

include single-family attached and detached dwellings, and manufactured homes. This designation is considered appropriate only within Community Regions and Rural Centers.

Medium-Density Residential (MDR): This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be 1 dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres.

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting and enables agricultural land management activities. This designation shall provide a transition from Community Regions and Rural Centers into the agricultural and more rural areas of the County, and shall be applied to those areas where public infrastructure such as arterial roadways, public water, and public sewer are not generally available. The application of the LDR land use designation shall be further restricted to those lands contiguous to Community Regions and Rural Centers to provide for a transition of density into the Rural Regions. This designation shall not be assigned to lands which are separated from Community Regions or Rural Centers by the Rural Residential land use designation, nor to any areas contiguous to Natural Resources unless it is for the purpose of recognizing existing platted lands (lands which have previously been subdivided). Wells and individual septic systems will be the typical source of water and method of sewage disposal. The maximum allowable density shall be 1 dwelling unit per 5.0 acres. Parcel sizes shall range from 5.00 to 10.00 acres. Typical uses shall include single-family detached dwellings, agricultural support structures, crop production, and the raising and grazing of domestic farm animals. This designation is considered appropriate only in the Rural Regions.

Rural Residential (RR): This 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 category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access, as well as "choice" agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a

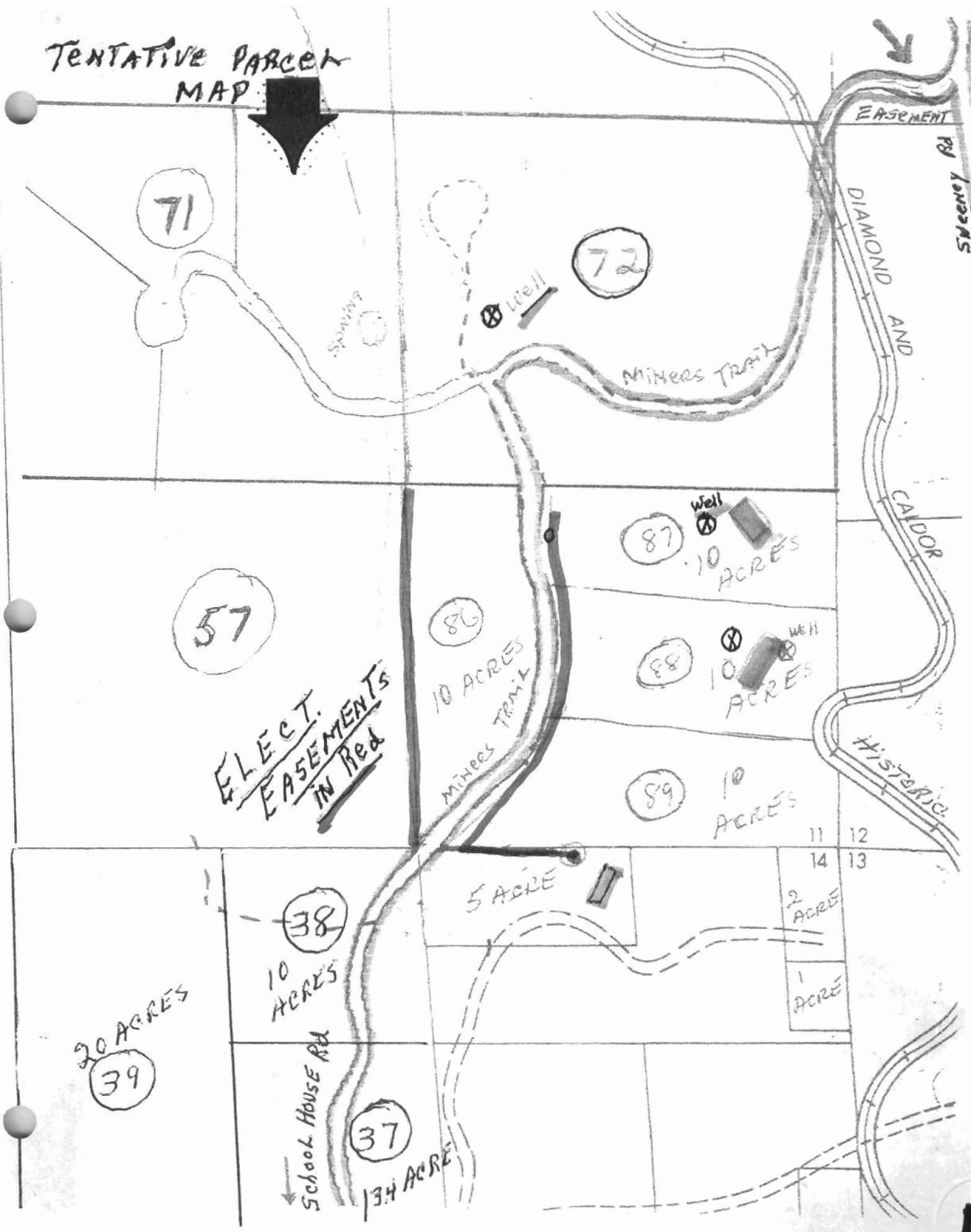
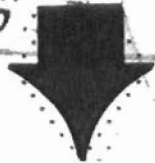
means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is 1 dwelling unit per 10 to 40 acres. This designation is considered appropriate only in the Rural Regions.

