

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



Agenda of:	November 2, 2011
Item No.:	4.a.
Staff:	Tom Dougherty

TENTATIVE PARCEL MAP

FILE NUMBER: P11-0001/Hallendorf

APPLICANT: Tom Hallendorf

AGENT/ENGINEER: Guiliani & Kull, Inc.

REQUEST: Tentative Parcel Map to create four single-family residential parcels comprising three 10-acre parcels and one 41.86-acre parcel from a 71.86-acre parcel.

LOCATION: On the south side of Spanish Dry Diggins Road approximately 200 feet west of the intersection with Airport Way, in the Georgetown area, Supervisorial District 4. (Exhibit A).

APN: 061-560-68 (Exhibit B)

PARCEL SIZE: 71.86 acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit D)

ZONING: Estate Residential Ten-Acre (RE-10) (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;
3. Approve Tentative Parcel Map P11-0001 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

BACKGROUND: The 71.86-acre parcel was originally created June 16, 1980 by the recording of deeds as part of a sale transfer between owners, albeit in violation of the Subdivision Map Act. A subsequent issuance of a clear Certificate of Compliance COC02-0232 by the Surveyor's Office in

January of 2003, acknowledged the County’s acceptance of the parcel as legally created in accordance with the Subdivision Map Act and local subdivision ordinances, and allowed development of the property consistent with the RE-10 district.

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 single-family residential parcels comprising three 10-acre parcels and one 41.86 acre parcel from a 71.86-acre parcel.

The four parcels would be served by individual wells and septic systems. All four parcels are proposed to have direct driveway access onto existing roads.

Site Description: The 71.86-acre parcel varies in elevation from 2,270 to 2,640 feet above sea level. The majority of the parcel is covered with native trees and shrubs with some cleared areas of grassland within the northeastern parcel area containing the existing residence and outbuildings. Proposed Parcel 1 contains a man-made pond kept filled with well water. The submitted Slope Map shows that the majority of the parcel contains 20-30 percent slopes with the rest having 5 to 20 percent slopes. There are various sloped swales within the parcel that collect and drain stormwater.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	LDR	Residential/Vacant
North	RE-10	LDR	Residential/Single family residence north of Spanish Dry Diggins Road
South	RE-5	LDR	Residential/Single family residence
East	OS/TC	I	Airport/This portion of that parcel is vacant.
West	RE-10	LDR	Residential/Single family residence/vacant parcel

Discussion: The project vicinity is primarily residentially-zoned land with larger lot sizes (five acres and larger). All lands in the project vicinity are designated by the General Plan for Low Density Residential uses (LDR), (see Exhibit D-1), with the exception of the southern portion of the parcel to the east which is the Georgetown Airport. The actual airport facilities are located north of Spanish Dry Diggins Road and this portion adjoining the subject parcel is south of the road and remains vacant. All surrounding parcels, other than the airport parcel are either zoned RE-5 or RE-10 which is consistent with the predominant LDR land use designations. (See Exhibit E).

Project Issues: Discussion items for this project include access and circulation, fire safety, sewage disposal and water supply.

Access and Circulation: Access to proposed Parcels 1, 3 and 4 would be from direct encroachments onto Spanish Dry Diggins Road. Access to proposed Parcel 2 would be from a direct encroachment onto Reservoir Road which at that point, is not County maintained was determined by DOT to be of adequate width along the project’s on-site portion that adjoins it. The

project is conditioned for road surface improvements for the on-site portion of Spanish Dry Diggins Road through the grading permit process. The three new encroachments would be subject to the DOT Encroachment Permit process. These improvements would be required to be completed prior to filing of the final Parcel Map.

As proposed and with the inclusion of the recommended Conditions of Approval, DOT has no outstanding concerns with the proposed access and circulation.

Fire Safety: The project has a Wildland Fire Safe Plan that was approved in May of 2011 by Cal Fire and Georgetown Fire Protection District (Fire District) that addresses emergency access. The Fire District has also recommended conditions for the unobstructed widths of the apparatus access roads and to assure they would be designed and maintained to support the imposed loads of fire apparatus and to provide all weather driving capabilities. As proposed and with the inclusion of the recommended Conditions of Approval, neither Cal Fire nor the Fire District has outstanding concerns with the parcel emergency accesses as proposed.

