

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



Agenda of: December 17, 2008
Item No.: 4.a.
Staff: Robert Peters

TENTATIVE PARCEL MAP

FILE NUMBER: P08-0005/Munoz

APPLICANT: Lorraine Munoz

AGENT: Zachary Carter

REQUEST: Tentative parcel map creating two (2) parcels, 1.0 and 1.02 acres in size, from a 2.02 acre site. Design waivers have been requested for the following:

- 1) Allow reduction of the on-site roadway width to 20-feet (existing) and elimination of curb gutter and sidewalk utilizing a modified Design Improvement Standards Manual standard plan 101B.

Also, a request to eliminate a pedestrian path (sidewalks) required by General Plan Transportation and Circulation Element Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible.

LOCATION: On the east side of Ramada Way at the intersection with Meder Road in the Shingle Springs area, Supervisorial District IV (Exhibit A).

APN: 070-072-65 (Exhibit B).

PARCEL SIZE: 2.02 acres

GENERAL PLAN: Medium-Density Residential (MDR) (Exhibit C)

ZONING: One-Acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION:

Staff recommends the Zoning Administrator take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Tentative Parcel Map P08-0005 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and
3. Approve the following design waiver as the required findings have been made as noted in Attachment 2:
 - 1) Allow reduction of the on-site roadway width to 20-feet (existing) and elimination of curb gutter and sidewalk utilizing a modified Design and Improvement Standards Manual (DISM) standard plan 101B.

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

Project Description: The tentative parcel map would create two (2) parcels, 1.0 and 1.02 acres in size, from a 2.02 acre site (see Exhibit E). One design waiver has been requested for the following: 1) Allow reduction of on-site roadway width to 20-feet (existing) and elimination of curb gutter and sidewalk utilizing a modified Design Improvement Standards Manual standard plan 101B. The applicant has submitted a design waiver supporting documentation for proposed design waivers (see Exhibit F). The proposed design waiver is discussed in the design waiver section below.

Also, the applicant is requesting relief from the application of General Plan Transportation and Circulation Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible.

Site Description: The 2.02-acre subject parcel lies in the Shingle Springs area on the east side of Ramada Way at the intersection with Meder Road, at an approximate elevation of 1,475 feet above mean sea level. The project site is slightly sloped, containing slopes of less than 10 percent. The parcel contains an existing single family residence which currently takes access from both Meder Road and Ramada Way via a curvilinear driveway (see Exhibit G and H). Ramada Way is located on the western portion of the site within an existing 30-foot road and public utilities easement. The existing single-family residence utilizes an existing septic system located entirely on proposed Parcel A. Proposed Parcel A also contains a shed near the eastern property line which is accessed by an additional gravel driveway taking access from Ramada Way. Review of County records indicates

that the structure was built without benefit of permit (shed structure is addressed in the Existing Shed Structure and Zoning sections below).

The primary on-site plant communities include oak woodland, annual grassland, and remnant chaparral habitat. An ephemeral drainage exists on the property that is man-made or has been heavily modified by human activities (see Exhibit G and H). Project site soils consist of Rescue very stony sandy loam, 3-15 percent slopes (RfC), with low to medium surface runoff, slight to moderate erosion hazard, moderately slow permeability, and low shrink-well potential.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Single-Family Residences
North	RE-10	MDR	Single-Family Residences
South	R1A	MDR	Single-Family Residences
East	R1A	MDR	Single-Family Residences
West	R1A	MDR	Single-Family Residences

The project parcel is bounded on all sides by residential uses. The project would create two residential parcels and in the future would include addition of one single-family residence. The project is located within a residential setting and is consistent with surrounding densities. As such, the project would not create conflicts with the surrounding land uses.

Project Issues: Discussion items for this project include: cultural resources; access; circulation; very high wildfire hazard; septic capability; potable and fire protection water supply; air quality; on-site drainage; existing shed structure; and oak tree canopy removal. Each project issue is further discussed in detail below:

Cultural Resources: A cultural resource inventory report was completed by Pacific Legacy Incorporated, dated May 2008, for the project site. The study included a field survey of the project site. The study conclusions found “no surface evidence for prehistoric, ethnohistoric, or historic cultural resources was identified in the project are of potential effects.” (*Cultural Resources Inventory Report for 3381 Ramada Way, Cameron Park, California, APN 070-072-65, May 2008*) Based on the cultural resource inventory results, it was determined that no further cultural resource study would be recommended. Standard conditions of approval have been included to protect undiscovered sub-surface cultural resources (see Conditions of Approval Nos. X, Attachment 1).

