

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



Agenda of:	September 21, 2011
Item No.:	5.a.
Staff:	Tom Dougherty

TENTATIVE PARCEL MAP

FILE NUMBER: P11-0002/Debeau

APPLICANT: Christopher and Elaine Debeau

AGENT: Kathye Russell

REQUEST: Tentative Parcel Map to create two single-family residential parcels comprising 1.00 and 2.24-acres in size from a 3.24-acre parcel. Design Waivers are requested for the following:

- a) Allow a reduction of portions of the access road surface width from 28 to 18 feet; and
- b) Allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.

LOCATION: Approximately 2,000 feet west of the intersection of Francisco Drive and Guadalupe Drive in the north El Dorado Hills area, Supervisorial District 1. (Exhibit A).

APN: 110-460-55 (Exhibit B)

PARCEL SIZE: 3.24 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit D)

ZONING: Single Family One-Acre Residential (R1A) (Exhibit E)

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 P11-0002 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2; and
3. Approve Design Waivers to a) allow a reduction from 28 feet to an 18-foot road surface width for the proposed access roads; and b) allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels, as the required findings have been made as noted in Attachment 2.

BACKGROUND: The application was submitted on May 3, 2011 and was deemed complete on May 17, 2011. A previous identical Parcel Map request was submitted on January 17, 2006, P06-0003, which was abandoned on January 21, 2010 due to a lack of resolution with the Fire Department and DOT about the gated secondary access road issue.

A subsequent parcel map, unrelated to the subject application other than because of its location on Guadalupe Drive and being subject to the same secondary access conditions from the El Dorado Hills Fire Department, Parcel Map P07-0014 was approved by the Board of Supervisors on November 15, 2010. At that hearing, the Board rejected the Fire Department's recommended conditions related to the secondary access requirements of Article 2, Section 1273.09 of the SRA Fire Safe Regulations, as well as Volume 2, Section 3 (C)(12) of the El Dorado County Design Improvement Standards Manual. Because of that Board decision, the applicants decided to proceed again with the subject Tentative Parcel Map request.

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 two single-family residential parcels comprising 1.00 and 2.24-acres in size from a 3.24-acre parcel. A Design Waiver is requested to allow reductions of portions of the access roads from a 28-foot to an 18 foot width.

The existing single family residence is served by EID public water and sewer. Both parcels are proposed to have direct driveway access onto both existing access roads, Guadalupe Drive and Ravenna Way. The project is not proposing to record a building envelope on proposed Parcel 2. The envelope shown on the Tentative Parcel Map is conceptual and is shown that development of a single-family dwelling is possible for the future.

Site Description: The 3.24-acre parcel varies in elevation from 600 to 700 feet above sea level. The project parcel abuts Ravenna Way to the south and Guadalupe Drive to the north. A single family residence is currently located in the western portion of the project site. Approximately 60 percent of the site contains slopes less than 30 percent with the remainder exceeding 30 percent. The majority of the site outside of the area developed for the current residence is covered with indigenous oak and pine tree canopy.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1A	MDR	Residential/Single-family residence
North	RE-10/R1A	MDR	Residential/Single-family residences and a vacant parcel
South	R1A	MDR	Residential/Single-family residences
East	R1A	MDR	Residential/Single-family residence
West	R1A	MDR	Residential/Single-family residences

All lands in the project vicinity are designated by the General Plan for medium density residential uses. The surrounding parcels in the vicinity are developed with single family residences with the exception of one parcel to the north. The proposed parcel map would create two residential parcels which would be consistent with the surrounding land uses.

Project Issues: Discussion items for this project include access and circulation, and slope.

Access and Circulation: The existing residence on proposed Parcel 1 is accessed from Ravenna Way which is an approximately 20-foot wide paved private road that has portions that measure from 18 to 19-feet in actual paved surface width. Parcel 2 would be accessed via a driveway from Guadalupe Drive which is also a public road which also has portions that measure 18-feet in actual paved surface width at two different points that contain drainage culverts. The majority of Guadalupe Drive has a 20-foot wide asphalted surface, and both roads have approximately one-foot wide or greater graveled surfaces on their surface edges.