Sewage Disposal: The Environmental Health Division has reviewed the submitted sewage disposal capability report for the proposed parcels and found that it demonstrates there would be suitable area on each proposed parcel for adequate sewage disposal. Proposed Parcel 1 currently has a functioning, County-approved septic system.

Water Supply: The project proposes to use individual wells. The Georgetown Divide Public Utility District (GDPUD) has stated they have the facilities near by to supply the project with domestic water, however at a distance determined by both GDPUD and the applicant to be infeasible. The project has been conditioned by the Environmental Health Division for all four parcels to have a water supply that meets Policy 800-02 standards prior to filing the Parcel Map.

General Plan: The General Plan designates the subject site as Low Density Residential (LDR) and **Policy 2.2.1.2** directs that LDR identify *establishes areas for single-family residential development in a rural setting* with a maximum density of one dwelling unit per 5.0 acres with parcel size range of 5 to 10 acres. The project would create would create four single-family residential parcels comprising three, 10-acre parcels and one, 41.86-acre parcel 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.

Consistent: 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: Georgetown Fire Protection District (Fire District) has requested Conditions of Approval addressing the emergency access and emergency water availability issues for the project site. A Wildland Fire Safe Plan dated May 2011, has been approved by the Fire District and by Cal Fire and the four parcels would be required to fulfill the requirements of that plan. Conditions have been incorporated into the project to assure compliance with the Cal Fire and Fire District requirements. As conditioned, the project would conform to the General Plan policies.

Airport Noise Impacts: **Policy 6.5.2.1** directs that *all projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable CLUP.*

Discussion: The proposed project adjoins the Georgetown Airport parcel to the east, as shown in Exhibit G. It is located within the Airport Safety Overflight Zone Area 3 and but outside the 60 dB CNEL noise contour. A *Noise Analysis* dated October 4, 2010 was submitted by the applicants for the project. From their field testing, the analysis found that the exterior noise levels from aircrafts were not to be expected to exceed the maximum 55 dB exterior, or 45 dB Community Noise Equivalent Level (CNEL) level established by the General Plan. The analysis determined that, based on Implementation 4b of the Georgetown Airport Comprehensive Land Use Plan (CLUP), a buyer's notification is required to inform potential buyers of the proposed parcels of the exterior noise levels by the CNEL method at their property. The project has been conditioned for the applicant to record an Avigation/Noise Easement for all four parcels created by the filed Parcel Map which would then make the project compliant with this policy. The easement would be required to be filed concurrently with the filing of the Parcel Map.

Wetland buffers: **Policy 7.3.3.4** directs that *buffers and special setbacks of 50 feet from intermittent streams and wetlands.*

Discussion: The submitted *Stream Assessment for the 72-acre Hallendorf Property* dated January 20, 2011, determined that the dotted blue line shown on the Georgetown U.S. 7.5 Minute Quadrangle within the project site does not contain a stream. The assessment also determined it was a "weak wetland swale system containing localized seeps." The potential development areas shown on the submitted preliminary grading plans, were determined by the biologist to be more than 100 feet from the swale and the submitted project preliminary grading plans showed the project would not directly create crossings of that swale. The assessment concluded that no permanent setback line would be required and 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 71.86 acres. The submitted oak canopy report found that the project area has about 10 percent oak canopy coverage. General Plan Policy 7.4.4.4 would therefore require the retention of 90 percent of the indigenous oak tree canopy for the project area. The project would not be anticipated to remove any canopy for any required improvements except potentially for complying with the approved Fire Safe Plan which would be exempt. The applicant

would initiate compliance with this Policy for any future development not required prior to filing the Parcel Map during the grading and building permit processes.

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 Estate Residential Ten-Acre (RE-10) zone district which is shown on Table 2-4 of the General Plan to be incompatible with the existing LDR land use designation. The proposed Parcel Map would subdivide a 71.86-acre parcel to create four single-family residential parcels comprising three 10-acre parcels and one 41.86 acre parcel, meeting the minimum parcel size requirement. The submitted maps shows the parcels would allow development consistent with the development criteria for 30-foot setbacks have 100-foot parcel widths required by Sections 17.70.110.C and D (Development Standards) of the Zoning Ordinance. The ensuing residential and accessory uses are permitted by right under Section 17.70.090 (Uses permitted by right).