Access: The primary access to the project site would consist of driveway encroachments from Ramada Way. One driveway currently exists for the residence on proposed Parcel A; the other

driveway would be constructed at the time of a building permit for a single-family residence on proposed Parcel B. Ramada Way is an existing roadway of good condition and width, and is located entirely on the project site. The on-site road and public utility easement which now contains Ramada Way was originally provided for Broadleaf Court; however, Ramada Way has been constructed in this easement and Broadleaf Court is physically located approximately four (4) parcels to the south, connecting to Ramada Way. Immediately west of the project parcel is the 50-foot road and public utility easement for Ramada Way; however, no roadway is currently located within that easement (see Exhibits B and G).

The applicant is requesting a design waiver to allow reduction of the on-site roadway width (Ramada Way) to 20-feet (existing roadway width) and elimination of curb gutter and sidewalk utilizing a modified Design and Improvement Standards Manual (DISM) standard plan 101B. The applicant has submitted a design waiver supporting documentation for proposed design waivers (see Exhibit F). DOT is in support of the proposed design waiver. The design waiver is discussed in further detail in the Design Waiver section below. Also, the project would include the verification of width and/or widening of the existing Ramada Way encroachment onto Meder Road to DISM standard plan 103C.

Proposed Parcel A has existing driveway encroachment onto Meder Road approximately 65 feet east of the intersection of Meder Road and Ramada Way (see Exhibit G). The Department of Transportation (DOT) has conditioned the project to require that the existing encroachment onto on Meder Road be removed prior to filing the parcel map (see Condition of Approval No. 22, Attachment 1).

Circulation: The Department of Transportation (DOT) reviewed the proposed project and determined it would not trip the traffic impact threshold within the General Plan. The Department of Transportation provided conditions of approval that would ensure consistency with County policies and procedures with regard to grading, drainage, and design standards required for any roadway improvements (see Conditions of Approval No. 24, Attachment 1).

The 2004 General Plan Policies **TC-Xe** and **TX-Xf** (which incorporate Measure Y) require that projects that “worsen” traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT reviewed the proposed project and determined that it would not trigger the threshold described above because of its limited size.

Very High Wildland Fire Hazard: General Plan Policy **6.2.2.2** requires that *The county shall preclude development in areas of high and very high wildland fire hazard....unless such development can be adequately protected from wildland fire hazards, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.* The subject parcel is located in the very high wildland fire hazard area. The project has been conditioned by El Dorado County Fire Protection District (see Condition of Approval No. 31 through 36, Attachment

1). Also, the project is condition to require an approved Fire Safe Plan prior to filing the parcel map (see Condition of Approval No. 7, Attachment 1).

Septic Capability: El Dorado County Environmental Management Department – Environmental Health Division reviewed and approved the on-site sewage disposal feasibility report and has approved the existing and future sewage disposal systems. Due to limited 1.0 acre parcel size and site constraints including the existing roadway, setbacks, and the existing drainage, the area required for a sewage disposal for a 3-bedroom residence must be insured by requiring a no-build setback line as shown on the tentative parcel map (see Exhibit E and Condition of Approval No. 14, Attachment 1). Also, the project has been conditioned by Environmental Health to include a Notice of Restriction, recorded with the final map, restricting development on proposed Parcel B to one (1) three (3) bedroom single-family (see Condition of Approval No. 13, Attachment 1).

Potable and Fire Protection Water Supply: El Dorado Irrigation District (EID) provided a letter dated November 19, 2007 indicating that it has adequate potable and fire protection water supplies to serve the project. The project has been conditioned to require a meter-award letter from EID prior to filing the parcel map (see Condition of Approval No. 2, Attachment 1).