DOT reviewed the project and did not recommend conditions of approval but did provide the following analysis:

Dead End Roads: Pursuant to Article 2, Section 1273.09 of the SRA Fire Safe Regulations, the maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

- *parcels zoned for less than one acre-----800 feet*
- *parcels zoned for 1 acre to 4.99 acres-----1,320 feet*
- *parcels zoned for 5 acres to 19.99 acres -----2,640 feet*
- *parcels zoned for 20 acres or larger -----5,280 feet*

All lengths shall be measured from the edge of the roadway surface at the intersection beginning the road to the end of the road at its farthest point. This parcel split fails to meet the DISM standards with regards to Dead End Roads due to a locked gate between two subdivisions.

Volume 2, Section 3 (C)(12) of the El Dorado County Design Improvement Standards Manual (DISM) states that *a dead-end street connecting to a County or State maintained street may exceed*

500 feet in length but not more than 2,640 feet, and only when geographic features restrict a street extension and the street will not serve more than twenty-four existing or potential parcels.

The subject parcel is located approximately 2,000 feet west of the intersection with Francisco Drive and Guadalupe Drive and the parcels are zoned Single Family One-Acre Residential (R1A). Further, this dead-end road currently serves 27 existing parcels and approximately 33 potential parcels. If the gate to The Summit subdivision to the south could not be utilized as a Fire Safe secondary access from Guadalupe Drive, the proposed 1.00 and 2.24-acre parcels would be located past the allowable distance allowed of 1,320 feet and a secondary ingress/egress would be required.

The El Dorado Hills Fire Department had indicated to the applicants during that previous project submission referenced above in the Background section, that there were issues with the private access gate that had been established between Guadalupe Drive and Jefferson Place. The Fire Department has sought a remedy for the secondary ingress/egress for the Guadalupe Drive and Ravenna Way dead end situations for over 20 years. Jefferson Place is the road within The Summit subdivision to the south which dead ends into Guadalupe Drive but is gated with a 20-foot wide vehicular access, and a two-foot wide pedestrian access gate system that are padlocked closed. The Fire Department further stated that gated access between the Summit subdivision and Guadalupe Drive would be required to be improved to State Fire Code and Fire Department specifications prior to them being in a position to support the creation of any additional parcels.

Planning Services staff researched the history of both subdivisions and the establishment of the gate during the review for the prior Tentative Parcel Map request P06-0003 and staff previously determined that the gate was legally installed being authorized by the tentative map approval and approved by El Dorado Hills Fire Department. The Summit Subdivision (TM86-1057) was approved April 23, 1987, subject to Conditions of Approval. The access gate was to be maintained subject to approval by County Emergency Service Agencies in accordance with Condition of Approval 16:

Condition 16: The subdivider shall be responsible for establishing a long-term mechanism insuring adequate access through the project entry gate and emergency access points to Guadalupe Road and Francisco Drive for the El Dorado Hills Fire Department, County Sheriff's Department and other emergency response agencies. Verification of compliance with the above condition shall be obtained from the local fire chief and the County Emergency Services Coordinator.

The gate was installed in 1987 and later replaced in 2008 by the Summit Association. At that time, the gate did comply with the El Dorado Hills Fire Department "Knox lock" system. The existing gated access is compliant with the conditions placed on The Summit Unit No. 1 and Fire Safe Regulations in place at the time approval was granted. The most recent projects, P07-0014 and the subject application however, are now subject to current applicable County requirements and Fire Safe Regulations which require a legal and unobstructed secondary access.

