3A/AA R1A/AA	HDR	Undeveloped Residential Land Single Family Residential
West	R1/AA	HDR	Single Family Residential

The project site is surrounded by undeveloped and developed single family residential land. The proposed project would be consistent with the surrounding residential land uses.

Site Description: The project site is located within the Cameron Park Community Region and is surrounded by existing and undeveloped residentially-zoned parcels. The site is relatively flat and is comprised of oak woodland canopy and native grasslands. The site has been previously disturbed with existing single family residential development.

General Plan: The General Plan designates the subject site as High Density Residential (HDR) which permits a residential density of one to five dwelling units per acre (1-5 du/a). The project

would create 15 residential parcels on a 5.0-acre site. The project would result in a density of three dwelling units per (3 du/a) acre which would be consistent within the HDR land use designation.

The arborist report prepared by Sierra Nevada Arborists dated April 2007 identified 152,544 square feet of native oak canopy onsite which, pursuant to **General Plan Policy 7.4.4.4** requires retention and replacement. A table of the proposed oak canopy impacts has been included below.

Project Site (acreage)	Oak Canopy Coverage (acreage)	Percentage Oak Coverage Required	Required Retention	Proposed Oak Removal (Acreage)	Percentage Retention Proposed
5.0	3.5	70%	70%	1.17	66%

As shown on the Tree Exhibit (Exhibit F), the project would require the removal of 34% of the onsite canopy. Building envelopes with potential driveway locations were required in order to determine the extent of oak impacts as a result of infrastructure improvements and due to future residential development of the project.

Because the project would not be consistent with the retention and replacement requirements of Option A, the project would be required to participate in offsite replacement or payment of the mitigation fee established by Option B.

Chapter 17.72 of the Zoning Ordinance establishes requirements for the implementation of General Plan Policy 7.4.4.4. Section 17.72.100 of the Ordinance allows payment of the mitigation in-lieu fee prior to issuance of a grading permit for road and infrastructure improvements and prior to issuance of any building permits for future development of the project site. A breakdown of the oak canopy impacts has been included in the table below.

Total Oak Canopy to Be Removed (sf)	Canopy Removed for Road Improvements (sf)	Canopy Removed for Residential Development (sf)
152,544	25,495	25,628

Mitigation Measures have been included in Attachment 1 of the Conditions of Approval requiring payment of the mitigation in-lieu fee for the road improvement impacts prior to issuance of a grading permit and an in-lieu fee for the residential impacts prior to issuance of any building permits.

As required by **General Plan 2.2.5.3** future rezoning shall be evaluated based on the General Plan's direction as to minimum parcel size or maximum density and to assess whether changes in conditions would support a higher density. Specific Criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;

The project parcel would be required to connect to EID for public water and wastewater services. The Facilities Improvement Letter (FIL) submitted dated October 2006 for the project indicates that adequate water and wastewater services are available to serve the project.

2. Availability and capacity of public treated water system;

See #1 above.

3. Availability and capacity of public waste water treatment system;

See #1 above.

4. Distance to and capacity of the serving elementary and high schools;

The project site is located within the Buckeye Union School District. The nearest school to the site is Ponderosa High School which is approximately two miles to the east. The School District was distributed the project during the initial agency review period and did not provide comments. School fees would be collected at the time of building permit issuance for each of the proposed lots.

5. Response time from nearest fire station handling structure fires;

The project site is located within the El Dorado County Fire Protection District. The Fire District has determined that adequate fire protection services exist to serve the project.

6. Distance to nearest Community Region or Rural Center;

The project site is located within the Cameron Park Community Region.

7. Erosion hazard;

All grading activities are subject to the provisions of the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce potential erosion hazards to a less than significant level. The project site does not contain slopes exceeding 30% and would not result in development subject to severe erosion hazards.

8. Septic and leach field capability;

The residential development would be served by EID public water and sewer facilities. No septic systems or leach fields are proposed.

9. Groundwater capability to support wells;

The residential development would be served by EID public water and sewer facilities. No well systems are proposed.

10. Critical flora and fauna habitat areas;

The project site is located within Mitigation Area 1. Mitigation Area 1 is defined as lands not known to contain special status species, but having soil types capable of sustaining rare plants. As established by the Zoning Ordinance, prior to building permit issuance, payment of the established rare plant mitigation fee would be required.

