

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



Agenda of: March 3, 2010
Item No.: 4.a.
Staff: Aaron Mount

PARCEL MAP

FILE NUMBER: P08-0032/Moonshine Hill

APPLICANT: Dan and Laurie Cargill

REQUEST: A tentative parcel map creating four parcels ranging in size from 1.00 to 1.04 acres on a 4.04 acre site.

LOCATION: On the east side of Moonshine Hill Road, at the intersection with Pleasant Valley Road in the Oak Hill Rural Center, Supervisorial District III. (Exhibit A)

APN: 098-160-04 (Exhibit B)

ACREAGE: 4.04 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 P08-0032 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and

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

Project Description: The Tentative Parcel Map would create four parcels, ranging in size from 1.00 to 1.04 acres from a 4.04-acre site (see Exhibit E). The existing 1,776 square-foot residence and detached garage would remain on proposed Parcel 4.

Site Description: The project site consists of 4.04 acres and is located in the Oak Hill Rural Center at an approximate elevation of 2,200 feet above mean sea level. The parcel contains an existing single family residence with associated hardscape and landscape features. The existing residence is accessed off of Moonshine Hill Road. The on-site biological communities include annual grasses and montaine hardwood conifer. Project site soils consist of Mariposa gravelly loam (MaD) and Josephine silt loam (JtC).

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Residential, Single Family Residence
North	RE-5	LDR	Residential, Single Family Residence
East	R1A	MDR	Residential, Single Family Residences
South	R1A/CPO	MDR/C	Residential, Single Family Residences
West	R1A	MDR	Residential, Single Family Residence, Church

Discussion: The project vicinity is primarily residentially zoned land with similar lot sizes. All lands in the project vicinity are designated by the General Plan as MDR or LDR (see Exhibit C). The project parcel is bounded on the north, east, and west by residential land uses on residentially zoned lands (R1A or RE-5).

Access: The four parcels would have individual access from Moonshine Hill Road which encroaches onto Pleasant Valley Road and is currently a 10 foot wide paved roadway. Moonshine Hill Road would be conditioned to be improved to a 20-foot width within a 50-foot easement. The 50-foot right-of-way would allow expansion of the 20-foot road upon future demands. The road would need to be constructed with an approved all weather surface capable of handling a 75,000 pound load. As conditioned, and with compliance with the Wildland Fire Safe Plan, required by Cal Fire and El Dorado Fire Protection District, the interior access road and future driveways would meet the requirements of the County Design Improvements Manual.

Public Water, and Septic System: The project would be served by public water and individual on-site septic disposal systems. The applicant provided a copy of a Facility Improvement Letter (FIL) dated March 31, 2008 issued by the El Dorado Irrigation District (EID). The El Dorado County Fire Protection District has determined that the minimum fire flow for this project would be 1,000 gallons per minute (GPM) for a 2-hour duration while maintaining 20-pounds per square inch (psi) residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. No off-site improvements would be required as an 8-inch water line exists adjacent or on the project site. On-site improvements would include extension of the water line within the required road improvements.

The project would be served by septic facilities. A report of percolation test was completed on June 24, 2008 by Sonde Geological Services and was approved by the El Dorado County Environmental Management Department, Environmental Health Division. The Department would require permits to be obtained for the installation of septic facilities prior to issuance of building permits.

General Plan: the General Plan designates the subject site as Medium Density Residential (MDR) and **Policy 2.2.1.2** directs that *MDR establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities and parcel sizes shall range from 1.00 to 5.00 acres.* The project would create four parcels ranging in size from 1.00 to 1.04 acres and therefore would be consistent with this policy.

Rural Centers: **Policy 2.1.2.1** established the Oak Hills Rural Center boundary. The subject parcel is located within that boundary. **Policy 2.1.2.2** defines Rural Center as *areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc.*

Consistent: As conditioned, the project would meet the intent of these policies by proposing one acre minimum parcels within the Oak Hill Rural Center based on available infrastructure.

