

**Draft Board Findings  
P11-0002 / Debeau Parcel Map**

**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 base 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 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 surroundings 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.~~ The existing gate at the intersection of Guadalupe Drive and Jefferson Place is determined to be legally installed and constructed meeting the minimum requirements at it's time of installation and the residents of the adjoining neighborhoods wish the gate to remain in its current condition and perceive the access through the gate would not cause a safety issue in regards to emergency ingress and egress.
- 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.~~ the existing circulation system is currently an 18-foot paved travel width with one-foot shoulders providing for minimum adequate circulation; the area is served by adequate public water meeting fire flow requirements; new homes would be required to be sprinklered; and the development of a new home site would include landscaping and hardscape that has the effect of reducing wildland fuel loads.
- 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.