Natural Resource (NR): The purpose of the Natural Resources (NR) designation is to identify areas that contain economically viable natural resources and to protect the economic viability of those resources and those engaged in harvesting/processing of those resources from interests that are in opposition to the managed conservation and economic, beneficial use of those resources. The important natural resources of the County include forested areas and mineral resources. Land under both public and private ownership that contain these resources are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size and contain one or more important natural resource. The designation shall not be applied to lands which are already surrounded by existing development. Compatible uses may include agriculture, rangeland, forestry, wildlife management, recreation and support single-family dwellings. The maximum allowable density for this designation is 1 dwelling unit per 160 acres or larger. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3000 feet elevation are exempt from the above policy regarding the maximum allowable density. Isolated parcels shall be reviewed by the Agricultural Commission.

Commercial (C): The purpose of this land use category is to provide a full-range of commercial retail, office and service uses to serve the residents, businesses and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses, shall be permitted provided the commercial activity is the primary and dominant use of the parcel. Developments in which residential usage is the sole or primary use shall be prohibited on commercially-designated lands. 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 only within Community Regions and Rural Centers.

Research & Development (R&D): The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands

TENTATIVE PARCEL MAP



71

72

57

87

88

89

38

39

37

ELECT. EASEMENTS IN Red

EASEMENT

DIAMOND AND CALDOR

Sweeney Rd

MINERS TRAIL

10 ACRES
MINERS TRAIL

Well
10 ACRES

Well
10 ACRES

10 ACRES

5 ACRE

2 ACRE

1 ACRE

11 12
14 13

20 ACRES

10 ACRES

SCHOOL HOUSE RD

13.4 ACRE

A



PIONEER FIRE PROTECTION DISTRICT

P.O. Box 128
7061 Mt. Aukum Road
Somerset, California 95684
Phone (530) 620-4444 • Fax (530) 620-4317
www.pioneerfire.org

Ms. Helene K. Bauman, Supervisor District-II
El Dorado County Gov't Center
330 Fair Lane
Placerville, Ca 95667
Office: (530) 621-5651

Date: Friday, October 26th, 2007

Subject: Splitting of a Forty (40) Acre Parcel, APN #: 093-021-71 (Miners Trail/Sweeney Road)

Dear Ms. Bauman,

As per our meeting on Thursday afternoon, October 18th in your office, I can find no reason for this request to be denied. With no other documents or permits submitted by the party's involved for review, I have no reason to deny this request based on this information provided.

Impact of request to Pioneer Fire Protection District: None, in the present form!

