



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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TO: El Dorado County Agricultural Commission

FROM: Evan Mattes, Assistant Planner evan.mattes@edcgov.us

DATE: December 29, 2016

RE: **Hansen Tentative Parcel Map**
Project File No. P16-0001/Z16-0001

Planning Services is processing the attached application for a new Tentative Parcel Map and Zone Change and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

P16-0001/Z16-0001 is based on the following project description: Tentative Parcel Map and Zone Change for a 45.69 acre parcel, APN 087-021-05. The zone change request would change the parcel's zoning designation from Rural Lands 20-Acres (RL-20) to Rural Lands 10-Acres (RL-10). The tentative parcel map proposes that the property be split into four parcels of 13.5 acres, 10.27 acres, 10.04 acres and 10.04 acres. The project site is located on the west side of South Shingle Springs Road west of the intersection with Brandon Road in the Shingle Springs Area.

FILE # Z16-0001**EL DORADO COUNTY PLANNING SERVICES****ZONE CHANGE & ~~GENERAL PLAN AMENDMENT~~ APPLICATION**

16 JAN 12 PM 3:35

ASSESSOR'S PARCEL NO.(S) 087-021-05PROJECT NAME/REQUEST: (Describe proposed use) Rezoning to a change in zoning from RL-20 to RL-10 and the division of the 45.69 ac parcel into 4-10 acre minimum size and conveyance of the 1.05 ac. Bryant Cemetery to the CountyIF SUBDIVISION/PARCEL MAP: Create 4 lots, ranging in size from 10.0 to 13.5 ac acre(s) / SFIF ZONE CHANGE: From RL-20 to RL-10 IF GENERAL PLAN AMENDMENT: From NA to _____IF TIME EXTENSION, REVISION, CORRECTION: Original approval date NA Expiration date _____APPLICANT/AGENT Allen J. HansenMailing Address 6740 So. Shingle RoadPhone (530) 677-0670

FAX _____

PROPERTY OWNER same as above

Mailing Address _____

Phone _____

FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLEENGINEER/ARCHITECT Ken W. Purcell, Civil EngineerMailing Address P.O. Box 30 El Dorado, CA 95623Phone (530) 622-5470FAX same/ Email: kwpurcell@comcast.netLOCATION: The property is located on the West side of So. Shingle Road
N/E/W/S street or road6.0 miles feet/miles South of the intersection with Hwy 50
N/E/W/S major street or roadin the Shingle Springs area. PROPERTY SIZE 45.69 Ac
acreage / square footageX AP Hansen
Signature of property owner or authorized agentX 1-12-16
Date**FOR OFFICE USE ONLY**Date 1/12/16 Fee \$ 4,831.24 Receipt # 29705 Rec'd by MLP Census
Zoning AE GPD AL/RR Supervisor Dist 2 Sec/Twn/Rng 10/EN/9EACTION BY: ☐ **PLANNING COMMISSION**

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

☐ Approved ☐ Denied (Findings and/or conditions attached)☐ Approved ☐ Denied (Findings and/or conditions attached)

Executive Secretary _____

Executive Secretary _____

P16-0001/Z16-0001 (Revised 07/07)

APN 087-021-05

Hansen Tentative Parcel Map



EL DORADO CO UNTY PLANNING SERVICES

16 JAN 12 PM 3:35

REQUIRED SUBMITTAL INFORMATION

for

Tentative Parcel Map

RECEIVED
PLANNING DEPARTMENT

The following information must be provided with all applications. If all the information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check (✓) column on the left to be sure you have all the required information. All plans and maps MUST be folded to 8½" x 11".