11. Important timber production areas;

The project site is not located within or adjacent to important timber production, agricultural or mineral resource areas.

12. Important agricultural areas;

See #11 above.

13. Important mineral resource areas;

See #11 above.

14. Capacity of the transportation system serving the area;

A traffic study has been prepared for the project. The Department of Transportation has reviewed the study and determined that the project would not require any off-site improvements in the project area. The proposed access road to serve the project would be constructed pursuant to *Standard Plan 101B* and would require a 28 foot roadway width with rolled curbs. A cul-de-sac would be constructed at the terminus of the on-site roadway pursuant to *Standard Plan 114*.

15. Existing land use pattern;

The project would allow residential development consistent with the land use pattern in the project area.

16. Proximity to perennial water course;

The Biological Resource Assessment prepared for the project did not identify perennial water courses that would be affected as part of the project.

17. Important historical/archeological sites;

The Cultural Resource Study prepared for the project did not identify any sensitive cultural or archeological resources in the project area. Standard conditions would be applied to the project requiring implementation of protective measures in the event any resources are identified during project construction.

18. Seismic hazards and present active faults;

The project site is not located in an area known to be exposed to seismic hazards or located near active faults.

19. Consistency with existing Conditions, Covenants, and Restrictions.

The project site does not currently have any recorded CC&R's. The project would be required to record CC&R's in order to maintain the onsite roads. All CC&R's would be subject to review and approval by the Cameron Park CSD.

As discussed above, the project would be consistent with the applicable General Plan Policies.

Zoning: The project includes a Rezone from Estate Residential Five-Acre to One-family Residential (R1). Included below is an analysis of the Development Standards of the R1 Zone District pursuant to Section 17.28.030 of the Zoning Ordinance.

A. Minimum lot area, six thousand square feet when the lot is served with public water supply and sewage system;

The project would be served by EID public water and sewer. The proposed lots would range in size from 10,060 square feet to 12,381 square feet.

B. Maximum lot coverage, thirty- five percent (including accessory buildings);

No development on the proposed lots would occur as part of the project. All future development on the lots would be reviewed to determine consistency with this request.

C. Minimum lot width, sixty feet;

The proposed lot widths would vary from approximately 80 feet and 110 feet. The proposed lots would comply with the standard of the R1 Zone District.

D. Minimum yards: front, twenty feet; sides, five feet, except the side yard shall be increased one foot for each additional foot of building height in excess of twenty- five feet (25'); rear, fifteen feet (15'); (Ord. 4236, 1992)

No development would occur as part of the project. The proposed building envelopes included on the Tentative Subdivision Map would be consistent with the setbacks of the R1 Zone District.

All future development would be required to occur within the building envelopes and would be reviewed to determine consistency with the setbacks of the R1 Zone District.

E. Maximum building height, forty feet (40'). (Prior code §9411(c); Ord. 4236, 1992)

No development would occur as part of the project. All future development would be reviewed to be consistent with this request.

As discussed above, staff finds the project would be consistent with applicable requirements of the Zoning Ordinance.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, potentially significant impacts to Biological Resources would occur and Mitigation Measures have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that the implementation of the Mitigation Measures would reduce potential impacts to a less than significant level and a Mitigated Negative Declaration has been prepared.

NOTE: This project is located within an area that has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened or endangered plants or animals, etc.) and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1876.75 after approval, but prior to filing the Notice of Determination on the project. The fee, less \$50.00 processing fee, is forwarded to the State Department of Fish and Game and is used to defray the cost of managing and protecting the State fish and wildlife resources.

RECOMMENDATION

Planning Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;

2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074 (d) as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1;
3. Approve Z07-0004 and TM07-1433 based on the Findings noted in Attachment 2 and subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Page
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Tentative Subdivision Map
Exhibit F	Tree Exhibit
Exhibit G	Preliminary Grading and Drainage Plan
Exhibit H	Environmental Checklist and Discussion of Impacts

**ATTACHMENT 1
CONDITIONS OF APPROVAL**

FILE NUMBER Z07-0004/ TM07-1433

Portico Estates

Hearing Date: June 26, 2008

PROJECT DESCRIPTION:

1. This project is based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibits E through G (Tentative Subdivision Map, Tree Exhibit, Grading Plan) dated June 26 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: the project would allow a Rezone and Subdivision Map.