The Fire Department and Cal Fire's concern is that there is no secondary emergency ingress/egress available to the residents of Guadalupe Drive and Ravenna Way as is required by current Fire Safe Regulations and El Dorado County DISM. The Fire Department determined that *the maximum number of homes allowed is twenty-four (24) existing or potential parcels and that the subdivision, currently with twenty-seven (27) parcels fails to comply with the scope of the State Fire Safe*

Regulations and El Dorado County and any additional parcels within a single point egress area would create a significant impact on the safety of residents within the subdivision as well as the safety of the emergency services personnel. Until these issues are mitigated, the Fire Department is opposed to further creation of additional parcels of land within this subdivision.

Currently the Fire Prevention Officers within various jurisdictions of the County do not support gated secondary emergency ingress/egresses. The El Dorado Hills Fire Department is, in this one instance, and only because no other options would appear to exist for this one particular area, recommended requiring an automatic emergency ingress/egress gate to the subdivision to the south. This means though, that the existing gate would need to be updated to meet current Department specifications. Upon completion of their recommended conditions of approval, this gate will meet the Fire Departments requirement for a second ingress/egress. Once the gate has been modified to the meet the Installation Requirements, the Fire Department would be in support of the proposed parcel split of APN 110-460-55.

In order to override the requirements of Article 2, Section 1273.09 of the SRA Fire Safe Regulations, and Volume 2, Section 3 (C)(12) of the El Dorado County Design Improvement Standards Manual, a Design Waiver would need to be requested and approved. The Department of Transportation, Cal Fire and the El Dorado Hills Fire Department have stated they would not support the approval of such a Design Waiver request.

Slope: General Plan Policy 7.1.2.1 states that “development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.” The submitted “Slope Study” map shows that approximately 50 percent of the surface area of proposed Parcel 2 contains slopes less than 30 percent. The project is required to show that the proposed parcel has an area that could be developed for residential uses and be consistent with the General Plan. No comments were received from any agency that reviewed the submitted Tentative Parcel Map that found any reason the project could not be developed for residential uses. The applicant has shown the resultant parcels can be developed with typical residential infrastructure improvements in areas of less than 30 percent slopes. There would be no County requirement for the building area be recorded as a permanent building envelope because any future building permit is required to abide by General Plan Policy 7.1.2.1 prohibiting development or disturbance on slopes exceeding 30 percent unless necessary for access. At the Tentative Parcel Map stage, it is only required that it be demonstrated that the parcel has the ability to support a residential use consistent with County Codes.

General Plan: The General Plan designates the subject site as Medium Density Residential (MDR) and **Policy 2.2.1.2** identifies that MDR *establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County.* The maximum allowable density is one dwelling unit per 1.0 acre with parcel sizes to range from 1.00 to 5.00 acres. The project would create would create two single-family residential parcels comprising 1.00 and 2.24-acres in size and therefore would be consistent with this policy.

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

Discussion: The parcel sizes and residential uses would be consistent and compatible with the development pattern in the immediate neighborhood.

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.

Discussion: El Dorado Hills Fire Department has requested Conditions of Approval addressing the emergency ingress/egress. The Facility Improvement Letter (FIL0411-0006) submitted for the project reported that the existing EID water systems could deliver emergency water at the pressure required by the Fire Department. A Wildland Fire Safe Plan is not required as the project is located in an area established as having moderate fire hazard potential. Conditions have been incorporated into the project to assure compliance with the Fire Department requirements. As conditioned, the project would conform to the General Plan policies.

Development on Slopes in Excess of 30 Percent: **Policy 7.1.2.1** states that “development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.”

Discussion: The full discussion about development on slopes in excess of 30 percent is located above in the Project Issues section. As proposed, Planning has determined that the project would be compliant with this policy.

Oak Canopy Coverage: **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards.

Discussion: The subject parcel area contains 3.24 acres. The submitted *Oak Canopy Analysis* found that the project area has 42 percent oak canopy coverage. General Plan Policy 7.4.4.4 would therefore require the retention of 80 percent of the indigenous oak tree canopy for the project area. The project would not remove any oak canopy because no on-site or off-site road improvements or other development are required prior to filing the parcel map. Canopy removal for potential future parcel development would be addressed for compliance with Policy 7.4.4.4 at the time of a grading and/or building permit.

