

FINDINGS

Tentative Subdivision Map TM21-0002/Sierra View Estates Planning Commission/July 27, 2023

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 An Initial Study has been prepared analyzing potential environmental impacts with implementation of the project. Based on the Initial Study, impacts have been identified to be less than significant with mitigation and a Mitigated Negative Declaration has been prepared.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies the purpose of the Low Density Residential (LDR) land use designation as areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one (1) dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.

Rationale: The proposed project is for a Tentative Subdivision Map (TM) to create six (6) new parcels ranging in size from 5.0 to 5.8 acres from a 30.84-acre parcel. The proposed parcel sizes are consistent with the LDR General Plan land use designation. The project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 states that all applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be

rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: As conditioned, the proposed TM project is consistent with applicable General Plan policies as discussed in the Staff Report. The project is consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Rationale: The proposed project would be compatible with the surrounding development. The proposed parcel sizes are compatible within an area planned for low density residential development. The proposed TM would subdivide the property into six (6) parcels total and would allow future development of each parcel. The project site is adjacent to similar low density residential development to the north, east, south, and west. The project is consistent with this policy.

2.4 The project is consistent with General Plan Policy TC-Xa.

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely unless amended by voters:

1. Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: The residential project to create six (6) parcels will not result in, or worsen, LOS F traffic congestion during weekday, peak-hour periods within the unincorporated areas of the County.

2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voters' approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

3. Intentionally blank (Resolution 125-2019, August 6, 2019)
4. Intentionally blank (Resolution 159-2017, October 24, 2017)
5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the project is not requesting the County create an Infrastructure Financing District.

6. Intentionally blank (Resolution 159-2017, October 24, 2017)
7. Before giving approval of any kind to a residential development of five (5) or more units or parcels of land, the County shall make the finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect public health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project is consistent with General Plan Policy TC-Xa.

2.5 **General Plan Policy TC-Xb does not apply.**

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five (5) years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;
- B. At least every five (5) years, prepare a Traffic Impact Fee (TIF) Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable LOS and other standards in this plan; and
- C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This policy is not applicable as this policy refers to the county preparing a CIP, preparing a TIF Program, and monitoring traffic volumes.

2.6 General Plan Policy TC-Xc does not apply.

Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County. (Resolution 201-2018, September 25, 2018).

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

2.7 The project is consistent with General Plan Policy TC-Xd.

LOS for County-maintained roads and state highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM peak hour, and PM peak hour traffic volumes.

Rationale: This project will not worsen LOS, as defined in General Plan Policy TC-Xe, for any County-maintained road or State highway.

2.8 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the AM peak hour, PM peak hour, or daily; or
- B. The addition of 100 or more daily trips; or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: The project, as proposed, would not worsen traffic operations and is therefore consistent with this policy. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, the project is

anticipated to generate four (4) AM peak hour trips, six (6) PM peak hour trips, and 57 trips daily.

2.9 General Plan Policy TC-Xf does not apply.

At the time of approval of a TM for a single-family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project, as proposed, would not worsen traffic operations, and therefore, this policy does not apply.

2.10 This project is consistent with General Plan Policy TC-Xg.

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: The project, as proposed, would not worsen traffic conditions.

2.11 This project is consistent with General Plan Policy TC-Xh.

All subdivisions shall be conditioned to pay the TIF in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project will pay TIF at the time a building permit is issued. Resolution 072-2022 of the Board of Supervisors of El Dorado County states, "Applicants shall pay the TIF rate in effect at the time of building permit issuance or at the time of approval of an application for a change in

the use of a building or property as provided in County Code Chapter 12.28 and the TIF Administration Manual.”

2.12 General Plan Policy TC-Xi does not apply.

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies, and the project does not include any U.S. Highway 50 capacity enhancements.