Air Quality: The El Dorado County Air Quality Management District (AQMD) reviewed the project and determined that with the implementation of standard County measures, the project would have a less than significant impact on the air quality. As part of the measures, an asbestos dust mitigation plan application must be prepared and submitted to the AQMD if naturally occurring asbestos is encountered during project construction. These measures are included as conditions of project approval Nos. 15 through 20 within Attachment 1 of the staff report.

On-site Drainage: The site contains an ephemeral drainage that is man-made or has been heavily modified by human activities (see Exhibit E, G, and H). No impacts to the drainage are proposed, and the applicant has proposed a 15-foot no-build setback on all sides from the existing drainage, which will be recorded on the parcel map, to ensure that further impacts to the drainage would not occur.

Existing Shed Structure: Proposed Parcel A contains a storage shed which is currently located within the required rear yard setback. A review of County indicates that the existing shed was built without benefit of permit and is currently a zoning violation. The project has been conditioned to require relocation of the structure and issuance of a building permit or removal of the existing shed prior to filing the parcel map (see Condition of Approval No. 12, Attachment 1).

Oak Tree Canopy: No Oak canopy removal will result from the proposed project. 100 percent canopy retention meets the requirements of General Plan policy 7.4.4.4 and the El Dorado County Oak Woodland Management Plan.

General Plan: The project site is located within the Shingle Springs Community Region (see Exhibit C), and is designated as Medium-Density Residential (MDR) by the General Plan which

establishes areas suitable for detached single-family residences with larger lot sizes enabling limited agricultural land management activities. The MDR designation is considered appropriate within Community Regions. Pursuant to General Plan **Policy 2.2.1.2**, the allowable density for the designation is one (1) dwelling unit per one (1.0) acre with parcel sizes ranging from one (1.0) to five (5.0) acres, and the proposed project would conform with the allowed densities and minimum parcel sizes.

General Plan **Policy 2.2.5.21** directs that new development be compatible with the surrounding neighborhood. Surrounding parcels in the immediate vicinity are developed with single-family residences on lot size consistent with the one (1) acre or greater parcels proposed. As such, the two (2) new parcels and their residential uses would be consistent with the intended development pattern.

General Plan **Policy 5.3.1.2** requires “the creation of lots less than five acres in sized in Medium-Density Residential areas relying on septic system shall only occur when a public water supply is available for domestic use. If public water is not available, such lots shall not be less than five acres.” The project proposes the use of public water facilities from the EID, therefore, the proposed parcel sizes can be less than five (5) acres in size. Also, General Plan **Policy 5.3.1.7** states “In Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.” Although the project site is located within the Shingle Springs Community Region, public wastewater collection facilities are not immediately available to serve the project. Discussions with EID Development Services staff have indicated that the nearest public wastewater collection facilities (i.e. sewer lines) are approximately 1.0 miles from the project site. Connecting to existing wastewater collection facilities at this distance for one (1) new parcel would incur costs that would preclude the applicant from feasibly splitting the property. As proposed, the development potential of the newly created parcel could only be one (1) single-family residence of no more than three (3) bedrooms as discussed above in the Septic Capability Section.

General Plan **Policy 5.7.1.1** requires the applicant demonstrate that adequate emergency water supply, storage and conveyance facilities, and access for fire protection either are or would be provided concurrent with development. General Plan **Policy 6.2.2.2** requires that the County preclude development in areas of high and very high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The project will utilize public water services adequate to meet fire flow requirements via EID. The El Dorado County Fire Protection District has conditioned the project and the project has been conditioned to require an approved Wildfire Fire Safe Plan addressing the emergency water and access issues for the project site prior to filing the parcel map (see Condition of Approval No.7 and Nos. 31 through 36, Attachment 1).

General Plan **Policy 6.2.3.2** requires that the applicant to 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. The tentative parcel map, as conditioned, conforms to General Plan Policy 6.2.3.2 as discussed in the “Access” and “Very High Wildland Fire Hazard” sections above.