Trail Easements: The project parcel is currently encumbered with 12-foot wide trail easements along the south, east and northwest boundary lines that were established as part of a former land trust with the Georgetown Divide Recreation District. These easements would be required to be recorded on the filed Parcel Map.

ENVIRONMENTAL REVIEW: Staff has prepared an Initial Study (Environmental Checklist Form and Discussion of Impacts provided in Exhibit J) 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 Map
Exhibit C	Record of Survey RS27-126
Exhibit D-1	General Plan Land Use Map
Exhibit D-2	General Plan Rural Center Boundary Map
Exhibit E.....	Zoning Map
Exhibit F.....	Tentative Parcel Map, dated September 2010
Exhibit G	Georgetown Airport Map
Exhibits H-1 to H-2	Site Visit Pictures
Exhibit I.....	Vicinity Aerial Map
Exhibit J.....	Negative Declaration and Initial Study

ATTACHMENT 1

CONDITIONS OF APPROVAL

Tentative Parcel Map P11-0001/Hallendorf Parcel Map
Zoning Administrator/November 2, 2011

CONDITIONS OF APPROVAL

Project Description

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the following hearing exhibit and Conditions of Approval set forth below:

Exhibit F..... Tentative Parcel Map, dated September 2010

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 subdivision of a 71.86-acre parcel identified by APN 061-560-68 creating four single-family residential parcels comprising three 10- acre parcels and one 41.86 acre parcel, as shown in Exhibit F. All four parcels shall be served by onsite septic wastewater systems and either wells or domestic metered water. All easements shown on the Site Plan included as Exhibit F shall be shown on the Parcel Map. The approval includes the following:

Parcel Number	Gross Area (acres)	Existing Improvements
1	41.86	One 2,841 sq. ft. barn, one 3,000 sq. ft. barn, one 642 sq. ft. single-family dwelling with a 1,180 sq. ft. covered porch and 816 sq. ft. garage, and one man-made pond.
2	10.00	No improvements
3	10.00	No improvements
4	10.00	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. **Avigation and Noise Easement:** An Avigation and Noise Easement for all three parcels collectively shall be filed concurrent with the filing of the Parcel Map. The applicants shall submit a copy of the Avigation and Noise Easement to Planning Services for review and approval prior to said filing.
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 determined park fee, pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance, to the Georgetown Divide Recreation District, and shall submit the receipt to 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 County Department of Transportation

8. **Access Roads:** The applicant shall improve the portion of Spanish Dry Diggins Road adjacent to the Parcels 1, 3 and 4 in accordance with the DISM Standard Plan 101C and the 2007 Fire Code with a 20-foot wide roadway. These 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.
9. **Encroachment Permit:** The applicant shall construct the driveway encroachment(s) onto Spanish Dry Diggins Road to the provisions of County Design Standard 103B-1. 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. **Sight Distance:** All driveway encroachments shall meet the minimum sight distance standards as specified in DISM Std 103B-1. Sight distance easements, if necessary, must be obtained by the applicant and included on the map prior to approval of improvement plans.
11. **Off-Site Access Easements:** The applicant shall provide proof of access to the project site from a State or County maintained road for Parcel 2 along Reservoir Road. Said proof shall be provided by and through a "Parcel Map Guarantee" which shall be submitted to the County Surveyor's Office.
12. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
13. **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).
14. **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.
15. **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.

16. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the County Department of Transportation, and pay all applicable fees prior to filing of the parcel map.
17. **Parcel Map Improvement Agreement & Security:** If the required improvements are not completed prior to filing of the map and if the Engineer's Estimate is \$100,000 or greater for the required improvements, the developer shall enter into a Parcel Map Improvement Agreement (PMIA) with the Department of Transportation for onsite roadway, drainage infrastructure, grading, etc. The developer shall also provide a 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. The improvements shall be installed to the satisfaction of DOT prior to filing of the parcel map. This condition shall appear as a note on the recorded parcel map.
18. **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.
19. **Grading Permit / Plan:** If more than 250 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 DOT 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 fees shall be paid at the time of submittal of improvement plans. All applicable inspection fees shall be paid prior to issuance of a permit. 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.
20. **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 the applicant shall 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. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the parcel map or the applicant shall obtain an approved improvement agreement with security.

