

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



Agenda of: January 7, 2009
Item No.: 4.b.
Staff: Thomas A. Lloyd

PARCEL MAP

FILE NUMBER: P08-0022

APPLICANT: Parvin Honarvar

AGENT: Tom Graff, Apple Hill Homes, Inc.

REQUEST: A tentative parcel map to create two lots of five acres each, served by private wells and septic systems, from an existing 10 acre parcel.

LOCATION: On the north and south sides of Trotter Lane, approximately 300 feet west of the intersection with French Creek Road in the Shingle Springs area, Supervisorial District II. (Exhibit A)

APN: 091-070-01

ACREAGE: 10.0 acres

GENERAL PLAN: Low Density Residential-Important Biological Corridor overlay (LDR-IBC) (Exhibit B)

ZONING: Estate Residential Five-acre (RE-5) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

RECOMMENDATION:

1. Adopt the Negative Declaration based on the Initial Study (Exhibit F); and
2. Approve P08-0022 subject to the Conditions in Attachment 1 and based on the Findings in Attachment 2.

BACKGROUND:

In October 1994, a permit was issued to allow the construction of a 1,733 square foot manufactured home on a permanent foundation. In 2005, a 792 square foot mobile home on the property was demolished under permit, and replaced with a 1,200 square foot “granny flat.” This 1,200 square foot residence and a permitted garage are located on proposed Parcel 2, while the 1,733 square foot residence is located on proposed Parcel 1.

As the project is developed with existing homes and access driveways, Planning Services determined that the required biological and tree surveys would be waived. The project was deemed complete on May 30, 2008.

STAFF ANALYSIS

Project Description: The project is a tentative parcel map to create two lots of five acres each, served by private wells and septic systems, from an existing 10 acre parcel.

Site Description: The project area is located in the Shingle Springs area of El Dorado County, in an area classified as the Foothill Gray Pine Belt. The project area lies at an elevation of approximately 1,320-1,480 feet. Within this zone are found gray pine, yellow pine, interior live oak, blue oak, ceanothus, madrone, toyon, Manzanita, California blackberry, yerba santa, California buckeye, and redbud. No permanent water exists within the project area. The site has been developed with several structures including a single-family dwelling, a second residence, a garage, and a 100 square foot portable shed. As proposed, each of the residences (i.e. the single family home and the second residence) will be located on separate parcels.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR-IBC	Single family residence, second residence
North	RE-5	MDR	Single family residences
East	RE-5	LDR-IBC	Single family residence
South	RE-5	LDR-IBC	Undeveloped, single-family Residence
West	RE-5	LDR-IBC	Undeveloped

General Plan: The following General Plan policies apply to this project:

Policy 2.2.5.21 directs that new development be compatible with the surrounding neighborhood.

Discussion: Other parcels in the neighborhood are developed with single-family residential structures. The two proposed parcels are already developed similarly. As such, the two new parcels and their intended residential use would be consistent with the intended development pattern of the General Plan.

Policies 5.2.3.5 and 5.3.1.2 prohibit the creation of parcels less than five acres when the parcels rely on both onsite sewage disposal systems and water wells.

Discussion: Individually permitted wells are located on each of the proposed parcels. Further, each proposed parcel is served by an individual on-site septic system. With existing permitted septic systems and wells, no well production reports or percolation tests were required as part of application submittal. The El Dorado County Environmental Management Department has reviewed the current application requests and determined that the requirements for demonstrating adequate sewage disposal for each of the proposed parcels have been satisfied. As such, Environmental Management offered no comments or conditions. Originally, the El Dorado Irrigation District commented that a line extension would be required for service to the parcel. This, however, is unnecessary as the applicant will not be utilizing public water, but rather continued service from the existing, permitted on-site wells. At five acres each, the proposed parcels conform to all applicable waste disposal and on-site water production policies.

