



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**

Agenda of:

July 15, 2026

Staff:

Craig Osborn

TENTATIVE PARCEL MAP

FILE NUMBER: P24-0001/Dawson

APPLICANT: Lebeck Engineering, Inc.

OWNER: Scott & Kimberly Dawson

REQUEST: Tentative Parcel Map creating four (4) new residential parcels ranging in size from 9.4 to 10.1 acres.

LOCATION: On the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area (Exhibit A).

SUPERVISOR DISTRICT: 4

APN: 069-150-023 (Exhibit B)

ACREAGE: 39.25 acres

GENERAL PLAN: Rural Residential (RR) and Commercial (C) (Exhibit C)

CURRENT ZONING: Rural Lands - 10-Acre Minimum (RL-10) and Community Commercial (CC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: A Mitigated Negative Declaration determination based on an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit G).

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit H), in accordance with the CEQA Guidelines Section 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and

3. Approve Tentative Parcel Map P24-0001, based on the Findings and subject to the Conditions of Approval as presented.

PROJECT DESCRIPTION

This project is a Tentative Parcel Map that would allow the subdivision of an approximately 39.25 acre parcel into four (4) parcels as follows: 10.1 acres (Parcel 1/ RL-10), 10.0 acres (Parcel 2/ RL-10), 10.1 acres (Parcel 3/ RL-10), and 9.06 acres (Parcel 4/ RL-10 and CC). The subject parcel is zoned RL-10 and CC and is consistent with the General Plan land use designation of Rural Residential (RR) and Commercial (C).

SITE DESCRIPTION

The project site is an approximately 39.25 acre developed parcel characterized by white leaf manzanita chaparral and mixed oak-foothill pine woodlands. The project site is hilly, with elevations ranging from approximately 1,215 to 1,600 feet above mean sea level (msl). The site generally slopes from west to east with the highest elevation occurring in the northwest corner of the property and the lowest elevation in the southeast corner along White Oak Creek. A 0.14-acre segment of White Oak Creek crosses through the southeast corner of the project site. The site does not include the presence of riparian or wetland resources. A Biological and Wetland Resources Assessment dated June 2023 was prepared by Salix Consulting, Inc. (Exhibit F). No oak trees are proposed for removal as a part of this project and no special-status species, as listed in either the State or Federal Endangered Species Acts, were found on the project site.

Proposed Parcels 1 and 2 are currently undeveloped, and the only development proposed is the construction of an access road. Proposed Parcel 3 is developed with an approximately 3,000-square-foot house and a swimming pool. Proposed Parcel 4 is developed with a barn, single wide mobile home, and an approximately 5,000-square-foot shop.

SURROUNDING LAND USES:

The adjacent parcels are zoned as Residential Estate – Five Acre Minimum (RE-5), RL-10, CC, Residential - One-Acre Minimum (R1A), Agricultural Grazing – 40-Acre Minimum (AG-40), and Limited Commercial (CL). These surrounding properties (Table 1) are a mix of rural single-family residences and vacant/undeveloped parcels, along with a United States Postal Services (USPS) Post Office and Rescue Volunteer Fire Station located directly across Deer Valley Road.

	Zoning	General Plan	Land Use/Improvements
Site	Rural Lands - Ten-Acre Minimum (RL-10), Community Commercial (CC)	Rural Residential (RR), Commercial (C)	Rural residential
North	Rural Lands - Ten-Acre Minimum (RL-10), Residential Estate – 5-Acre Minimum	Medium Density Residential (MDR), Rural Residential (RR)	Rural residential
South	Residential Estate – 5-Acre Minimum, Community Commercial (CC), Limited Commercial (CL), Agricultural Grazing – 40-Acre Minimum (AG-40)	Medium Density Residential (MDR), Commercial (C), Agricultural Lands (AL)	Rural residential

East	Agricultural Grazing – 40-Acre Minimum (AG-40)	Public Facilities (PF), Commercial (C), Medium Density Residential (MDR)	USPS Post Office, Rescue Volunteer Fire Station
West	Residential - One-Acre Minimum (R1A), Community Commercial (CC),	Agricultural Lands (AL)	Rural residential

STAFF ANALYSIS

As proposed and conditioned, Parcels 1,2, and 3 will meet the required development standards for new parcels in the RL-10 zone including minimum parcel size and lot frontage. Parcel 4, at 9.06 acres, is eligible for a parcel size exception per County Code 130.30.040 (Parcel Size Exception), as it is less than the maximum 10 percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned (Exhibit I).