The Rezone would change the parcel zoning from Estate Residential Five-Acre- Airport Safety (RE-5/ AA) to One-family Residential- Airport Safety (R1-AA).

The project would create a 15-lot residential subdivision and on-site road improvements including the construction of a new cul-de-sac road. The project shall connect to EID public water and wastewater systems. The proposed lots shall conform to the table listed below:

Lot Number	Gross Area (S.F.)
1	12,381
2	10,740
3	10,754
4	10,748
5	10,739
6	10,739
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10	10,739
11	10,739
12	10,739
13	10,185
14	10,060

Lot Number	Gross Area (S.F.)
15	10,417

The oak removal as part of construction of the on-site access road and future residential development of the site shall comply to the table included below:

Total Oak Canopy to Be Removed (sf)	Canopy Removed for Road Improvements (sf)	Canopy Removed for Residential Development (sf)
152,544	25,495	25,628

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS FROM THE MITIGATED NEGATIVE DECLARATION:

The following mitigation measures are required as means to reduce potential significant environmental effects to a level of insignificance:

2. The applicant shall pay the mitigation in-lieu fee for all oak canopy removed as part of road and infrastructure improvements. The mitigation fee shall be paid at a 2:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors. The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee prior to issuance of a grading permit (MM BIO-1).

MONITORING: Planning Services shall receive proof of payment of the mitigation in-lieu fee prior to issuance of a grading permit or removal of any oak trees.

3. The applicant shall pay the mitigation in-lieu fee for all oak canopy removed as part of development of the project. The mitigation fee shall be paid at a 2:1 ratio as required by the Oak Woodland Conservation Ordinance and shall be based on the fee established by the Board of Supervisors. The applicant shall provide to Planning Services proof of payment of the mitigation in-lieu fee prior to issuance of an building permit (MM BIO-2).

MONITORING: Planning Services shall receive proof of payment of the mitigation in-lieu fee prior to issuance of a grading permit or removal of any oak trees.

CONDITIONS OF APPROVAL:

Planning Services:

4. The applicant shall make applications and pay appropriate fees for the removal of the existing single family residence and all accessory structures. The applicant shall obtain a finalized demolition permit prior to filing the Final Map.

The applicant shall provide to Planning Services, a meter award letter or similar document from EID, prior to filing the Final Map.

5. The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. Planning Services shall verify that the fees have been paid at the time of filing the Final Map.
6. The subdivider shall pay a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.
7. All Development Services fees shall be paid prior to filing of the Final Map. Planning Services shall verify payment of all fees prior to the filing the Final Map.
8. 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 final map filed until said fees are paid.
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 applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

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

10. Prior to any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

The applicant shall schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.

11. 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.

The Department of Transportation:

PROJECT SPECIFIC CONDITIONS

12. The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual and the following table. 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:

ROAD NAME		ROAD WIDTH	EXCEPTIONS/NOTES
On -site road	StdPlan101B StdPlan104	28ft(50ft R/W) w/C&G and 6-ft S/W	Type 1 rolled curb

Notes for Condition 1 table:
 Road widths in the preceding table are measured from curb face to curb face.
 Curb face for rolled curb and gutter is 6" from the back of the curb.

13. The applicant shall construct a cul-de-sac at the end of the on-site roadway, as specified in Standard Plan 114. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
14. The applicant shall re-construct the existing residence driveway encroachments that will access the on-site roadway to the provisions of County Standard Plan 103A-1. 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.
15. The applicant shall demonstrate to the County that this project has entitlements for use of the off-site road and public utility easement along the eastern boundary of this project.