Policy 5.7.1.1 directs that applicants demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Discussion: The El Dorado County Fire Protection has conditioned the project to assure the access road (Trotter Lane) meets minimum fire safe standards. Further, the Fire District is requiring the installation of a fire hydrant within 500 feet of the subject property. The Fire District has found that EID service is located within 500 feet of the parcel along Trotter Lane and that the applicant will be able to tap into the existing line for service. The Fire District is requiring the applicant to submit to them a Facilities Improvement Letter (FIL) from EID, showing that the existing service can meet fire flow.

Policy 6.2.3.2 directs that the applicant must demonstrate adequate access or ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: Access to the project parcels is via Trotter Lane, which currently bisects the subject parcel and, as proposed, will front proposed Parcel 2 and will bisect proposed Parcel 1. The parcel is also bisected north to south by Bramblewood Lane, though there is no direct access from it to the subject parcel. As there is nothing in the Design and Improvements Standards Manual which requires improvements to an on-site road which does not serve the subject parcel, no improvements to Bramblewood Lane are required.

During a site inspection, it was noted that the on-site portion of Trotter Lane appears to have been graded and widened in the past. The on-site portion of the road is surfaced with a mixture of asphalt (approximately 12 feet in width) and gravel (approximately seven to eight feet in width). The Design and Improvement Standards Manual and California Fire Code will likely require the mixed surface be brought up to a consistent asphaltic section for the entirety of the required 20-foot road width.

The off-site portion of the road, extending some 300+ feet to French Creek Road has not been widened. It is consistently about 12 feet in width and surfaced with asphalt. During the site

inspection, it was noted that widening the road to the required 20-foot width will likely result in some oak canopy removal. This is addressed in more detail in the Policy 7.4.4.4 section below. It was also noted that the required widening could impact a fence placed very close to the southern side of the road on the adjoining parcel, as well as require the relocation of a drainage ditch found parallel to the existing roadway, along its northern side. Standard DOT Conditions of Approval address concerns such as drainage and off-site acquisition.

Conditioned to meet the minimum California Fire Safe Standards, as well as the El Dorado County Design and Improvement Standards, the project will provide adequate access, ensuring that emergency vehicles can access the site and private vehicles can evacuate the area.

Policy 7.4.1.1 directs that the County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with *County Code Chapter 17.71* and the USFWS's *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002)*.

Discussion: The proposed project is located in El Dorado County Plant Mitigation Area 2 of the County's Gabbro soils rare plant preserve program. The subject parcel is not located within any Ecological Preserve overlay zone. The subject parcels are not, and will not be connected to El Dorado Irrigation District (EID) service. As such, the applicant was not required to pay a Rare Plant fee, in lieu of on-site mitigation, when building permits for either of the two proposed parcels were issued, pursuant to **Policy 7.4.1.1**.

Policy 7.4.4.4 establishes native oak tree canopy retention and replacement standards.

Discussion: On May 30, 2008, Planning Services determined that since no structures were to be built, and no oak trees were slated for removal as part of the project, no oak canopy analysis would be required. Upon receipt of project specific conditions from the Department of Transportation, it appears likely that some oak canopy may need to be removed to facilitate off-site road improvements. The project has been conditioned so that prior to grading permit issuance, the applicant will be required to submit to Planning Services an oak canopy analysis clearly demonstrating what, if any, oak canopy will be disturbed as a result of the required road improvements. Planning Services will then verify that any and all oak canopy removed as a result of said improvements has been mitigated in accordance with the El Dorado County Oak Woodland Management Plan. Canopy removed shall be less than or equal to the maximum allowed by the plan, and shall be mitigated through on-site replanting at a 1:1 ratio, contributing to the County's Conservation fund at a 2:1 ratio, acquiring an off-site conservation easement on oak woodlands at a 2:1 ratio, or any combination of the aforementioned methods. Conditioning the project thusly ensures consistency with Policy 7.4.4.4.

Conclusion: The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Residential Estate Five-acre (RE-5) which permits a minimum parcel size of five acres. Further, all existing structures on the subject parcel have been

appropriately and legally permitted pursuant to the development standards of Section 17.28.210 and the second residential unit provisions of Chapter 17.15.