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- Tentative Parcel Map
Zone Change*
- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. | Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| NA | <input checked="" type="checkbox"/> | 2. | Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable. |
| NA | <input checked="" type="checkbox"/> | 3. | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. | A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. | An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. | Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. | Provide name, mailing address and phone number of all property owners and their agents. |
| NA | <input checked="" type="checkbox"/> | 8. | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. <i>Individual Septic & Wells</i> |
| NA | <input type="checkbox"/> | 9. | If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 10. | <i>Three (3) + On CD Disk</i>
<i>Four (4)</i> copies of a tree preservation plan. The tree plan shall accurately include the following: |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | <i>Include & In Biological Report a)</i> General identification of the tree canopy noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall either be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist. |

P16-0001/Z16-0001

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

☒ ☐

- b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

Existing Canopy Cover

Percent of Canopy Cover to be Retained or Replaced

80 - 100 percent

60 percent of existing canopy

60 - 79 percent

70 percent of existing canopy

40 - 59 percent

80 percent of existing canopy

20 - 39 percent

85 percent of existing canopy

19 percent or less

90 percent of existing canopy

☒ ☐

- c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

☒ ☐

- d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

☒ ☐

- i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.

☒ ☐

- ii) In any situation where the tree or its drip line lie within any proposed road, driveway, leach field area, or cut or fill slope area:

☒ ☐

- 1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction

☒ ☐

- 2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

☒ ☐

11. Preceding parcel map, final map, or record of survey, if any exists.

NA ☒ ☐

12. If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

Refer to Biological Report

None ☐ ☐

13. Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- ☒ ☒ 14. Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.)
- 2 copies of Plan & Drainage Report*

- ☒ ☒ 15. In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
- 2 copies*
- ☐ ☐ a) The percolation rate and location of test on 4.5 acres or smaller
 - ☐ ☐ b) The depth of soil and location of test
 - ☐ ☐ c) The depth of groundwater and location of test
 - ☐ ☐ d) The direction and percent of slope of the ground
 - ☐ ☐ e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
 - ☐ ☐ f) Identify the area to be used for sewage disposal
 - ☐ ☐ g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
 - ☐ ☐ h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

- ☒ ☒ 16. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.
- One Copy*

- ☒ ☒ 17. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- 3 copies*
Wetland Investigation Report

- ☒ ☒ Well Production Capability Report and Water Quality Analysis
(on Disk also)
- 2 copies*

FORMS AND MAPS REQUIRED

Check (✓)

- | Applicant | County | |
|-------------------------------------|-------------------------------------|--|
| NA | <input checked="" type="checkbox"/> | 18. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan. |
| | <input type="checkbox"/> | 19. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats. |
| NA | <input checked="" type="checkbox"/> | 20. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." |
| NA | <input checked="" type="checkbox"/> | 21. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work." |
| | <input type="checkbox"/> | 22. Required maps on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data.
All maps <u>MUST</u> be folded to 8 1/2" inches x 11" prior to submittal.
<u>NO ROLLED DRAWINGS WILL BE ACCEPTED.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) Twenty-five (25) copies of the tentative map, folded with signature block showing (including one 8 1/2" x 11" reduction). <i>+ on Disk</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b) Four (4) ^{Three (3)} copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over. <i>+ on Disk</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c) Four (4) ^{Two (2)} copies of preliminary grading and drainage plan. <i>+ on Disk</i> |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

- | Applicant | County | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. North point and scale |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Project boundaries with dimensions |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Approximate dimensions and area of all lots |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Adjacent ownership with book and page number of recorded deeds or parcel map references |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement. |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant	County	
✓	□	6. Purpose, width, and approximate location of all proposed and existing easements (other than roads)
✓	□	7. Approximate radii of centerline on all street curves
✓	□	8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section
✓	□	9. Names of adjacent subdivisions
✓	□	10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines
NA	□	11. The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed
NA	□	12. Fire hydrant location, existing and/or proposed <i>None in area</i>
NA	□	13. Existing water and sewer line locations <i>None in area</i>
✓	□	14. Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), <u>if said contours reasonably identify significant site features</u> ; i.e., benches or abrupt topographical changes, etc.
✓	□	15. The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
None	□	16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
✓	□	17. Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
See Oak Woodlands Report		
NA	□	18. Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
		19. The following information is to be listed on the tentative parcel map in the following consecutive order:
✓	□	a) Owner of record (name and address)
✓	□	b) Name of applicant (name and address)
✓	□	c) Map prepared by (name and address)
✓	□	d) Scale
✓	□	e) Contour interval (if any)
✓	□	<i>Letters To and From Consulting Administration concerning conveyance of Bryant Cemetery to County</i>
✓	□	<i>Design Review Letter</i>