16. The applicant shall provide a drainage facility along the western boundary of the project and shall direct this drainage to existing drainage courses. 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.
17. Prior to filing of the final map, the applicant shall join and/or form an entity, satisfactory to Department required for access to County or State maintained roads.
18. Prior to filing of the final map, the applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all storm water drainage facility maintenance requirements are met.
19. The applicant shall designate a road and public utility easements (R & PUE), to a total 50 feet in width, for the on-site portion of the proposed road and the required easement for the associated turn-around, prior to the filing of the parcel map. The R&PUE shall extend to the westerly property line.
20. The applicant shall irrevocably offer to dedicate a total of 50 feet of right of way, along the proposed road and the cul-de-sac, as required by the General Plan. The IOD shall extend to the westerly property line. This offer shall be rejected by the County.
21. The proposed roadway alignment shall be aligned with Bridgeport Drive. 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.
22. 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.
23. As specified in the Conditions of Approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map or parcel map, the subdivider shall

submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

Cameron Park Community Services District:

24. The developer shall ensure that any CC&R's established for the project are reviewed and approved by the Cameron Park CSD. The CC&R's shall be reviewed and approved by the district prior to recordation of the CC&R's.
25. The required parkland dedication in-lieu fees shall be paid to the Cameron Park CSD prior to filing the final map.

Department of Environmental Health- Air Quality Management District:

26. The applicant shall adhere to all District rules during project construction, as specified by the District prior to issuance of any permits associated with this project.

Surveyor's Office:

27. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.
28. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the Final Map.

ATTACHMENT 2 FINDINGS OF APPROVAL

FILE NUMBER Z07-0004/ TM07-1433

Portico Estates

Hearing Date: June 26, 2008

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 The Initial Study identifies that this project proposes a less than significant impact on the environment with specific mitigation outlined within the Biological Resources category. By including mitigation for these categories, the effects on the Mandatory Findings of Significance section are also reduced below a level of significance for the this project.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.4 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 Department- Planning Services 2850 Fairlane Court Placerville, CA 95667.

2.0 Tentative Map Findings

- 2.1. **The proposed parcel sizes are consistent with the General Plan land use map and/or policies.**

The HDR Land Use Designation allows a density range of 1-5 dwelling units per acre. The project will create 15 residential lots on a 5.0 acre site which will yield a density of 3 dwelling units per acre.

2.2. The design or improvements of the proposed division are consistent with the General Plan.

The proposed onsite access road is consistent with the Circulation Element of the General Plan and the Design and Improvement Standards Manual. The subdivision arrangement is consistent within the High Density Residential (HDR) land use designation and consistent with the objectives and policies relating to residential development.

2.3. The site is physically suitable for the type of development proposed.

The proposed development will not impact slopes exceeding 30 percent or riparian areas. The project site is located within Rare Plant Mitigation Area 1 and will be subject to payment of a mitigation fee established in Chapter 17.71 of the Zoning Ordinance. The project will impact oak canopy and the project included mitigation measures for the payment of mitigation in-lieu fees established in Option B of General Plan Policy 7.4.4.4.

2.4. The site is physically suitable for the proposed density of development.

The project site contains adequate buildable areas for each of the proposed residential lots. The new on-site access road would be designed to meet the requirements of the General Plan, County Design Manual, and the Fire Safe Regulations.

2.5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

The project site is not located near riparian areas and will not negatively affect fish or wildlife. The project is located within Mitigation Area 1 and will be required to pay the mitigation fee established by Chapter 17.71 of the Zoning Ordinance.

2.6. The design of the subdivision or type of improvements are not likely to cause serious public health or safety hazards.

The proposed road improvements and extension of public utilities to the project site would not cause significant public health or safety hazards. The required on-site access road is consistent with the approved conditions of approval of the adjacent subdivision.

2.7. The design of the subdivision or the improvements are suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).

The El Dorado County Fire Protection District has reviewed the project and determined that the installation of fire hydrants and implementation of a Fire Safe Plan would be acceptable for fire protection services.

2.8. The design of the subdivision or 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 division.

The project will not result in conflicts with existing easements. No access through the project site for public use currently exists. The project will not conflict with existing access to the adjacent properties and will not conflict with any existing easements.

3.0 Zone Change Findings

3.1 The proposed Zone Change is consistent with the General Plan.

The amendment of the parcel zoning from Estate Residential Five-Acre- Airport Safety to One-family Residential- Airport Safety (R1-AA) will be consistent within the HDR Land Use Designation. The proposed zone change has been evaluated with respect to the specific criteria established by General Plan Policy 2.2.5.3 and will result in residential development consistent with the General Plan, Zoning Ordinance and County Design Manual.