2.13 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 states prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Rationale: The El Dorado County Fire Protection District reviewed the project and provided comments for requirements for fire protection services. The project was initially required to install fire hydrants supplied by El Dorado Irrigation District (EID). After a fire flow analysis was completed by EID, the underground infrastructure would not be able to support the project. With the number of parcels and parcel sizes, it was determined to allow the El Dorado County Fire Protection District Water Supplies for Suburban and Rural Fire Fighting Standard D-003. Each parcel that is developed would submit plans indicating water storage tank and drafting hydrant location. Size would be determined by square footage which is indicated in Table A of Standard D-003. Regarding requirements for road length, the road distance of this project does not require a second access, only a requirement for a turnaround at the end that complies to California Fire Code (CFC) and Local Ordinances and Standards. In summary, the El Dorado County Fire Protection District would review the improvement plans again at submittal of the grading and building permits, to review in accordance with their standards, as applicable. Any future improvements required for fire protection services on individual parcels would be

reviewed at the time of grading and building permit submittal. These requirements have been incorporated as Conditions of Approval. As conditioned, the project is consistent with this policy.

2.14 The project is consistent with General Plan Policy 5.2.3.4.

General Plan Policy 5.2.3.4 states that all applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic use, or any other type of use, shall demonstrate that groundwater is adequate as part of the review and approval process. The County shall not approve any discretionary or ministerial projects unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that the groundwater supply for the project in question is adequate to meet the highest demand associated with the approval in question.

Rationale: The El Dorado County Environmental Management Department (EMD) reviewed the project and provided comments for requirements for having a private well for water on each parcel. Wells on each parcel produced between eight (8) and 68 gallons per minute with a median well production of 50 gallons per minute and an average well production of 43.6 gallons per minute between five (5) separate wells. These well production figures meet the requirement to demonstrate an adequate water supply for the project. These requirements have been incorporated as Conditions of Approval. As conditioned, the project is consistent with this policy.

2.15 The project is consistent with General Plan Policy 5.3.2.4.

General Plan Policy 5.3.2.4 states that the Environmental Management Department shall develop a septic system monitoring program.

Rationale: EMD reviewed the project and provided comments outlining the requirements for private on-site septic systems on each parcel. Soil depth was 11 feet for each of the proposed parcels, meeting EMD's "Local Agency Management Plan" (LAMP) requirement for adequate soil depth. Soil percolation rates for Parcel 1,2,3,5, and 6 meet the LAMP requirement for new parcels utilizing a septic system to have an average soil percolation rate of 120 minutes per inch or less. Parcel 4 has a soil depth of 11 feet and a soil percolation rate of 128 minutes per inch, which does not meet LAMP requirements for land divisions. The El Dorado County LAMP defines usable dispersal material as soil with a percolation rate between one (1) and 120 minutes per inch. Options to meet this LAMP requirement include merging Parcel 4 with an adjacent parcel that has a lower percolation rate or identifying an alternative sewage dispersal area on the parcel with a soil percolation rate between one (1) and 120 minutes per inch. An updated percolation test was conducted by Wheeldon

Geology on February 24, 2022 for Parcel 4 which demonstrated a sewage disposal area that would meet the LAMP requirements. These requirements have been incorporated as Conditions of Approval. As conditioned, the project is consistent with this policy.

2.16 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 states prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Rationale: The El Dorado County Fire Protection District reviewed the project and provided comments regarding the ability to provide service to the parcels. The project was initially required to install fire hydrants supplied by EID. After a fire flow analysis was completed by EID, the underground infrastructure would not be able to support the project. With the number of parcels and parcel sizes, it was determined to allow the El Dorado County Fire Protection District Water Supplies for Suburban and Rural Fire Fighting Standard D-003. Each parcel that is developed would submit plans indicating water storage tank and drafting hydrant location. Size would be determined by square footage which is indicated in Table A of Standard D-003. Regarding requirements for road length, the road distance of this project does not require a second access, only a requirement for a turnaround at the end that complies to CFC and Local Ordinances and Standards. In summary, the El Dorado County Fire Protection District would review the improvement plans again at submittal of the grading and building permits, to review in accordance with their standards, as applicable. The requirements from the El Dorado County Fire Protection District have been incorporated as Conditions of Approval. As conditioned, the project is consistent with this policy.