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

☒
☐

f) Source of topography

☒
☐

g) Section, Township and Range

☒
☐

h) Assessor's Parcel Number(s)

☒
☐

i) Present zoning

☒
☐

j) Total area

☒
☐

k) Total number of parcels

☒
☐

l) Minimum parcel area

☒
☐

m) Water supply

☒
☐

n) Sewage disposal

☒
☐

o) Proposed structural fire protection

☒
☐

p) Date of preparation

☒
☐

q) In the lower right-hand corner of each map a signature block should be shown, giving space for:

Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

**KEN W. PURCELL
CIVIL ENGINEER**

CALIF. REG. NO. R.C.E. 20329

P. O. BOX 30
EL DORADO, CA. 95623
PhFax (530) 622-5470

16 JAN 12 PM 3:38

RECEIVED
PLANNING DEPARTMENT

January 4, 2016

El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

**Subject: Request for Design Waivers and Variance
APN 087-021-05 Hansen Tentative Parcel Map**

Ladies and Gentlemen,

The following Design Waivers and Variance, including the justification, are hereby requested:

1) Proposed Parcels 1 & 2- Lot Depth To Width Greater Than 3:1 Ratio

It is requested the standard at 3:1 lot depth to width ratio be waived for proposed Parcels 1 and 2.

Proposed Configurations:

Parcel 1-

Based on the proposed frontage at the hammerhead (153 ft.) and the rear dimension being considered by the west line dimension (534 ft.) the lot depth to width ratio is approximately 3.8 to 1

Parcel 2-

Based on the proposed frontage at the hammerhead (153 ft.) and the rear dimension is being considered by the west line dimension (266 ft.) the lot depth to width ratio is approximately 6.4 to 1

Justification:

- 1) These parcels are not unlike those that are configured off of a cul-de-sac, where the frontage is restricted due to being at a terminus of a road. The result is a narrow frontage and frequently a considerably deeper length from front to back. There also may be some question, in this case, what would be considered the back of these parcels or that the width should be based on some kind of an average. The use of the hammerhead would appear to indicate that the south line of Parcel 1 and the north line of Parcel 2 could be considered the rear of these 2 parcels in the calculation. In such case the ratios would be within the standard ratio.
- 2) The hammerhead turnaround requires a maximum grade of 8% in an area where the existing grade of the ground and driveway is 15%. Thus, as the accompanying Preliminary Road Design Plan indicates, the turnaround can not be located any further west (uphill) due to increased grading and grade considerations in order to improve the ratios.
- 3) The location of the existing driveway and improvements, beyond (west) of the hammerhead, which serves proposed Parcel 1, effects the overall configuration of these 2 parcels

Hansen Tentative Parcel Map
Request for Design Waivers and Variance
1/4/16

2) Reduce the Widths of the Hammerhead Turnaround Legs

It is requested the widths of the Hammerhead Turnaround be reduced from 24 feet to 18 feet for the through movement legs and 12 feet in width for the stem

Attached County Plan Exhibit C provides for a hammerhead turnaround based on a 24-foot wide fire lane.

Justification:

The parcel map roadway surface to be constructed will be 18 feet in width. The east-west legs, therefore should only be 18 feet in width. And at the time the vehicles require use of the stem, the in-coming and out-going traffic is confined to movements to and from Parcel 1 only. And the turnaround widths of all legs, when typically applied to a single residence, is 12 feet.

Allow Road Tangent Lengths of no Less than 40 feet between Reversing Curves having a minimum 200-foot Radius

The County Design and Improvement Standard Manual (Pg. 24-Vol 2, Sec 3, B, 7) provides for a determination to allow a tangent length between reversing curves having a minimum radius of 200 feet.