General Plan Transportation and Circulation **Policy TC-4i** seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible. The project is located within the Shingle Springs Community Region (see Exhibit C) and Policy TC-4i would apply. DISM standard plan 101B would require the construction of sidewalks along the Ramada Way project frontage. The applicant is requesting relief from the requirement to include a pedestrian path (sidewalks) along the Ramada Way project frontage due to infeasibility. Planning Services recommends that the applicant be relieved from the requirements to include sidewalks along Ramada Way due to infeasibility. Further analysis on the request for relief from inclusion of sidewalks along Ramada Way is located in the “Design Waiver” section of this report. Findings for granting of relief have been provided in Attachment 2.

It has been determined that the project, as conditioned, is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The proposed parcel map contains two (2) parcels which are consistent with the development standards identified within Section 17.28.080 of the Zoning Ordinance, including a minimum parcel size of one (1) acre, lot width, and minimum yard setbacks. The existing and proposed residential land uses at the subject site are permitted by right under Section 17.28.060. The property contains an existing shed structure which is in violation of Section 7.28.210; however, the shed structure has been conditioned to be relocated to meet the minimum rear yard setback of 30 feet and a building permit be issued, or the shed be removed prior to filing the parcel map (see Condition of Approval No. 12, Attachment 1).

Findings for approval are provided in Attachment 2.

Design Waiver: One (1) design waiver from the Design and Improvement Standards Manual (DISM) has been requested for the proposed project. A finding of consistency for the proposed design waiver approval is provided in Attachment 2. The requested design waiver is as follows:

1. Allow reduction of the on-site roadway width to 20-feet (existing) and elimination of curb gutter and sidewalk utilizing a modified Design Improvement Standards Manual standard plan 101B.

Discussion: The proposed project would create two 1-acre parcels which take access from a private road, Ramada Way. Ramada Way is an existing roadway of good condition and width, and is located entirely on the project site. The project frontage on Ramada Way is approximately 533

feet in length. No sidewalks exist on Ramada Way, and the project site is one of the last parcels on this roadway with potential to be split. No multi-family residential land or land uses exist in the project vicinity. No commercial land uses are located in the project vicinity. The parcel is located at the intersection of Ramada Way and Meder Road. Meder Road is identified as a two lane regional road on the General Plan Circulation Map Figure TC-1. The nearest school or park, Ponderosa High School, is located approximately 0.75 miles (4,000 feet) east of the project site at the intersection of Meder Road and Ponderosa Road. Approximately 1,000 feet of sidewalk exist on the southern side of Meder Road between Ramada Way and Ponderosa Road. These sidewalks are located approximately 1,000 feet east of the project site. No sidewalks exist to the west of the project site on Meder Road. The proposed density resulting from the project would not result in a substantial increase in pedestrian traffic on Ramada Way or Meder Road. To require widening of Ramada Way and the inclusion of sidewalks for the proposed project would incur excessive costs to the property owner that could preclude the applicant from feasibly splitting the property. DOT has reviewed and approved the proposed design waiver

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (see Exhibit I) to assess project-related environmental impacts. Based on the Initial Study, it has been determined that there is no substantial evidence that the proposed project would have a significant effect on the environment. Therefore, a Negative Declaration has been prepared.

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 \$1,926.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,876.75 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Map
Exhibit C	General Plan Land Use Map

Exhibit D.....Zoning Map
Exhibit ETentative Parcel Map
Exhibit FDesign Waiver Request and Findings
Exhibit G.....Aerial Photo
Exhibit H.....Project Site Photos
Exhibit IEnvironmental Checklist and Discussion of Impacts

ATTACHMENT 1

CONDITIONS OF APPROVAL

Tentative Parcel Map File Number P08-0005/Munoz Zoning Administrator/December 17, 2008

I. PROJECT DESCRIPTION

1. This parcel map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibit A through I dated December 17, 2008, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The project description is as follows:

The tentative parcel map would create two (2) parcels, 1.0 and 1.02 acres in size, from a 2.02 acre site. Required improvements include the verification of width and/or widening the on-site roadway width to 20-feet (existing roadway width) without curb gutter and sidewalk utilizing a modified Design and Improvement Standards Manual (DISM) standard plan 101B, and verification of width and/or widening of the existing Ramada Way encroachment onto Meder Road to DISM standard plan 103C.

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.