Access to each of the proposed parcels will be from an existing driveway encroachment onto Dunkin Hill Road (a privately maintained roadway) and a new road, Road A, extending from Dunkin Hill Road. The existing driveway provides access to the existing residential development. Electricity service in the area is provided by Pacific Gas and Electric (PG&E), and the project proposes connection to well water for water service should future development occur. The project proposes connection to septic systems on each proposed parcel for sanitation service should future development occur.

Environmental Review: In accordance with the CEQA, staff has prepared an Initial Study analyzing the potential environmental impacts resulting from the implementation of the project. Based on the Initial Study, a Mitigated Negative Declaration has been prepared (Exhibit G).

According to CEQA Guidelines Section 15075, filing a Notice of Determination (NOD) is required to institute a 30-day statute of limitations on legal challenges to the County’s decision. Within 48 hours of approval of the requested Tentative Parcel Map, the applicant shall submit to the Planning Division a recording fee of \$50.00 as required by the County Recorder to file the NOD by the County, as well as the current California Department of Fish and Wildlife (CDFW) CEQA review fee for a Mitigated Negative Declaration. This fee is used to help defray the cost of managing and protecting the State’s fish and wildlife resources.

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Rural Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 5.2.3.4 (Groundwater Systems), Policy 5.3.2.3 (Rural Sewage Disposal/Alternative Wastewater Systems), Policy 6.2.2.2 (High and Very High Fire Zone Development Limitations), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy 7.4.4.4 (Impacts to Oak Resources), and Policies TC-Xa through TC-Xi (Transportation and Circulation Element). Staff has determined that the project is consistent with these policies and related requirements of the El Dorado County General Plan, as discussed in more detail in Section 2.0 of the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance (Zoning Ordinance). The project parcel is zoned RL-10 and CC, and the project has been analyzed in accordance with all applicable development standards for this zone district. Any future development would be required to comply with standard RL-10 and CC zoning setbacks. The proposed parcels meet the required minimum parcel size and parcel widths as described in Section 3.0 of the Findings section below.

County Subdivision Ordinance: Staff has determined that the project is consistent with all applicable standards and requirements of the County Subdivision Ordinance (Title 120 of the County Ordinance Code) for Tentative Parcel Maps. Further details are discussed in Section 4.0 of the Findings section below.

Public and Agency Comments: The project was distributed to all applicable public agencies and organizations for review and comment including the County Department of Transportation (DOT), the County Air Quality Management District, the County Environmental Management Department (EMD), PG&E, the El Dorado County Sheriff's Department, the County Surveyor's Office, the County Stormwater Division, the County Assessor's Office, the Rescue Fire Protection District (RFPD), and the California Department of Forestry and Fire Protection (CAL FIRE). Of these agencies and organizations notified of the project, comments were received from DOT, PG&E, the County Surveyor's Office, the County Stormwater Division, RFPD, and CAL FIRE. None of these agencies had any significant issues or concerns regarding the project. Comments received have been considered and if applicable, incorporated as Conditions of Approval from each of the agencies listed above. To date, no public comments have been received about the project.

Public Outreach: No formal outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. The project was duly noticed per County Code Section 130.52.030 with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A.....	Vicinity Map
Exhibit B	Assessor’s Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E	Tentative Parcel Map
Exhibit F.....	Biological and Wetlands Resources Assessment
Exhibit G.....	Proposed Mitigated Negative Declaration and Initial Study
Exhibit H.....	Mitigation Monitoring and Reporting Program
Exhibit I	Zoning Acreage Verification Map

FINDINGS

Tentative Parcel Map P24-0001/Dawson Zoning Administrator/July 15, 2026

1.0 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. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15064(f)(2), a Mitigated Negative Declaration has been prepared for the project.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, 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 that the purpose of the Rural Residential (RR) land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This designation shall provide a transition from Low Density Residential and Natural Resource areas of the County. The maximum allowable density shall be one (1) dwelling unit per 10 to 160 acres.

Rationale: The Tentative Parcel Map is consistent with this policy. The proposed project is compatible with the land use designation with potential future development being consistent with the density standards of the RR land use designation utilizing General Plan Policy 2.2.5.5 as detailed below.