Justification:

The parcel map road is proposed to serve only 4 parcels. The road geometrics were designed to minimize cuts and fills and closely follow the existing driveway in order to minimize its impact. And the change in direction through the curves (central angle/delta) are small and, thus, do not require a longer tangent in order to adjust driving direction.

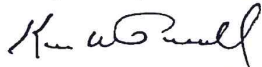
4) Reduce the Agricultural Setback to the South Property Line from 200 feet to 100 Feet

The adjoining parcel to the south, APN 087-021-57, is a 105.9 acre parcel, which is zoned AE, Agricultural Exclusive. Thus, the setback on the Hansen parcel would usually require a 200-foot setback for residential living purposes.

Justification:

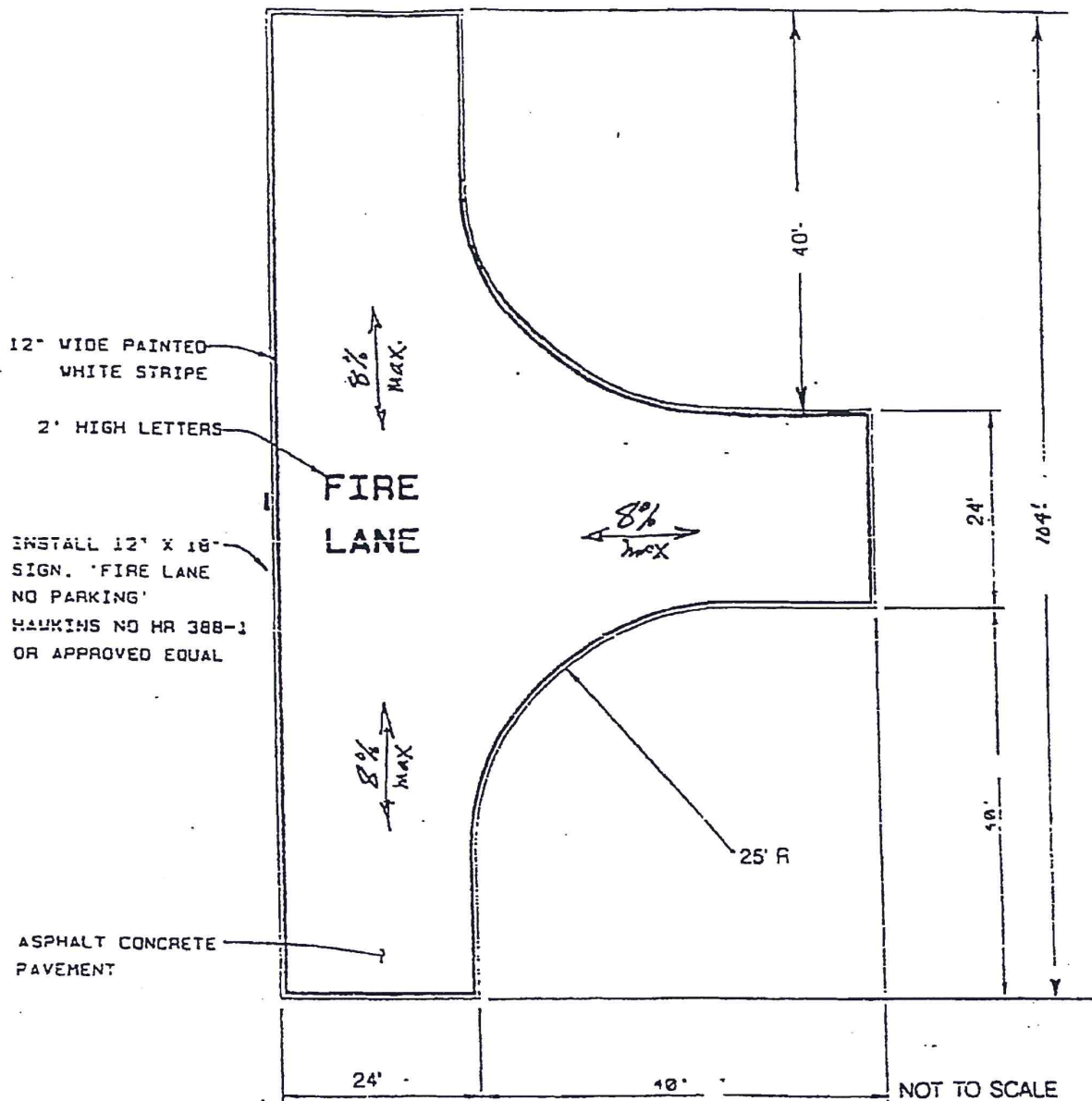
The strict application of the requirement for a 200-foot setback will restrict the opportunity for at least one desirable location for establishing a residential home site on Parcel 4 (See attached Preliminary Tentative Map)