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 Single Family One-Acre Residential (R1A) zone district which is shown on Table 2-4 of the General Plan to be compatible with the existing MDR land use designation. The proposed Parcel Map would create two parcels comprising 1.00 and 2.24-acres in size meeting the minimum one-acre parcel size requirement. The submitted map

shows the parcels would allow development consistent with the development criteria for 30-foot front and rear, and 15-foot side yard setbacks, and have 100-foot parcel widths required by Sections 17.28.080.D and E (Development Standards) of the Zoning Ordinance. The ensuing residential and accessory uses are permitted by right under Section 17.28.060 (Uses permitted by right).

Design Waiver: The following Design Waivers have been requested:

- a) Allow a reduction of portions of the access road surface width from 28 to 18 feet; and
 - b) Allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.
- a) **Allow a variation of DISM Volume 2, Section 3(A) to allow a reduction of 28 feet to an 18-foot road surface width for portions of Ravenna Way and Guadalupe Drive.**

Discussion: DOT responded to the request as follows: *One (1) design waiver was proposed for this project, requesting no additional roadway widening improvements for access to this site. Since the project lies within the El Dorado Hills Community region, Design Standard Plan 101B would apply to the project. The minimum roadway width would be 28 feet (without curb, gutter and sidewalk). Given the semi-ruralness of the project area and location on a gated privately maintained road, DOT is supportive of this design waiver. The existing roadway has a variance (varying width) of 18 to 20 feet.*

El Dorado Hills Fire Department responded to the request that if the project complies with their secondary access gate improvement requirements, they would also be in support of this request.

Allowing less than the 28-foot width required by the Design Improvement Standards Manual (Standard Plan 101B) for projects within a Community Region, would allow minimal environmental impacts to occur to the surrounding area of the subject parcel. Additional right-of-way improvements would require extensive grading work, potential relocation of utilities and existing infrastructure, increased tree removal and would decrease effective parcel areas unnecessarily on a parcel constrained by greater than 30 percent slopes. There are only portions of the road surfaces of Guadalupe Drive and Ravenna Way that are only 18-feet wide and all the subject road surfaces have at least 12 inches of graveled shoulders.

- b) **Allow a variation of DISM Volume 2, Section 3(A)(12) to allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.**

Discussion: The existing dead-end road situation is discussed above in the Access and Circulation sections.

Conclusion: The best way to preserve the natural features on the site, would be to allow the Design Waiver requests. Granting of the Design Waivers would not be injurious to any of the affected property owners as it would allow the existing road width to remain. As conditioned, neither DOT, Cal Fire, nor the Fire Department has any outstanding concerns with the project as long as the emergency egress gate improvements are made as recommended in Condition 9. Without the modifications, the road would not provide adequate circulation and the required

findings cannot be made. Therefore, based on the existing parcel design, and as conditioned for secondary access, staff recommends approval of the Design Waiver request. Findings of Consistency for the proposed Design Waiver which would be approved with the project are provided in Attachment 2.

Agency and Public Comments: The following El Dorado Hills area agencies and public groups/committees were provided project details for review for comments and/or concerns:

El Dorado Hills Fire Department: The El Dorado Hills Fire Department's comments have been discussed previously above. A copy of their comment letter dated June 16, 2011 is provided as Exhibit G.

El Dorado Hills Community Service District (EDHCSD): The EDHCSD reviewed the project and did respond with comments in a letter dated June 17, 2011. The project has been conditioned to pay a Park-in-Lieu fee prior to filing the Parcel Map. Their other comments and concerns would be addressed during any future building permit process. A copy of their comment letter is provided as Exhibit H.

El Dorado Hills Community Council (EDHCC): The project was distributed to the EDHCC and they did not respond with any concerns with the project as proposed.