General Plan Policy 2.2.1.2 identifies that the purpose of the Commercial (C) land use designation is to provide a full range of commercial retail, office and service uses to serve the residents, business, and visitors of El Dorado County. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Rationale: The Tentative Parcel Map is consistent with this policy. The proposed project is compatible with the land use designation with potential future development being consistent with development standards of the C land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.5.

General Plan Policy 2.2.5.5 allows for the creation of one parcel of lesser size than is required under policy 2.2.1.1 as implemented by the Zoning Ordinance.

Rationale: The project site is zoned RL-10. As proposed and conditioned, Parcels 1, 2, and 3 will meet the required development standards for new parcels in the RL-10 zone including minimum parcel size and lot frontage. Parcel 4, at 9.06 acres, is eligible for a parcel size exception per County Code 130.30.040 (Parcel Size Exception), as it is less than the maximum 10 percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned. With the parcel size exception for Parcel 4, staff has determined that the project is consistent with the County General Plan RR land use designation and the RL-10 zone, as well as other applicable County General Plan policies, Zoning Ordinance, and Subdivision Ordinance requirements as discussed in the Findings.

The project is consistent with General Plan Policy 2.2.5.19.

General Plan Policy 2.2.5.19 requires that if an applicant desires to obtain approvals for a zoning designation that is compatible with the General Plan but would provide development below the densities contemplated by the General Plan, the County may, but need not, grant such approvals as being consistent with the General Plan.

Rationale: The project would create 10-acre parcels with a density range of one (1) unit per 10 acres; thus the project would be consistent with the density ranges of the RR General Plan land use designation.

2.4 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.

Rationale: The project site is developed with a single-family residence. The adjoining properties to the north are zoned for large lot residential uses and rural land, and the adjoining properties to the south are zoned for large lot residential uses and agricultural grazing. The adjoining property to the west is zoned for agricultural grazing. The adjoining property to the east is zoned for community commercial and is currently developed with a United States Postal Service (USPS) Post Office and Rescue Volunteer Fire Station. Therefore, the project has been located and designed to be compatible with adjoining land uses.

2.5 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project proposes development on each new parcel to connect to future onsite wells for water service. With the creation of four (4) parcels, four (4) primary residential units could be constructed on each lot. The existing residence on Parcel 3 is served by a septic system. Parcel 4 has an existing septic system. Parcels 1 and 2 would result in two (2) new septic systems.

2.6 The project is consistent with General Plan Policy 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.

Rationale: The project was reviewed by the Rescue Fire Protection District (RFPD) and the project, as conditioned, is consistent with this policy.

2.7 The project is consistent with General Plan Policy 5.5.2.1.

Policy 5.5.2.1 provides that concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation, and disposal of solid waste.

Rationale: The project would generate solid waste that would be similar in character to that associated with domestic use and construction-related waste. The project site will be served by El Dorado Disposal Service for solid waste collection, disposal, and recycling services. El Dorado Disposal Service transports waste to the Transfer Station and Material Recovery Facility in Placerville and the Potrero Hills Landfill (CalRecycle 2015a). The Potrero Hills Landfill has a remaining estimated capacity of approximately 13.9 million cubic yards (in 2006) and is estimated to remain in operation until February 2048. The relatively small increase in solid waste would not consume a substantial proportion of the permitted capacity at either facility and would not result in the need to expand or construct new landfill facilities. In addition, this project would adhere to all required State or County waste management ordinances and requirements, such as diversion of construction and demolition debris and hazardous waste handling, ensuring that use of landfill space is limited and potential for accidental spills is minimized.

2.8 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers) requires that prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services.

Rationale: The RFPD currently provides fire protection service to the project site. RFPD has imposed standard Conditions of Approval to ensure adequate water supply, storage, conveyance, and site access for fire protection remains adequate.

2.9 The project is consistent with General Plan Policy 6.2.2.2.

Policy 6.2.2.2 states that 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 local fire protection district and/or California Department of Forestry and Fire Protection (CAL FIRE).