Respectfully submitted,



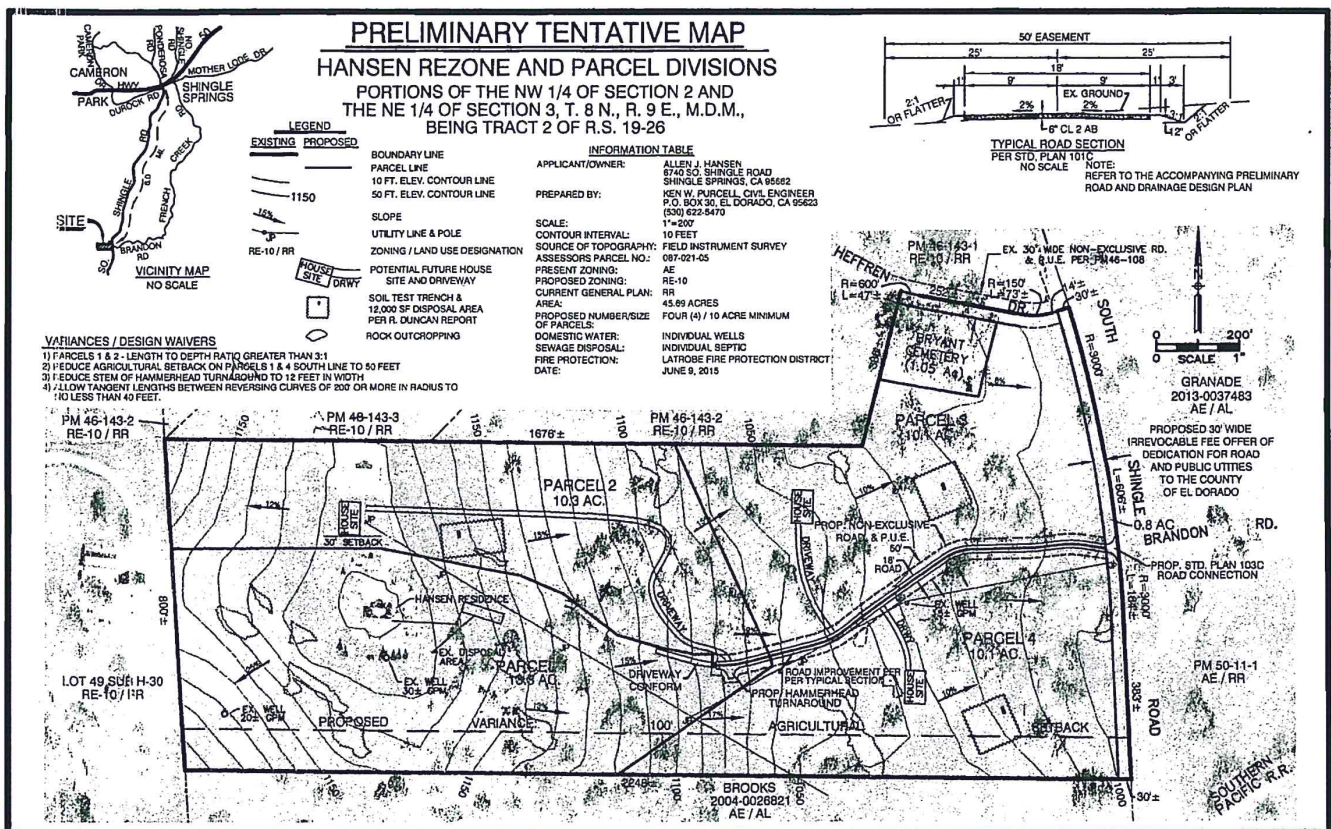
Ken W. Purcell, P.E.