El Dorado Hills Area Planning Advisory Committee (EDHAPAC): An EDHAPAC subcommittee reviewed the project at their June 2011 meeting and responded that they had voted unanimously to support the project but to require the building pad location shown on the submitted Tentative Parcel Map be recorded on the filed map. The recording of a building pad is discussed above in the Project Issues, Slopes section.

Lake Pointe View Homeowner's Association (LPVHOA): The project parcel is not located within a subdivision. The parcel owners on the western portion of Guadalupe Drive and on Ravenna Way did form a private road association that maintains the roads, gates and fences, and the project applicants are members. The project was distributed to the Association and they did not respond as a group with any concerns with the project as proposed.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study-Environmental Checklist Form with discussion, (provided in Exhibit K), to determine if the project may have a significant effect on the environment. 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.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,044.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,044.00 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 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Number map
Exhibit C	Record of Survey RS19-5
Exhibit D-1	General Plan Land Use Map
Exhibit D-2	El Dorado Hills Community Region Map
Exhibit E	Zoning Map
Exhibit F	Tentative Parcel Map, dated April 25, 2011
Exhibit G	El Dorado Hills Fire Department letter dated June 16, 2011 (three pages)
Exhibit H	El Dorado Hills Community Service District letter dated June 17, 2011 (two pages)
Exhibits I-1 to I-5	Site visit pictures
Exhibits J-1, J-2	Vicinity aerial maps
Exhibit K	Negative Declaration and Initial Study

ATTACHMENT 1

CONDITIONS OF APPROVAL

**Tentative Parcel Map P11-0002/Debeau Parcel Map
Zoning Administrator/September 21, 2011**

CONDITIONS OF APPROVAL

Project Description

1. This Tentative Parcel Map (Exhibit F) is based upon and limited to compliance with the project description, the following hearing exhibit 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 consists of the creation of two single-family residential parcels, comprising 1.00 and 2.24-acre in size from a 3.24-acre parcel currently identified by Assessor's Parcel Number 110-460-55, as shown in Exhibit F. Both parcels shall be served by public sewer and public metered water facilities. The approval includes the following:

Parcel Number	Gross Area (acres)	Existing Improvements
1	2.24	One 4,758 sq. ft. single-family dwelling, a 600 sq. ft. garage, a 997 sq. ft. pool house with 135 sq. ft. of storage area and 300 sq. ft. covered porch, and one swimming pool.
2	1.00	No improvements

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, and parking 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

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. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the map has not been filed within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
4. **Fish and Game Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and a \$2,044.00 Department of Fish and Game fee 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.
5. **Park In-Lieu Fee:** 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 El Dorado Hills Community Services District in accordance with County Code Section 16.12.090. A receipt showing compliance with this condition shall be submitted by the applicant to the Planning Services prior to filing the Parcel Map.
6. **Cultural and Historic Resources:** 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.

7. **Indemnity:** 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.

The developer and land owner 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.

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

El Dorado Hills Fire Department

8. The applicant shall install an automatic fire egress gate. Upon completion, this gate will meet the Fire Departments requirement for a second egress. The gate shall meet the following installation requirements:

A. Installation Requirement.

1. Entrance roads (at the gate) shall have a minimum unobstructed width of fifteen (15) feet each lane if divided, or twenty (20) feet total width if not divided. In all cases, unobstructed vertical clearance shall not be less than thirteen (13) feet six (6) inches.
2. All automatic gates shall be equipped with a “Knox” emergency access override system that consists of a low security key activated switch located in accordance with Fire Department requirements. This will be required on both sides of the gate.
3. All automatic gates shall also be equipped with both 3M Opticom or a comparable Control device. The device shall be placed in a location allowing operation from 75 feet away. This must have two receivers to be operated from both Jefferson Place and south bound Guadalupe.
4. A Linear receiver device to allow remote activation by emergency vehicles shall be programmed to operate with the Fire Departments current transmitters and be approved by the Fire Department.
5. Automatic gates shall be equipped with a mechanical release.
6. A loop system located on Jefferson Place shall keep the gate open as long as vehicular traffic is passing through it or stopped between the gates. The Fire Department will accept electric eye sensors in place of the loop system. The eyes must be firmly secured and protected. In addition a pressure sensor will be left to the builder’s discretion.
7. All automatic gates shall be designed to automatically open and remain in a fully opened position during power failures.
8. All vehicle access control devices or systems must reach the fully open position within a total time not to exceed on second for each foot total width.
9. The receiving devices for Fire Department garage door openers shall be installed so the signal from the transmitter will open the gate approximately 75 feet from the gate location.
10. An emergency exit button must be installed on the Guadalupe side of the gate. The purpose of the exit button is to allow anyone access through the gate in case of an emergency. The exit button must be obvious in nature and with signage indicating for emergency use only.
11. In order to ensure that the gate/access control devices are properly maintained, a copy of the maintenance contract for the control device or system is required to be supplied to the El Dorado Hills Fire Department. This maintenance contract shall include a monthly testing of the control devices, an annual preventative maintenance inspection and emergency repairs as required to maintain the gate and control devices in operative condition. If at any time this maintenance contract is voided for any reason, the access gates shall be locked in the open position and will remain locked until such time as the maintenance contract is restored.

12. Prohibited Devices: All required vehicle access openings shall provide both ingress and egress. Direction limiting devices, such as fixed tire spikes, are prohibited. No device may be used which will delay the ingress or egress of emergency responders. The total number of vehicle access control gates or systems, through which emergency equipment must pass to reach any address, shall not exceed one.

B. Plans

1. Plans for the installation of automatic gates, for fire apparatus shall be submitted to the El Dorado Hills Fire Department for approval prior to installation.
2. The number of plans required to be submitted per the direction of the Fire Marshal.

C. Testing and Acceptance

1. Gates and access control equipment shall not be placed into service prior to being inspected and tested by the Fire Department.

County Surveyor's Office

9. All survey monuments shall be set prior to filing the Parcel Map.
10. The applicants shall 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 of the El Dorado County Subdivisions Ordinance.
11. 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 P11-0002 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

Tentative Parcel Map P11-0002/Debeau Parcel Map Zoning Administrator/September 21, 2011

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-Planning Services at 2850 Fairlane Court, Placerville, CA.

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 maximum density of one dwelling unit per 1.0 acre with parcel sizes to range from 1.00 to 5.00 acres. The project would create two single-family residential parcels comprising 1.00 and 2.24-acres in size and therefore would be consistent with this policy.
- 2.2 The proposal is consistent with General Plan policies, including 2.2.5.21 (land use compatibility), 5.7.1.1 (emergency water supply), 6.2.3.2 (fire safe access), and 7.4.4.4 (oak tree canopy retention and replacement). It has been determined that the project is consistent with the General Plan, because, as conditioned, the project provides adequate access, adequate water supply for fire protection, would be compatible with the surrounding land uses, considers the wetland impacts, and will not be anticipated to significantly impact biological resources.

3.0 ZONING FINDINGS

- 3.1 The parcels will be consistent with the Medium-Density Residential (MDR) land use designation. The R1A zone district permits the two parcels comprising 1.00 and 2.24-acres in size under Section 17.

- 3.2 The proposed residential uses at the subject site are permitted by right under Section 17.28.060. As proposed, the project meets all applicable development standards contained within Section 17.28.080 of the Zoning Ordinance.