II. PROJECT CONDITIONS OF APPROVAL

Planning Services

2. A meter award letter or similar documentation shall be provided to Planning Services by EID prior to filing the parcel map.
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 Planning Services prior to filing of the parcel map.

4. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
5. In accordance with CEQA § 15064.5, should previously unidentified paleontological resources be discovered during construction, the project sponsor is required to cease work in the immediate area until a qualified paleontologist can assess the significance of the find and make mitigation recommendations, if warranted. To achieve this goal, the contractor shall ensure that all construction personnel understand the need for proper and timely reporting of such finds and the consequences of any failure to report them.
6. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).
7. The applicant shall submit an approved Wildfire Fire Safe Plan prepared by a Registered Professional Forester (RFP) and approved by the El Dorado County Fire Protection District and/or California Department of Forestry and Fire Protection.
8. This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed with Planning Services.
9. All fees associated with the tentative parcel map shall be paid prior to filing of the final parcel map.
10. The applicant shall submit to Planning Services a \$50.00 recording fee and a \$1,876.75 Department of Fish and Game 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.
11. 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 *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.

12. Prior to filing the parcel map, the property owner shall relocate the existing shed structure on proposed Parcel A to meet the 30-foot rear yard setback prescribed pursuant to County Code Section 17.28.080 E and obtain a building permit, or the shed structure shall be removed.

Environmental Management –Environmental Health Division

13. Due to the seasonal drainage and the proposed location of the single-family residence on Parcel B which restricts the available area for sewage disposal, a Notice of Restriction (NOR) shall be recorded with the final parcel map restricting the approval of development of Parcel B to one three-bedroom single-family residence. In the event that a seasonal drainage are is contained within water tight piping or if the drainage is re-routed in such a manner that it will not be impacted by the placement of sewage disposal system on the property, or if new technologies allow for the placement of a septic system to be constructed within less than 50 feet of a seasonal drainage, this NOR shall be rescinded by El Dorado County.
14. A building envelope outside sewage disposal area or a no-build setback line for sewage disposal area shall be shown on Parcel B and recorded on the parcel map.

Air Quality Management District

15. Prior to grading permit issuance, an Asbestos Dust Mitigation Plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).
16. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
17. The application of architectural coating shall adhere to District Rule 215 Architectural Coatings.

18. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
19. The proposed project is within the Asbestos Review area; therefore the District will require the paving of the proposed driveways or the application of a minimum of three (3) inches in depth, asbestos free gravel, for all roads and driveways.
20. The following measures shall be used to reduce impacts on air quality from equipment exhaust emissions:
 - Use low-emission on-site mobile construction equipment
 - Maintain equipment in tune per manufacturer specifications.
 - Retard diesel engine injection timing by two to four degrees.
 - Use electricity from power poles rather than temporary gasoline or diesel generators.
 - Use reformulated low-emission diesel fuel.
 - Use catalytic converters on gasoline-powered equipment.
 - Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible
 - Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
 - Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
 - Configure construction parking to minimize traffic interference.
 - Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction traffic off congested streets; and provide dedicated turn lanes for movements of construction trucks and equipment on and off site.

Department of Transportation (Specific Conditions)

21. The applicant shall construct or verify the existence of a type 103C encroachment (DISM) at the intersection of Ramada Way and Meder Road. 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.
22. The applicant shall remove the existing driveway encroachment to Meder Road from the existing house. 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 filing the parcel map.

Department of Transportation (Standard Conditions)

23. 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 filing the Parcel Map.
24. Roadway improvements and site improvements, if required, shall be prepared by a professional civil engineer and submitted to the Department of Transportation and to the Development Services Department 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.
25. 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.
26. Any import, or export to be deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
27. 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.
28. Projects that disturb 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.
29. 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.

30. 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

31. Prior to filing the parcel map, the applicant shall submit review fee of \$120.00 to the Fire District.
32. Access roads serving this Parcel map shall meet at a minimum California Fire Code Standards for width (20'), surface, grade, radius, turnarounds, and turnouts, one-way and dead end roads.

County Surveyor's Office

33. All survey monuments shall be set prior to filing the Parcel Map.
34. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on P08-0005 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the consultant and/or agent and the applicant.