Rationale: The project site is in an area of high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft Environmental Impact Report (EIR). The El Dorado County General Plan Safety Element precludes development in areas of 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 CAL FIRE. Both the RFPD and CAL FIRE reviewed the application. A Wildland Fire Safe Plan is required for the project, which will require fire fuel hazard reduction, water tanks at each residence to supply residential, fire sprinkler and firefighting water, standpipes to act as fire hydrants, residential sprinkler systems, and specific building materials, as needed. Implementation of the WUI Fire Safe Plan is required as a Condition of Approval to reduce the potential for project construction resulting in fire that could spread to the adjacent wildland and affect existing residences.

2.10 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2 (Adequate Access for Emergencies) requires 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.

Rationale: Both RFPD and CAL FIRE reviewed the application materials and do not require additional site access or improvement to the existing roads. A Wildland Fire Safe Plan has been conditioned to be approved by RFPD for the project, conditioning the project on roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will ensure adequate emergency access and evacuation routes. The project is in compliance with this policy.

2.11 The project is consistent with General Plan Policy 8.1.3.1.

Policy 8.1.3.1 requires that agriculturally zoned lands including Williamson Act Contract properties be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

Rationale: The parcels created by the parcel division that are adjacent to the western Williamson Act Contract property are a minimum of 10 acres.

2.12 The project is consistent with General Plan Policy 8.1.3.5.

On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the

agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

Rationale: The Agricultural Commission reviewed the project on February 11, 2026, and provided the recommendations found in the Conditions of Approval.

2.13 The project is consistent with General Plan Policy 8.1.4.1.

The Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Rationale: The Agricultural Commission reviewed the project on February 11, 2026 and found the project will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities, nor create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected, and will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

2.14 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:

- A. 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 project to create four (4) parcels will not result in, or worsen, LOS F traffic congestion during weekday, or peak-hour periods within the unincorporated areas of the County.

- B. 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.

- C. Intentionally blank (Resolution 125-2019, August 6, 2019)

- D. Intentionally blank (Resolution 159-2017, October 24, 2017)

- E. 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.

- F. Intentionally blank (Resolution 159-2017, October 24, 2017)

- G. 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 would create four (4) residential parcels; therefore, this policy does not apply.

2.15 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 Plan (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.

2.16 General Plan Policy TC-Xc does not apply.

Developer paid TIF 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. No road capacity increases are necessary for this project.

2.17 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.

2.18 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 two (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, 12th Edition, the project is anticipated to generate three (3) AM peak hour trips, four (4) PM peak hour trips, and 36 trips daily. The thresholds in criteria A, B, and C of this policy would not be exceeded.

2.19 General Plan Policy TC-Xf does not apply.

At the time of approval of a Tentative Parcel Map 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 would create four (4) residential parcels and would not worsen traffic operations. This policy does not apply.

2.20 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: This policy is not applicable as the proposed project would not worsen traffic conditions.

2.21 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 073-2025 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.” The project is consistent with this policy.

2.22 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.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.21.030.

Section 130.21.030 (Agricultural, Rural, and Resource Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses, and associated structures within the Rural Lands - 10-Acre Minimum (RL-10) zone district.

Rationale: The project site is zoned RL-10 As proposed and conditioned, Parcels 1, 2, and 3 will meet the required development standards for new parcels in the RL-10 zone including minimum parcel size and lot frontage. Parcel 4, at 9.06 acres, is eligible for a parcel size exception per County Code 130.30.040 (Parcel Size Exception), as it is less than the maximum 10 percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned. With the parcel size exception for Parcel 4, staff has determined that the project is consistent with the County

General Plan RR land use designation and the RL-10 zone, as well as other applicable County General Plan policies, Zoning Ordinance, and Subdivision Ordinance requirements as discussed in the Findings.

4.0 PARCEL MAP FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan.

Rationale: The project proposes to create four (4) residential parcels from a 39.25 acre parcel. The resulting residential lots would be approximately 10.1 acres (Parcel 1), 10.0 acres (Parcel 2), 10.01 acres (Parcel 3), and 9.06 acres (Parcel 4). The project's General Plan land use designation is RR and C. The Tentative Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding 2.2.

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

Rationale: The proposed parcels have been analyzed and conditioned in accordance with RL-10 zoning and will comply with all applicable development standards for new lots in that zone. As proposed and conditioned, the Tentative Parcel Map conforms to the Minor Land Division Ordinance.