2.17 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 states the County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection. (Resolution 124- 2019, August 6, 2019).

Rationale: A Wildland Fire Safe Plan (WFSP) was prepared for the project dated August 18, 2010, with Amendment A, dated October 5, 2021 (Exhibit N), and was reviewed and accepted by the El Dorado County Fire Protection District. The WFSP with Amendment A would require the formation of an HOA and creation of CC&Rs for funding the implementation, maintenance, and enforcement of the road maintenance and fire safe actions. As stated in Amendment A, the WFSP shall be reviewed and updated every five (5) years, and a Notice of Restriction (NOR) shall be filed prior to approval of the final map. These requirements are included as Conditions of Approval. As conditioned, the project is consistent with this policy.

2.18 The project is consistent with General Plan Policy 6.3.1.1.

General Plan Policy 6.3.1.1 states County shall require that all discretionary projects and all projects requiring a grading permit, or a building permit that would result in earth disturbance, that are located in areas likely to contain naturally occurring asbestos (based on mapping developed by the California Department of Conservation [DOC]) have a California-registered geologist knowledgeable about asbestos-containing formations inspect the project area for the presence of asbestos using appropriate test methods. The County shall amend the Erosion and Sediment Control Ordinance to include a section that addresses the reduction of thresholds to an appropriate level for grading permits in areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC). The Department of Transportation and the County Air Quality Management District (AQMD) shall consider the requirement of posting a warning sign at the work site in areas likely to contain naturally occurring asbestos based on the mapping developed by the DOC.

Rationale: AQMD reviewed the project and provided comments, which are incorporated as Conditions of Approval. The project site is located within an Asbestos Review Area. No development is proposed at this time; however, any future development would require an Asbestos Dust Plan for review and approval by AQMD at time of submittal of grading and building permits. As conditioned, the project is consistent with this policy.

2.19 The project is consistent with General Plan Policy 7.4.2.8.

General Plan Policy 7.4.2.8 states site-specific biological resources technical report will be required to determine the presence of special-status biological resources that may be affected by a proposed discretionary project.

Rationale: A Biological Resource Assessment and Rare Plant Survey was prepared by Salix Consulting, Inc. with field reviews prepared on May 4, 2021, May 31, 2021, and final report dated September 2021. The project site contains a pond and associated riparian habitat, a wetland swale, and an

intermittent stream. If these areas are avoided, a permit from the California Department of Fish and Wildlife would not be necessary. No special status wildlife or plants species were identified on-site during the field review. Special status wildlife species that have the potential to occur within a five-mile radius of the project area include bald eagle, coast horned lizard, foothill yellow-legged frog, tricolored blackbird, and western pond turtle. Special status plants species that have the potential to occur within a five-mile radius of the project area include Red Hills soaproot, Layne's ragwort, El Dorado County mules' ears, Bisbee Peak rush-rose, Stebbins' morning-glory, chaparral sedge, Pine Hill ceanothus, and El Dorado bedstraw. Future development of each of the proposed residential parcels would require review at the time of grading and building permit submittal. As discussed in the Initial Study prepared for the project, a mitigation measure (MM BIO-01) would be included to reduce potential impacts to biological resources, specifically the western pond turtle, to less than significant. The mitigation measure states that if construction activities encroach upon the pond, a pre-construction survey (standard visual survey) should be conducted for the presence/absence of western pond turtle in the pond during the time when water is present. If the pond is dry, there is no need for the survey. Should a wetland pond turtle be located during construction, it should be captured and moved to another pond. It is recommended that if impacts are proposed for the pond, it should take place in the fall when there is no water and therefore, no turtles or other aquatic species are present. Additionally, the project site is located in Mitigation Area 1 for potential of rare plant species. Based on results of the Rare Plant Survey, no rare plant species were identified on-site. Each new parcel would be subject to payment of the Mitigation Area 1 fee at time of issuance of the building permits. As conditioned, and with implementation of the mitigation measure (MM BIO-01), the project is consistent with this policy.