21. **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 final map.
22. **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 final map.
23. **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.
24. **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.
25. **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 Parcel 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 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.

26. **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.
27. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees at issuance of building permit.

Georgetown Fire Protection District

28. **Fire Flow:** In place of fire flow, a NFPA 13D home sprinkler systems shall be required for each newly constructed residence on each parcel. Water supplies (hydrants or tanks) shall have their discharges a maximum of 800-feet from all structures at a location approved by the Fire District. The water supply shall meet or exceed ALL local Fire and Utilities District standards and/or requirements. The fire protection water system shall pass test BEFORE combustible construction can begin. These requirements shall appear in the form of a deed restriction that shall be reviewed and approved by the District prior filing the Parcel Map. The deed restriction shall be recorded concurrently with the Parcel Map. A copy of the recorded document shall be delivered to the Fire District within ten days of filing the Parcel Map.
29. **Fuels/Vegetation:** All fuels/vegetation mitigation shall pass inspection BEFORE combustible construction can begin. A Notice of Restriction (NOR) shall be filed with the final Parcel Map which stipulates that the Georgetown Fire Protection District and Cal Fire approved Wildland Fire Safe Plan, prepared by William Draper and dated April 11, 2011 shall be implemented by all four parcels. The NOR shall be submitted to the Georgetown Fire Protection District for review, and subsequent approval, prior to filing of the Parcel Map. The deed restriction shall be recorded concurrently with the Parcel Map. A copy of

the recorded document shall be delivered to the Fire District within ten days of filing the Parcel Map.

30. **Egress/Access:**

- a. The roadways and driveways of the project shall meet applicable fire codes and shall pass inspection BEFORE combustible construction can begin.
- b. Ongoing maintenance and monitoring of the shared roads shall be accomplished as directed by the Georgetown Fire Protection District and Cal Fire approved Wildland Fire Safe Plan, prepared by William Draper and dated April 11, 2011.

Environmental Management Department – Environmental Health Division

31. Prior to filing the Parcel Map, each parcel shall have a safe and reliable water supply. If wells are used for the water supply to each parcel, each well shall meet the criteria of Water Supply Policy 800-02 standards, or public water is supplied. Proof of compliance with said condition shall be received by the Division prior to filing the Parcel Map.

County Surveyor's Office

32. All survey monuments shall be set prior to filing the Parcel Map.
33. 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.
34. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on P11-0001 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 P11-0001/Hallendorf Parcel Map Zoning Administrator/November 2, 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 Low-Density Residential (LDR) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the LDR land use designation allows a maximum density of one dwelling unit per five acres and parcel sizes that range from 5.00 to 10.00 acres and the project allows four parcels comprising three, 10-acre parcels and one, 41.86 acres in size.
- 2.2 The proposal is consistent with General Plan policies, including 2.2.5.3 (rezone) 2.2.5.21 (land use compatibility), 5.7.1.1 (emergency water supply), 6.2.2.2 (high wildland fire hazard), 6.2.3.2 (fire safe access), Policy 6.5.2.1 (Airport Noise Impacts), 7.3.3.4 (wetland impacts), 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 surroundings land uses, considers the wetland impacts, is mitigated for noise impacts to humans, and will not be anticipated to significantly impact biological resources.

3.0 ZONING FINDINGS

- 3.1 With an approved rezone to Estate Residential Ten-Acre (RE-10), the parcels will be consistent with the Low-Density Residential (LDR) land use designation. The RE-10 zone district permits the four parcels comprising three, 10-acre parcels and one, 41.86 acres in size under Section 17.70.110.A.

3.2 The proposed residential uses at the subject site are permitted by right under Section 17.70.090.A. As proposed, the project meets all applicable development standards contained within Section 17.70.110 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 RE-10 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 LDR land use designation and conforms to the minimum parcel size and development standards of the RE-10 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 four 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.