4.0 PARCEL MAP FINDINGS

- 4.1 **The proposed tentative map, including design and improvements, is consistent with the General Plan** because all necessary improvements have been considered by the reviewing agencies to determine that, this Tentative Parcel Map is consistent with the policies of the 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** because as proposed, conditioned, the Tentative Parcel Map conforms to the development standards within the R1A zone district and the Minor Land Division Ordinance.
- 4.3 **The site is physically suitable for the proposed type and density of development because,** the site is physically suitable for the proposed type and density of development. The project was designed in a manner which equally distributes the existing suitable emergency and potable water, emergency access, septic disposal areas, and natural feature features. The project avoids disturbances to slopes in excess of 30 percent, shows the ability for minimum impacts on the drainage swale areas, and is compatible within the surrounding land uses in the project vicinity. The proposed development meets the density and minimum parcel sizes allowed in the General Plan MDR land use designation and conforms to the minimum parcel size and development standards of the R1A zone district.
- 4.4 **The proposed subdivision is not likely to cause substantial environmental damage** because the proposed Parcel Map is not anticipated to cause substantial environmental damage as after agency and staff review of the project, conditions and mitigations have been added which reduced the potential for the project to for causing significant effects on the environment to insignificant levels. The project site includes residential units with existing supporting access roadways, electrical, and telephone facilities available to the site. The applicant has shown the resultant parcels can be developed with typical residential infrastructure improvements in areas of less than 30 percent slopes with minimum potential impacts to existing woody vegetation.

5.0 DESIGN WAIVER APPROVAL FINDINGS

- 5.1 **Allow a variation of DISM Volume 2, Section 3(A) to allow a reduction of 28 feet to an 18-foot road surface width for portions of Ravenna Way and Guadalupe Drive.**
- 5.1.1 **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver** because the proposed modified road right-of-way would serve a private residential development. These improvements would sufficiently accommodate the anticipated vehicular and pedestrian traffic and on-site utilities necessary to serve the development. The proposed road standard is consistent with the existing road way improvements north and south of the project site and the road

improvements within the area. Additional right-of-way improvements would encourage extensive grading work, relocation of utilities and existing infrastructure, increasing tree removal and would decrease effective lot areas.

- 5.1.2 **Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property** because application of the standard street right-of-way and related improvements would require additional disturbance to the site, thereby posing an encumbrance to the design and functionality of the development. Wider road right-of-ways are not necessary in this particular case of a 2 parcel split (less than 150 ADT and no possible further subdivision). As conditioned, neither DOT, Cal Fire, nor El Dorado Hills Fire Department has any outstanding concerns with allowing the requested Design Waiver.
- 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** because permitting portions of Ravenna Way and Guadalupe Drive to have an 18-foot wide road surface width at a few locations would not create a situation which would be injurious to adjacent properties or pose a hazard to the health, safety and welfare of the public. Cal Fire, DOT and the El Dorado Hills Fire Department are in agreement that the existing 18 to 20-foot access road surface widths with additional one-foot wide graveled shoulders are adequate to serve the parcels.
- 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** because the modified standards would not have the effect of nullifying the objectives of this article or ordinance applicable to the subdivision as this standard would affect streets serving the residential development which are privately owned and maintained by a road maintenance association. 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.
- 5.2 **Allow a variation of DISM Volume 2, Section 3(A)(12) to allow a dead-end road to exceed 1,320 feet and to serve more than 24 existing or potential parcels.**
- 5.2.1 **There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver** because the proposed modified requirement would serve a private residential development that is restricted because of the location surrounded by existing subdivisions to the south and east, and by Folsom Lake on the north and west. DOT, Cal Fire and the El Dorado Hills Fire Department have determined that the best available option to solve an existing unsafe dead-end road situation, as well as allow an additional parcel, is to require the project to improve the existing gate at the intersection of Guadalupe Drive and Jefferson Place to Fire Department specifications prior to filing the Parcel Map.
- 5.2.2 **Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property** because the parcel would no longer have the potential to be developed as allowed by the current Zoning and Land Use Designations..

- 5.2.3 **The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public** because upon fulfillment of the Condition of Approval requiring the existing gate to be improved to Fire Department Fire Safe standards, an emergency ingress/egress option for the surrounding parcels would be created where there is currently none.
- 5.2.4 **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** because the modified standards would not have the effect of nullifying the objectives of this article or ordinance applicable to the subdivision as this standard would affect streets serving the residential development which are privately owned and maintained by a road maintenance association. 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.