2.20 **The project is consistent with General Plan Policy 7.4.2.9.**

General Plan Policy 7.4.2.9 states the Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to the following provisions except that where the overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay:

In order to evaluate project-specific compatibility with the -IBC overlay, applicants for discretionary projects (and applicants for ministerial projects within the Weber Creek Canyon IBC) shall be required to provide to the County a

biological resources technical report (meeting the requirements identified in Section A of Policy 7.4.2.8 above). The site-specific biological resources technical report will determine the presence of special-status species or habitat for such species (as defined in Section B of Policy 7.4.2.8 above) that may be affected by a proposed project as well as the presence of wildlife corridors particularly those used by large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Properties within the -IBC overlay that are found to support wildlife movement shall provide mitigation to ensure there is no net loss of wildlife movement function and value for special-status species, as well as large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Mitigation measures may include land use siting and design tools.

Wildland Fire Safe measures (actions conducted in accordance with an approved Fire Safe Plan for existing structures or defensible space maintenance for existing structures consistent with California Public Resources Code Section 4291) are exempt from this policy, except that Fire Safe measures will be designed insofar as possible to be consistent with the objectives of the Important Biological Corridor. Wildland Fire Safe measures for proposed projects are not exempt from this policy

Rationale: The project site is located within the Important Biological Corridor (IBC) Superior Court of California Writ of Mandate area whereby the County cannot issue permits that impact oak resources. No oak trees or oak woodlands are proposed for removal with this project. Future development on the proposed new parcels would be subject to the requirements of the Writ of Mandate in effect at that time, and future review of grading and building permits would require compliance with Zoning Ordinance Section 130.39.060 - Oak Tree and Oak Woodland Removal Permits for Ministerial Development Projects. As conditioned, the project is consistent with this policy.

3.0 ZONING ORDINANCE FINDINGS

3.1 The project is consistent with Section 130.24.010 C.6.

Section 130.24.010 C.6. Residential Estate, Five-acre (RE-5): The project site is zoned RE-5. The RE zone is intended to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities to include one (1) dwelling unit per five (5) acres and one (1) dwelling per ten (10) acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding use compatibility, physical and infrastructural constraints, and General Plan use designation. Said designations represent the minimum number of acres allowed for each lot. Agricultural structures and uses are considered compatible with this zone.

Rationale: The proposed TM to create six (6) residential parcels would be a use consistent with the RE-5 zone. The proposed parcels meet the RE-5 development standards including minimum lot size, and lot width. The project is consistent with this section.

3.2 The project is consistent with 130.30.050. G.

Section 130.30.050 G. Protection of Wetlands and Sensitive Riparian Habitat which establishes standards for avoidance and minimization of impacts to wetlands and sensitive riparian habitat. New ministerial and discretionary development shall avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. Ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river, or stream. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a Biological Resource Assessment to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level.

Rationale: A Biological Resource Assessment and Rare Plant Survey was prepared by Salix Consulting, Inc. with field reviews conducted on May 4, 2021 and May 31, 2021, and final report dated September 2021. The project site contains a pond and associated riparian habitat, a wetland swale, and an intermittent stream. These features are shown on the TM and would be denoted on the Subdivision Final Map. Further, future development would be required to meet the required RE-5 zone setbacks and the additional setbacks from riparian areas. The project is consistent with this section.

3.3 The project is consistent with 130.39.070.

Section 130.39.070 Oak Tree and Oak Woodland Removal Permits - Discretionary Development Projects establishes standards for impacts to oak trees and oak woodlands as a result of discretionary development.

Rationale: The proposed discretionary development is a request for a TM to create six (6) parcels ranging in size from 5.0 to 5.8 acres from a 30.84-acre parcel. No oak trees or oak woodlands are proposed for removal with this project. Future development on each new parcel would be subject to the requirements of Zoning Ordinance Section 130.39.060 - Oak Tree and Oak Woodland Removal Permits for Ministerial Development Projects. As conditioned, the project is consistent with this section.