Land Use Compatibility: **Policy 2.2.5.21** directs that new development be compatible with the surrounding neighborhood.

Consistent: Residential uses would be consistent and compatible with the intended development pattern in the immediate neighborhood.

Wastewater: **Policy 5.3.1.2** requires "the creation of lots less than five acres in size 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."

Consistent: The project proposes the use of public water facilities from EID, therefore, the proposed parcel sizes can be less than five (5) acres in size.

Fire Protection: **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, **Policy 6.2.2.2, Wildland Fire Hazards**, 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, and **Policy 6.2.3.2, Adequate Access for Emergencies**, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Consistent: El Dorado Irrigation District would serve the site for domestic water and fire-flow from an existing eight-inch waterline located in Moonshine Hill Road. On-site road improvements to the existing Moonshine Hill Road are required for general and emergency access to the project. The Department of Transportation has reviewed the project and supports the proposed Parcel Map provided that the project meet the minimum standards for the County Design and Improvement Standards Manual (DISM) Standard Plan 101C with 20-foot roadway for the on-site portion of the access road and improved encroachment from Moonshine Hill Road onto Pleasant Valley Road to Standard Plan 103D. El Dorado County Fire Protection District and the California Department of Forestry and Fire Prevention (Cal Fire) have requested Conditions of Approval addressing the emergency access issues for the project site. The project site is in a high fire severity area as shown on the State Fire Hazard Severity Zone Maps. These conditions have been incorporated into the project. As conditioned, the project would conform to the General Plan policies.

Policy 6.5.1.1, Acceptable Noise Levels, states *where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-1 or the performance standards of Table 6-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.*

Consistent: An acoustical analysis was performed at the project site and the conclusion was that there would be no impact from transportation noise emanating from Pleasant Valley Road affecting residential uses on the proposed parcels.

Conclusion: It has been determined that the project would be consistent with the applicable General Plan Policies. Findings of Consistency with the General Plan are provided in Attachment 2.

Zoning: The project site is located within the One Acre Residential (R1A) zone district. The proposed Parcel Map would create four parcels which would be consistent with the development criteria identified within Section 17.28.080 of the Zoning Ordinance. The existing and proposed residential uses would be permitted by right under Section 17.28.060 of the Zoning Code. The existing structures would meet the 30-foot front, 15-foot sides and 30-foot rear setbacks required by Section 17.17.28.080 (E) of the Zoning Code. Findings for Approval are provided in Attachment 2.

Tentative Parcel Map: The Tentative Parcel Map would create four parcels, ranging in size from 1.00 to 1.04 acres from a 4.04-acre site (Exhibit E). A description of the proposed parcel details is included in the table below:

Parcel Number	Gross Area	Existing Improvements
1	1.04 acre	Well
2	1.00 acre	No improvements.
3	1.00 acre	No improvements.
4	1.00 acre	1,776 sq. ft. single family residence, garage

Other Issues: An existing well currently provides potable water to the existing residence. The Environmental Health Division of Environmental Management has conditioned the project to properly destroy the well under permit prior to filing of the parcel map. This is required as General Plan policy does not allow the creation of parcels less than five acres that have on-site septic systems and wells as a potable water source.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit K) to assess project-related environmental impacts. Based on the Initial Study, it has been determined that there is not 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 \$2,010.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,010.25 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:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Tentative Parcel Map

ATTACHMENT 1

CONDITIONS OF APPROVAL

Tentative Parcel Map P08-0032/Moonshine Hill

March 3, 2010 Zoning Administrator Hearing

CONDITIONS OF APPROVAL

Project Description

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibit A through D 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 project would allow the creation of four parcels, ranging in size from 1.00 to 1.04 acres from a 4.04-acre acre site. All four parcels shall be served by domestic water service meters and onsite septic wastewater systems. Parcel 4 will include the existing single family dwelling and detached garage.

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.