ATTACHMENT 2

FINDINGS

Tentative Parcel Map P08-0005/Munoz Zoning Administrator/December 17, 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 should be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Medium-Density Residential (MDR) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the MDR land use designation permits residential uses on parcel sizes that range from 1.00 to 5.00 acres.
- 2.2 The proposal is consistent with General Plan policies, including 2.2.5.21 (land use compatibility), 5.3.1.2 (septic systems in MDR on parcels less than 5-acres), 5.3.1.7 (public wastewater facilities in Community Regions), 5.7.1.1 (emergency water supply), 6.2.2.2 (high wildland fire hazards), 6.2.3.2 (fire safe access). It has been determined that the project is consistent with the General Plan. Because of the project's provision of adequate access and water supply, connection to public water, lot configuration, septic system design, and efforts to fit within the context of the surroundings land uses, it is consistent with the General Plan policies identified above.
General Plan Transportation and Circulation Policy TC-4i seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial

areas and other facilities in Community Regions where feasible. Application of Policy TC-4i has been determined to be infeasible based on the application submittal materials and the analysis presented in the staff report.

3.0 ZONING FINDINGS

- 3.1 The subject site is zoned One-Acre Residential (R1A) which permits the proposed parcel sizes of 1.0 to 1.02 acres under Section 17.28.080(A).
- 3.2 The existing and proposed residential use at the subject site is permitted by right under Section 17.28.060(A). As proposed, the project meets all applicable development standards contained within Section 17.28.080 of the *El Dorado County Zoning Ordinance*.
- 3.3 The property contains an existing shed structure which is in violation of Section 17.28.080 E; however, the shed structure has been conditioned to be relocated or removed (see Condition of Approval No. 12, Attachment 1).

4.0 PARCEL MAP FINDINGS

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

All necessary improvements have been considered by the reviewing disciplines to determine that this tentative parcel map is consistent with the policies of the 2004 General Plan, as analyzed and described in the staff report and the General Plan findings above.

- 4.2 *The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.*

As proposed, the tentative map conforms to the development standards within the One- Acre Residential (R1A) Zone District and the Minor Land Division Ordinance.

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

The site is physically suitable for the proposed type and density of development. The project was designed in a manner which allows for suitable emergency water, emergency access, septic disposal area, which avoids significant disturbances oak tree canopy removal and slopes in excess of 30 percent, and fits within the context of the surrounding residential land uses in the project vicinity.

- 4.4 *The proposed subdivision is not likely to cause substantial environmental damage.*

The proposed parcel map is not anticipated to cause substantial environmental damage as determined in the Initial Study and Negative Declaration prepared by staff.

5.0 DESIGN WAIVER APPROVAL FINDINGS

5.1 Allow reduction of the on-site roadway width to 20-feet (existing) and elimination of curb gutter and sidewalk utilizing a modified Design Improvement Standards Manual standard plan 101B.

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

The project site is located within the Shingle Springs Community Region which requires road improvements include a 28-foot roadway and curb, gutter and sidewalks per DISM standard plan 101B. However; the project site takes access from a private road of good condition and width (20-foot paved), Ramada Way, which is located entirely on the subject parcel. The project site is one of the last parcels with the potential to be split on Ramada Way, and no sidewalks exist on Ramada Way. The project located at the intersection of Ramada Way and Meder Road and no sidewalk exist within at least 0.75 miles of the project site along Meder Road.

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

Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardships resulting from construction of a 28-foot roadway with curb, gutter, and sidewalk for a two way lot split in an area were the existing 20-foot roadway has been determined by DOT to be sufficient. Also, requiring the construction of 533 feet of curb, gutter, and sidewalk on a residential street with no sidewalks for the creation of one residential lot would incur excessive costs to the property owner that would preclude the applicant from feasibly splitting the property.

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

Planning Services and DOT have reviewed the design waiver and recommends approval. The proposed design waiver is not anticipated to be injurious to adjacent properties or detrimental to the health, safety, convenience or welfare of the public.

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

The requested design waiver will not hinder the County's implementation of the Subdivision Map Act as outlined in Article II of Chapter 16 of County Code or any of the other applicable ordinances discussed within the staff report.