4.0 SUBDIVISION MAP FINDINGS

4.1 The proposed Tentative Subdivision Map, including design and improvements, is consistent with the General Plan.

Rationale: The proposed TM would subdivide a 30.84-acre undeveloped parcel into six (6) parcels ranging in size from 5.0 to 5.8 acres: Lot 1 (5.00 acres), Lot 2 (5.00 acres), Lot 3 (5.00 acres), Lot 4 (5.00 acres), Lot 5 (5.83 acres), and Lot 6 (5.00 acres). Access to the parcels would be from a new private road and encroachment at South Shingle Road, approximately 300 feet north of Big Branch Road; the new private road would terminate in a cul-de-sac. Each parcel would have its own private driveway that would provide access from the new private road. No access to or encroachment at Big Branch Road is proposed as part of this project. The proposed new access road would be 20 feet wide with either asphalt or chip seal surface with 1-foot unpaved shoulders on each side. Each parcel would have its own septic system and private well. Electric service would be provided by connecting to PG&E.

The proposed project includes a WFSP with Amendment A which requires the formation of an HOA) and the creation of CC&Rs for funding the implementation, maintenance, and enforcement of the road maintenance and fire safe actions. As stated in Amendment A, the WFSP shall be reviewed and updated every five (5) years, and an NOR shall be filed prior to approval of the final map.

No development is proposed at this time; however, future development is anticipated on each new parcel. The project site has a General Plan land use designation of LDR. The surrounding area is developed with low density residential uses similar to the proposed project. The proposed project would be consistent with applicable General Plan policies as set forth in the General Plan Findings 2.0-2.20.

4.2 The proposed Tentative Subdivision Map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.

Rationale: The proposed TM has been analyzed and conditioned in accordance with the RE-5 zone and LDR General Plan land use designation. Future development of the proposed parcels would be reviewed for compliance with applicable development standards of the RE-5 zone. As proposed and conditioned, the project conforms to the County's zoning regulations and Minor Land Division Ordinance.

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

Rationale: The proposed project would create six (6) parcels from a 30.84-acre parcel with new parcels ranging in size from 5.0 to 5.8 acres that are intended for residential development. Future development on each would need to meet established development standards of RE zoning including minimum lot size, minimum lot width, and building setbacks. As shown on the Tentative Subdivision Map Site Plan (Exhibit F), the site is physically suitable for the proposed type and density of development.

4.4 The proposed subdivision is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

Rationale: A Biological Resource Assessment and Rare Plant Survey was prepared by Salix Consulting, Inc. with field reviews conducted on May 4, 2021 and May 31, 2021, and final report dated September 2021. Staff analyzed the results of the technical reports with further discussion in the Initial Study Mitigated Negative Declaration (Exhibit P). With the incorporation of the mitigation measure and Conditions of Approval, the project would not result in substantial environmental damage or substantial avoidable injury to fish or wildlife or their habitat and the type of proposed project is consistent with the existing rural residential development in the Shingle Springs vicinity.

4.5 The proposed subdivision is not likely to cause serious public health hazards.

Rationale: The proposed project has been reviewed for potential public health hazards. The project has been conditioned to address potential impacts associated with future residential development and occupancy including air quality and asbestos, stormwater management, and fire safety. As conditioned, the proposed project would not cause serious public health hazards.

4.6 The proposed subdivision design and improvements are suitable and in compliance with the requirements of Public Resources Code Section 4291.

Rationale: The El Dorado County Fire Protection District reviewed the proposed project and provided comments which are included as Conditions of Approval. A WFSP was prepared with further requirements for fire safety protections. Future development would be required to meet applicable fire safe requirements, including adherence to the WFSP, and maintaining defensible space from structures to property lines. With adherence to the fire safe requirements, the proposed project would be in compliance with the requirements of Public Resources Code Section 4291.

4.7 **The proposed design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Rationale: The project would not result in any changes to existing easements for access through or use of property within the proposed subdivision. Further, there are no off-site improvements proposed or required which would necessitate changes to, nor development within, any existing easements. Therefore, as proposed, the project would not result in any changes to an existing easement.