Respectfully,

Robert L. Gill, Fire Chief

Since 1980, proudly serving the El Dorado County communities of Mt. Aukum; Fair Play; Outingdale; Grizzly Flats; Orno Ranch and Somerset

- Policy 6.2.1.1 Implement Fire Safe ordinance to attain and maintain defensible space through conditioning of tentative maps and in new development at the final map and/or building permit stage.

OBJECTIVE 6.2.2: LIMITATIONS TO DEVELOPMENT

Regulate development in areas of high and very high fire hazard as designated by the California Department of Forestry and Fire Prevention Fire Hazard Severity Zone Maps.

- Policy 6.2.2.1 Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.

OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION

Application of uniform fire protection standards to development projects by fire districts.

- Policy 6.2.3.1 As a requirement for approving new development, the applicant must demonstrate that, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be provided in accordance with applicable State and local fire district standards.
- Policy 6.2.3.2 As a requirement of new development, the applicant must 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.
- Policy 6.2.3.3 Day care centers shall be subject to conformance with all applicable sections of Title 19 of the Fire Code.

OBJECTIVE 6.2.4: AREA-WIDE FUEL MANAGEMENT PROGRAM

Reduce fire hazard through cooperative fuel management activities.

- Policy 6.2.4.1 Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.
- Policy 6.2.4.2 The County shall cooperate with the California Department of Forestry and Fire Protection and local fire protection districts to identify

holdings and/or parcelization patterns. The density range for this designation is 40 to 160 acres or larger. This designation is appropriate in the Rural Regions.

I	II	III	IV	V
	1			2
N	A	A	N	A

addition below

Natural Resource (NR): The purpose of this land use designation is to protect the purpose of the Natural Resources (NR) designation is to identify areas that contain economically viable natural resources and to protect the economic viability of those resources and those engaged in harvesting/processing of those resources from interests that are in opposition to the managed conservation and economic, beneficial use of those resources. The important natural resources of the County including forested areas, and important watershed and river canyons, critical wildlife habitat, rare and endangered species habitat, mineral resources, wetlands, lakes and ponds, and areas where the encroachment of development would compromise these natural resource values. Land under

Addition of first sentence below

Deletion of "40 to" below

I	II	III	IV	V
		1		2
A	A	A	N	A

I	II	III	IV	V
			2	1
A	N	A	A	A

Third Administrative Draft

both public and private ownership that contain these resources are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size, and contain one or more important natural resource, and river canyons. The designation shall not be applied to lands which are already surrounded by existing development. Compatible uses may include agriculture, rangeland, forestry, wildlife management, recreation and support single-family dwellings. The maximum allowable density for this designation is 1 dwelling unit per 40 to 160 acres or larger. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3000 feet elevation are exempt from the above policy regarding the maximum allowable density. Isolated parcels shall be reviewed by the Agricultural Commission.

8.11

deletion above

I	II	III	IV	V
N	A	A	N	A

addition of first sentence

I	II	III	IV	V
	1			
A	A	A	A	A

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formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.

- Policy 10.1.2.5 County agencies and/or departments, when developing ordinances, rules, regulations, and procedures to implement the General Plan, will analyze and present to the appropriate reviewing and/or regulating bodies the economical effects and taking implications of the proposed ordinances, rules, regulations, procedures on private property and private property rights. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.

OBJECTIVE 10.1.3: FISCAL AND ECONOMIC INFORMATION

Provide County decision-makers with appropriate tools and a framework to determine the fiscal and economic impacts of industries and new projects.

- Policy 10.1.3.1 The Economic Development Providers Network shall establish an economic information base about the County of El Dorado and the incorporated cities therein.

Program 10.1.3.1.1:

Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies.

Program 10.1.3.1.2:

Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County's incorporated and unincorporated areas.

Program 10.1.3.1.3:

Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture, and overall quality of life expectations.

Program 10.1.3.1.4:

Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends, identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment and local business expansion efforts.