Planning Services Site Specific and Standard Conditions

2. A meter award letter or similar document to provide water service to each parcel by the El Dorado Irrigation District shall be submitted to Planning Services for review and approval prior to filing the Parcel Map.
3. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be

followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

4. The applicant shall pay the in-lieu fee for 0.015 acre oak canopy removed. The fee shall be paid at a 1:1 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 in-lieu fee prior to issuance of a grading permit.
5. This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed.
6. The applicant shall make the actual and full payment of Development Services Department processing fees for the tentative Parcel Map application prior to filing the Parcel Map.
7. The applicant shall submit to Planning Services a \$50.00 recording fee and the Department of Fish and Game fee in effect at the time of Notice of Determination filing prior to filing of the Notice of Determination by the County. No permits shall be issued or parcel map filed until said fees are paid.
8. The applicant shall submit a request for Park-in-Lieu fee appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor. Upon completion of appraisal, the applicant must pay the park fee to the Development Services Department. A receipt showing compliance with this condition shall be submitted by the applicant to the Planning Services prior to filing the parcel map.
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 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 parcel map, which action is brought within the time period provided for in *Section 66499.37*.

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

El Dorado County Department of Transportation

10. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the map: (the requirements outlined in Table 1 are minimums)

Table 1				
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH *	RIGHT OF WAY**	EXCEPTIONS/ NOTES
Moonshine Hill Road <i>(from Pleasant Valley Rd to northern property line)</i>	Std Plan 101C Std Plan 114	20 ft	50 ft total	Applicant may chose to provide a 10ft wide lane for ingress traffic on Moonshine Hill Road. If so, applicant must install all required signage and striping to designate each lane one-way. Additionally, adequate connections between the two lanes shall be installed to provide the proposed driveway connections. The encroachment of Moonshine Hill Road onto Pleasant Valley Road shall be designed as one encroachment, not two separate encroachments.

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way).

** Non-exclusive road and public utility easements included

11. Encroachment Permit: The applicant shall obtain an encroachment permit from DOT and shall construct the roadway encroachment from the Moonshine Hill Road onto Pleasant Valley Road to the provisions of County Design Std 103D. If the roadway is divided, the roadway shall be rejoined prior to encroachment onto Pleasant Valley Road in order to provide one encroachment. 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.
12. Off-site Easements: Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to the filing of the parcel map.
13. 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.

14. Vehicular Access Restriction: Prior to filing of the map, the applicant shall record a vehicular access restriction along the entire frontage of Pleasant Valley Road, excluding the location of the approved access encroachment.
15. Easements: All applicable existing and proposed easements shall be shown on the project plans.
16. Road & Public Utility Easements: The applicant shall provide a 50-foot wide (total) non-exclusive road and public utility easement for the on-site portion of Moonshine Hill Road prior to the filing of the parcel map. Slope easements shall be included as necessary.
17. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained 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 California Manual Uniform Traffic Control Devices (MUTCD).
18. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: 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.
19. 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).
20. Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
21. 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.

22. **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 map.
23. **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.
24. **Parcel Map Improvement Agreement & Security:** The developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the PMIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the map
25. **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.
26. **Grading Permit / Plan:** If more than 50 cubic yards of earth movement are required for improvements, 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 and grading shall be completed to the satisfaction of the DOT or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the parcel map.
27. **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. 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.

28. 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.
29. 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.
30. 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:

- a. The site can be adequately drained;
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- c. 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.
- d. 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 or Development Services prior to the

filing of the final map or the applicant shall obtain an approved improvement agreement with security.

31. Drainage (Cross-Lot): Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, 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 map.
32. Drainage Easements: Pursuant to Section 4.D of the DISM, 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 map.
33. 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.
34. Off-site Improvements (Security): Prior to the filing of a 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.
35. 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.