ENVIRONMENTAL REVIEW

Staff prepared an Initial Study (Exhibit F) to determine any 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).

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1993.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.⁰⁰ processing fee, shall be submitted to Planning Services and must be made payable to El Dorado County. The \$1993.⁰⁰ 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 1Conditions of Approval
- AttachmentFindings of Approval

- Exhibit AVicinity Map
- Exhibit BGeneral Plan Land Use Map
- Exhibit CZoning Map
- Exhibit DTentative Parcel Map
- Exhibit EAssessor’s Map
- Exhibit FEnvironmental Checklist and Discussion of Impacts

ATTACHMENT 1

CONDITIONS OF APPROVAL

**File Number P08-0022 – Honarvar/Apple Hill Homes, Inc.
Zoning Administrator Hearing, January 7, 2009**

Planning Services

1. This parcel map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibit marked Exhibit D (tentative parcel map) dated December 17, 2008, and the 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:

A parcel map creating two 5.00 acre parcels from an existing 10 acre parcel. Existing water wells would serve the parcels as would existing on-site septic facilities. Access is via private driveways connecting to Trotter Lane, a private roadway.

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.

2. Prior to filing the parcel map, all Development Services fees shall be paid.
3. 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.

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. 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).
6. 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.
7. Prior to grading permit issuance for the off-site road improvements, the applicant shall submit to Planning Services an oak canopy analysis clearly demonstrating what, if any, oak canopy will be disturbed as a result of the required road improvements. Planning Services shall verify that any and all oak canopy removed as a result of said improvements has been mitigated in accordance with the El Dorado County Oak Woodland Management Plan. Canopy removed shall be less than or equal to the maximum allowed by the plan, and shall be mitigated through on-site replanting at a 1:1 ratio, contributing to the County's Conservation fund at a 2:1 ratio, acquiring an off-site conservation easement on oak woodlands at a 2:1 ratio, or any combination of the aforementioned methods.

Department of Transportation

8. **On-Site Access Improvement:** Applicant shall construct the access roadway (Trotter Lane) with a 20-ft roadway with 1-ft shoulders on both sides to the provisions of El Dorado County Design and Improvements Manual (DISM) Standard Plan 101C. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
9. **Off site Access Improvements:** The applicant shall widen the off-site portion of Trotter Lane from the project boundary to French Creek Road to a 20-ft wide roadway with 1-ft shoulders on each side consistent with the provisions of the El Dorado County Design and Improvement Standards Manual (DISM), Standard Plan 101C. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.

10. Offer of Dedication: The existing 40-foot easement for Bramblewood Lane shall be abandoned, and the applicant shall irrevocably offer to dedicate in *50 ft of right-of-way along the entire onsite portion of Bramblewood Lane* as determined by EDC DOT, prior to the filing of the map. Bramblewood Lane shall be centered in the new easement. This offer will be *rejected* by the County.
11. Cut Slopes: Per the El Dorado County Grading Design Manual Sec B.6, the top of cut slopes shall not be made nearer a permit area boundary line than one fifth the vertical height of cut with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may need to be increased for required interceptor drains. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
12. Fill Slopes: Per the El Dorado County Grading Design Manual Sec B.6, the toe of the fill slope shall not be made nearer to the permit area boundary line than one half the height of the slope with a minimum of two (2) feet and a maximum of twenty (20) feet. Where a fill slope is to be located near the permit area boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the building official deems necessary to protect the adjoining property from damage as a result of such grading. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

DOT STANDARD CONDITIONS:

13. Easements: All applicable existing and proposed easements shall be shown on the project plans.
14. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the parcel map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
15. Maintenance Entity: The proposed project must form an entity for the maintenance of any private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.
16. Common Fence/Wall Maintenance: The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

17. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
18. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
19. Road Improvement Agreement & Security: The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map.
20. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
21. Grading Permit / Plan: A grading/improvement permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements 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. Grading Plan Review: Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages
23. RCD Coordination: The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of

Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

24. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
25. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

26. Drainage, Cross-Lot: Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.

27. Drainage Easements: The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
28. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a “Notice of Intent” (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
29. Off-site Improvements (Security): Prior to the filing of a final map or parcel map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
30. Off-site Improvements (Acquisition): As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant’s expense and within 120 days of filing the 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 applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:
 - a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
 - b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
 - c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

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

31. Off-site Access Easements: The applicant shall provide proof of access to the project site from a State or County maintained road. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office with the first map check for the parcel map.
32. Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
33. TIM Fees: The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

El Dorado County Fire Protection District

34. A fire hydrant shall be installed within 500 feet of the subject parcel, to the satisfaction of the Fire Protection District, prior to filing the parcel map. EID water is located 500 feet west of the project on Trotter Lane.
35. Fire flow for the project shall meet or exceed 1,000 gallons per minute at 20 psi for two hours.
36. Prior to filing the parcel map, the applicant shall provide documentation (Facilities Improvement Letter) to the District from EID showing that the system will meet fire flow.

Surveyor's Office

37. All survey monuments must be set prior to filing the parcel map.
38. Prior to filing the parcel map, the applicant shall provide to the County Surveyor a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2).
39. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on P 08-0022 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

ATTACHMENT 2

FINDINGS

File Number P08-0022 – Honarvar/Apple Hill Homes, Inc. Zoning Administrator Hearing, January 7, 2009

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 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 Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Low-Density Residential (LDR) land use designation of the subject site as defined within General Plan Policy 2.2.1.2. The LDR land use designation permits parcel sizes that range from 5.00 to 10.00 acres, and allows one dwelling unit per 5.00 acres.
- 2.2 The proposal, as conditioned, is consistent with the applicable policies of the General Plan, including: 2.2.5.21 (compatibility with surrounding uses), 5.2.3.5 and 5.3.1.2 (parcel size and services), 5.7.1.1 (fire protection), 6.2.3.2 (emergency access), 7.4.1.1 (rare plant mitigation), and 7.4.4.4 (oak canopy protection). The division would be compatible with the base land use designation, adequate access and emergency protection will be provided and the parcels have existing permitted wells and septic systems. Since the project site is already developed with a single family residence and a second residential unit, each of which will be located on individual parcels, no oaks will be removed, nor will any important biological resources be disturbed as part of the project.

3.0 ZONING FINDINGS

- 3.1 The subject site is zoned Estate Residential Five-acre (RE-5) which permits the proposed parcel sizes of five acres each pursuant to Section 17.28.210.A.

3.2 The existing residential uses at the subject site are permitted by right under Section 17.28.190.A, and 17.15 (second residential units). As proposed, the project meets all applicable development standards contained within Section 17.28.210 of the *El Dorado County Zoning Ordinance*.

4.0 ADMINISTRATIVE FINDINGS

4.1 That the proposed parcel map is consistent with applicable general and specific plans;

All necessary improvements have been considered by the reviewing disciplines in order to determine that this tentative parcel map is consistent with the policies of the General Plan, as described on pages 3, 4, and 5 of the staff report.

4.2 The proposal conforms to the County's zoning regulations and Minor Land Division Ordinance;

The Department of Transportation and the El Dorado County Fire Protection District have reviewed the existing access road and have determined that the proposed improvements would provide adequate access. With separate, existing, permitted systems, both parcels have adequate septic area and water well production. The proposed parcels also meet the development standards of the RE-5 Zone District.

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

While both parcels contain some combination of oak canopy and slope, both have already been developed with single family residential units. Should either parcel choose to construct secondary residential units, future development would require consistency with applicable General Plan policies and Zoning Ordinance requirements.

4.4 The design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

The required road improvements would not result in significant impacts to the environment or wildlife. No riparian features would be affected as a part of the project and no sensitive species would be impacted as determined by the Negative Declaration prepared by staff.