

## **FINDINGS**

**General Plan Amendment A07-0015/Rezone Z07-0049/Parcel Map P06-0006  
Noland Parcel Map  
Planning Commission Hearing/December 11, 2014**

### **1.0 CEQA FINDINGS**

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

### **2.0 GENERAL PLAN FINDINGS**

- 2.1 The proposed parcel map conforms to the General Plan in that the parcel is located within the Camino/Pollock Pines Community Region and the proposed use and development density are consistent with the proposed amended land use designation to Low Density Residential.

#### **2.2 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses. The project site is surrounded by both existing and proposed residential land uses, which would be compatible with the proposed development.

#### **2.3 The project is consistent with General Plan Policies 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection be provided with proposed development. All lots within the project will have a well approved by the El Dorado County Environmental Management Division. The individual wells will provide domestic water and provide water for fire protection. Residential fire sprinklers will be required for each home at the building permit stage. All houses will have their own water tank for its domestic water, fire protection and fire sprinklers. The actual tank size will be determined once fire sprinkler systems are designed for each specific residence. All fire sprinklers will meet NPFA 13-D standards and be approved by the El Dorado County Fire Protection District.

**2.4 The project is consistent with General Plan Policy 5.2.1.3.**

General Plan Policy 5.2.1.3 requires all medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers. The requested reduction in General Plan land use density from Medium Density Residential to Low Density Residential will bring the project into compliance with this Policy as higher density-serving infrastructure is not yet available for the project site. The closest public water infrastructure is approximately 3,500 feet away from the project parcel.

**2.5 The project is consistent with General Plan Policy 5.2.3.4**

General Plan Policy 5.2.3.4 requires all applications for divisions of land which rely on groundwater for domestic use demonstrate that groundwater is adequate as part of the review and approval process. Water wells are required to be constructed to the standards specified in "Water Well Standards", State of California, Department of Water Resources, Bulletin 74-81 (and supplements); and must be capable of providing to each connection a minimum of five gallons per minute, either from the well itself or a combination of well and storage, at a minimum of 15 pounds per square inch pressure. The property owner would be required to demonstrate to the satisfaction of the Environmental Management Division that a safe and reliable water source will be provide to each parcel prior to filing the Parcel Map and therefore, would be consistent with the General Plan.

**2.6 The project is consistent with General Plan Policy 5.3.1.7**

General Plan Policy 5.3.1.7 requires that in Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project. The Camino/Pollock Pines Community Region does not have public sewer service. The project would be served by individual sewage disposal areas. Percolation tests and preliminary septic system designs were completed for each proposed parcel and the report was reviewed and approved by the Environmental Management Division. The applicant would submit the results of the soil mantels and percolations tests, with the septic system design to the Environmental Management Department for approval at time of building permit application.

**2.7 The project is consistent with General Plan Policy 5.7.1.1**

General Plan Policy 5.7.1.1 requires the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection be provided concurrent with development. The El Dorado County Fire Protection District would

provide fire protection service to the project site. A Fire Safe Plan is required prior to filing of the parcel map, which requires water storage, fire hydrant placement, and fire sprinklers to ensure adequate fire protection infrastructure.

**2.8 The project is consistent with General Plan Policy 6.2.3.2.**

General Plan Policy 6.2.3.2 directs the applicant to demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area. The project would comply with the Fire District minimum Fire Safe standards for roadways, access driveway, and turnaround capacity at time of site construction. The proposed parcel map is consistent with Title 14 Fire Safe Regulations for dead-end roadway length. The length of the access route from the project parcel to Starkes grade is approximately 1,200 feet which is less than the maximum allowed length of 2,640 feet for parcels zoned five to 19.99 acres and for the adjacent parcels zoned for one to 4.99 acres of 1,320 feet. Additionally, Arundel Road does not serve more than 24 existing or potential parcels and does not exceed 2,640 feet as required by the Design and Improvements Standards Manual. The project would be in compliance with this policy.

**3.0 ZONING FINDINGS**

**3.1 The proposed use is consistent with Title 17.**

The project, as proposed and conditioned is consistent with the Zoning Ordinance because the three parcels have been designed to comply with the requested zone change to Estate Residential Five-Acre (RE-5) and the development standards provided within Section 17.28.210 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.**

The proposed Parcel Map is consistent with the General Plan as set forth in Findings 2.0.

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

The parcels have been analyzed in accordance with Section 17.28.210 of the Zoning Ordinance (Development Standards) and would comply with the required minimum lot area and minimum lot width requirements. As proposed and conditioned, the Parcel Map conforms to the development standards within the requested RE-5 zone district and the Minor Land Division Ordinance.

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

The proposed development meets the density and minimum parcel sizes allowed in the requested Low Density Residential land use designation and conforms to the minimum parcel size and development standards of the RE-5 zone district. Further, it would be compatible with the surrounding development pattern.

4.4 **The proposed subdivision is not likely to cause substantial environmental damage.**

The project impacts have been analyzed in the Negative Declaration and applicable conditions of approval have been applied to reduce potential impacts so that the project would not cause substantial environmental damage.