36. 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.
37. 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

38. Submit a site review fee of \$150.00 prior to the filing of the Parcel Map.
39. The applicant shall install a fire hydrant within 500 feet of each new parcel and submit documentation from the El Dorado Irrigation District to the Fire District indicating that a fire flow of 1,000 gallons per minute at 20 pounds per square inch for two hours, prior to filing the Parcel Map.
40. Submit a Fire Safe Management Plan, approved by the Fire District and Cal-Fire, which is prepared by an approved Fire Safe Planner or Professional Forester. The applicant shall record a Notice of Restriction (NOR) that states that all four lots shall adhere to Conditions of the plan. Said Notice of Restriction shall include those conditions and have a copy of the approved Wildfire Safe Plan. The approved NOR shall then be recorded and a copy of the recorded document shall be received by Planning Services and El Dorado County Fire Protection District prior recordation of the final map.

41. Roadways that serve Parcels #1, 2, and 3 shall have a minimum 20-foot width of travel surface, and capable of supporting 75,000 lbs, except if that if additional residences are served by the road past Parcel #4 the roadway shall be a minimum 20 foot width to the end of Parcel #4. The roadway shall be installed to the satisfaction of the Fire District and Cal-Fire prior to the filing of the Parcel Map.
42. The driveway serving each parcel shall meet existing Fire Safe Standards and be installed prior to the issuance of a building permit.

Air Quality Management District

43. During construction, all activities shall apply standard Best Management Practices (BMPs) to control dust during construction. These practices shall be incorporated into the project and include:
 - a. Application of water on disturbed soils and unpaved roadways a minimum of three times per day
 - b. Using track-out prevention devices at construction site access points
 - c. Stabilizing construction area exit points
 - d. Covering haul vehicles
 - e. Restricting vehicle speeds on unpaved roads to 15 miles per hour
 - f. Replanting disturbed areas as soon as practical and other measures as deemed appropriate to the site, to control fugitive dust
44. Prior to grading permit issuance, a fugitive dust plan shall be submitted to the Air Quality Management District (AQMD) for review and approval.
45. 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.
46. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.

County Surveyor’s Office

47. All survey monuments shall be set prior to filing the Parcel Map.
48. Provide 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) for any segment of Moonshine Hill Road that is located off-site of subject parcel.

49. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyors Office. Proof of any signage required by the Surveyor's Office must be provided to our office prior to filing the Parcel Map.
50. 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 P08-0032 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

Environmental Health

51. The existing well on the property shall be properly destroyed under permit prior to filing the Parcel Map.

ATTACHMENT 2

FINDINGS

Tentative Parcel Map P08-0032/Moonshine Hill

March 3, 2010 Zoning Administrator Hearing

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 allows a minimum parcel size of one acre and the project proposes 1.01 units per acre.
- 2.2 The proposal is consistent with General Plan policies, including 2.1.2.1 (rural center), 2.2.1.2 (land use category definitions), 2.2.5.21 (land use compatibility), 5.3.1.2 (public wastewater facilities in MDR), 5.7.1.1 (emergency water supply), 6.2.2.2 (high wildland fire hazard), 6.2.3.2 (fire safe access), and 6.5.1.1 (acceptable noise levels). It has been determined that the project is consistent with the General Plan. Because of the project's provision of adequate access, adequate water supply, lot configuration, acceptable noise levels, and efforts to fit within the context of the surroundings land uses, it is consistent with the General Plan policies identified above.

3.0 ZONING FINDINGS

- 3.1 The subject site is zoned One Acre Residential (R1A) which permits the proposed parcel sizes ranging from 1.00 to 1.04 acres under Section 17.28.080(A).
- 3.2 The existing and proposed residential uses at the subject site are 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*.

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 Parcel Map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.*

As proposed and conditioned, the tentative Parcel 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 suitable emergency water, emergency access, and septic disposal area, considers timber lands, and fits within the context of the surrounding land uses in the project vicinity. The proposed development meets the density and minimum parcel sizes allowed in the MDR General Plan land use designation and conforms to the minimum parcel size and development standards of the R1A zone district. Future development would require consistency with applicable General Plan policies and Zoning Ordinance requirements.

- 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 evaluated in the Initial Study and Negative Declaration prepared by staff.