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

Rationale: The proposed development meets the density requirements of the RR land use designation and conforms to the minimum parcel size and development standards of the RL-10 zoning designation.

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

Rationale: The project impacts have been analyzed in the Initial Study, which resulted in a Mitigated Negative Declaration. The project would not cause substantial environmental damage.

CONDITIONS OF APPROVAL

Tentative Parcel Map P24-0001/Dawson Zoning Administrator/July 15, 2026

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

Exhibit ETentative Parcel Map

Exhibit H.....Mitigation Monitoring and Reporting Plan

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 a Tentative Parcel Map allowing for the creation of four (4) residential parcels from an existing 39.25 acre parcel (Assessor's Parcel Number 069-150-023). All residential parcels would be served by individual wells and by on-site septic systems. The approval includes the following:

Lot Number	Gross Area
1	10.1 acres
2	10.0 acres
3	10.1 acres
4	9.06 acres

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description and hearing exhibits above and the Conditions of Approval below. The remainder parcel is not divided for the purpose of sale, lease, or financing and is not counted as a parcel for the purpose of determining whether a parcel or subdivision map is required. A conditional Certificate of Compliance is required prior to the development of a designated remainder parcel (Condition of Approval No. 5).

Planning Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

3. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h) of the Public Resources Code. Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

4. **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 landowner 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 Tentative Parcel Map.

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

5. **Park Fees:** The subdivider shall be subject to an appraisal fee payable to the County Assessor's Office for the determination of parkland dedication in-lieu fees.

The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the County Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. Payment of the required fees shall be remitted to the Ponderosa Recreation

District prior to the filing of the Parcel Map. A copy of the transaction receipt shall be provided to the Planning Division.

6. **Mitigation Measures:** The Mitigation Monitoring and Reporting Program (MMRP) represents the MMRP for the project (Exhibit H). To ensure that the mitigation measures identified in the Mitigated Negative Declaration are implemented, property owner or designee is responsible for implementation of the MMRP according to stated timing requirements. The Planning Division will verify mitigation compliance according to each monitoring and/or reporting action.

County Surveyor's Office

7. All survey monuments shall be set prior to filing the Parcel Map.
8. Situs addressing for the project and interior suites shall be coordinated with the County Surveyor's Office prior to filing the Final Map.
9. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed Conditions on the map. The letter shall state that "all Conditions placed on P24-0001 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor's Office and copied to the consultant and applicant.

California Department of Forestry and Fire Protection (CAL FIRE)

The project (P24-0001) listed above is within lands identified as SRA (State Responsibility Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project are the state minimum requirements for this project within the SRA. Local fire jurisdictions and County planning departments may have more restrictive requirements.

In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2

10. **Emergency Access and Egress**
Roads and driveways, whether public or private, unless exempted under 14 California Code of Regulations (CCR) § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.
11. **Width**
All roads shall be constructed to provide a minimum of two (2) 10-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local

subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

12. **Roadway Surface**

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction (AHJ).

13. **Roadway/Driveway Grades**

The grade for all roads, streets, private lanes and driveways shall not exceed 16%. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

14. **Driveways**

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

Any Driveway structures shall be designed and maintained to support at least 40,000 pounds.

A turnaround shall be provided on driveways over 300 feet in length and shall be within 50 feet of the building.

All driveways shall be constructed to provide a minimum of one (1) 12-foot traffic lane, 14 feet unobstructed horizontal clearance, and unobstructed vertical clearance of 15 feet.

15. **Turnarounds are required on driveways and dead-end roads.**

The minimum turning radius for a turnaround shall be 40 feet, not including parking.

If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 60 feet in length.

Each dead-end road shall have a turnaround constructed at its terminus.

16. **Dead-end Roads**

The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

- Parcels zoned for less than 1 acre - 800 feet
- Parcels zoned for 1 acre to 4.99 acres - 1,320 feet
- Parcels zoned for 5 acres to 19.99 acres - 2,640 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

17. **Gate Entrances**

Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of 13 feet, 6 inches.

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.

Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local AHJ. The security gates and the emergency operation shall be always maintained in operational status.

18. **Signing and Building Numbering Addresses for Buildings.**

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, CCR title 24, part 9.

Addresses for residential buildings shall be reflectorized.

Address Installation, Location, and Visibility.

All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.

Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

Address signs along one-way roads shall be visible from both directions.

Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

19. **Emergency Water**

Emergency water for wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a wildfire or defend property from a wildfire. Water quantity and location will be determined by local jurisdiction.

Water sources shall be identified with proper signage as outlined in the above referenced regulation.

Building Siting, Setbacks, and Fuel Modification

20. **Fuel Breaks**

The local jurisdiction shall determine the need and location for Fuel Breaks in consultation with CAL FIRE:

Fuel Breaks, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to access routes, buildings, or infrastructure within the development.

Fuel Breaks shall have, at a minimum, one (1) point of entry for fire fighters and any fire apparatus. The specific number of entry points and entry requirements shall be determined by the local jurisdiction, in consultation with the fire authority.

If it is determined a fuel break is required, the prescription for such fuel break will be determined in a Wildfire Safe Plan or other means.

21. **Maintenance of Defensible Space Measures**

California Public Resource Code (PRC) 4291 requires 100 feet of defensible space to the property line around structures to protect residents, first responders, and property.

22. **Disposal of Flammable Vegetation and Fuels**

Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification, shall be completed prior to completion of road construction or final inspection of a building permit.

Rescue Fire Protection District (RFPD)

23. The water system with the purpose of fire protection for this residential development shall meet current California Fire Code, and local ordinance requirements. Local Ordinance D003 Fire Water Storage Tanks is an acceptable alternative for fire water and National Fire Protection Association (NFPA) 13D Sprinkler water storage.

All homes when built shall be fire sprinklered in accordance with NFPA 13D and fire department requirements.

24. For single-family dwelling unit (R3) applications, all building shall comply with Title 14 SRA Fire Safe Regulations as adopted by El Dorado County Section 1273.09 and Local Adopted El Dorado County Fire Code.

25. Fire Apparatus Access Road Gates shall meet the standards identified in the fire department's Gate Standard.

26. All driveways as defined by Title 14 SRA Fire Safe Regulations as adopted by El Dorado County shall be not less than 12 feet wide. Vegetation shall be cleared to an unobstructed vertical clearance of not less than 15 feet. Driveway grades exceeding 16% shall be of an all-weather surface (pavement or asphalt). Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

27. If any fencing is used that backs up to wildland open space, it shall be required to use non-combustible type fencing.

28. Payment for Fire Prevention Fees for Services in Full. Nothing in this review is intended to authorize any aspects of the work which is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements, and/or the contract documents.

The fire department reserves the right to make amendments to the aforementioned requirements, as deemed necessary and as conditions warrant.

29. A wildfire safe plan will be required due to the split resulting in four (4) parcels.

30. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all Emergency Vehicle Accesses (EVAs), buildings, up to the property line as stated in PRC Section 4291, Title 19 as referenced in the California Fire Code. Conformance with this Condition shall be verified during review of the improvement plans.

31. **Funding Mechanism for Vegetative Clearances and Emergency Fire Access Components:** This development shall provide a funding mechanism to ensure the maintenance of all emergency access roadways, gates, and vegetative clearances as required by the Wildland Fire Safe Plan (WFSP), and other required fire access components. Compliance with this Condition shall be verified during review of the Final Map for the subdivision. A WFSP shall be approved by RFPD prior to Final Map recordation.

County Department of Transportation (DOT)

PROJECT-SPECIFIC DOT CONDITIONS:

32. **Onsite Road Improvements:** Design and construct the on-site access road consistent with County Standard Plan 101C, modified to a minimum width of 20 feet if required by the Fire Department.
33. **Offer of Dedications:** Irrevocably offer to dedicate road and public utility easements for on-site access roadways with the final map. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. The offer(s) will be rejected by the County.

Irrevocably offer to dedicate the right of way for Deer Valley Road in fee for a half-width of 30 feet from the centerline of Deer Valley Road along the project frontage. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.

Irrevocably offer to dedicate the right of way for Green Valley Road in fee for a half-width of 40 feet from the centerline of Green Valley Road along the project frontage. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.

DOT STANDARD CONDITIONS:

34. **Proof of Offsite Road Entitlements:** Demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements for access to the project.
35. **Maintenance Entity:** Prior to filing a final map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

36. **Consistency with County Codes and Standards:** 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 DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD)*.

37. **Stormwater Management:** Comply with the [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#).
38. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
39. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.
- Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.
- Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.