Attachments: 2



EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION	
EMERGENCY VEHICLE ACCESS STANDARDS	
DESIGNED	DATE
DRAWN	CHECKED
SCALE	
HIS IMPROVING CIVIL ENGINEER P.E. No. DATE	

Exhibit C 4 of



File Number _____
Date Filed _____

15 JAN 12 PM 3:35

EL DORADO COUNTY PLANNING SERVICES

RECEIVED
PLANNING DEPARTMENT

ENVIRONMENTAL QUESTIONNAIRE

Project Title Hansen Tentative Parcel Map Lead Agency Community Development - Planning
Name of Owner Allen J. Hansen Telephone (530) 677-0670
Address 6790 South Shingle Road Shingle Springs, CA 95682
Name of Applicant same as owner Telephone _____
Address _____
Project Location West side of Shingle Road (across from Brandon Rd) 6.0 miles
South of Hwy 50 Current RL-20
Assessor's Parcel Number(s) 087-021-05 Acreage 45.69 A Zoning Proposed RL-10

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:
Division of 45.69 acre parcel into 4-10 acre minimum size
parcel and proposed conveyance of the 1.05 acre Bryant Cemetery
to the County as requested. The application requires a change in zoning to RL-10
2. What is the number of units/parcels proposed? 4-10 acre minimum residential
parcels and the 1.05 acre Bryant
Cemetery

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
☒ 46.7% 0 to 10% ☐ 51.57% 11 to 15% ☐ 1.8% 16 to 20% ☐ 0% 21 to 25% ☐ 0% over 25%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? Yes. The property is currently leased to graze cattle during the
Spring and Summer to keep the grass down. Once divided the parcels
will no longer be leased once sold. Although the new owners may still
graze cattle, the number would be reduced
from the current total of 12

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? Yes
If so, which one? The headwater of Clark Creek
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? Within the Name of the water body? Clark Creek
Very Northeast corner
of the property for approx
200 ft.

P16-0001/Z16-0001

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No - Erosion control applications during road construction
9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No - refer to Wetland Delineation Report for further information

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Grass - 82%, Oak Woodland canopy 18%

12. How many trees of 6-inch diameter will be removed when this project is implemented?

None. Some trees may sustain damage as a result of disturbance from road grading or future driveway construction on the 3 additional parcels. Refer to Pg 28 of the Biological Resources Report

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Latrobe
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Sun Ridge Meadow pond - approx 1 mile west
15. What is the distance to the nearest fire station? South 2.1 miles - Latrobe Station
16. Will the project create any dead-end roads greater than 500 feet in length? Yes - 1150ft
17. Will the project involve the burning of any material including brush, trees and construction materials? Yes, but minimal. No brush on site and no trees to be removed (just trimmed)

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? No
If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? Grading & other road construction equipment during road construction and future house construction. None after fully developed with 4 additional homes

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? Yes, but regulated by County and State regulation during construction periods

WATER QUALITY

21. Is the proposed water source ☐ public or ☐ private, ☐ treated or ☐ untreated?
Name the system: Individual wells
22. What is the water use (residential, agricultural, industrial or commercial)? Residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) Other than the recommendation for preservation of the Bryant Cemetery, no other cultural resources were found as a result of the Cultural Resources Study

SEWAGE

25. What is the proposed method of sewage disposal? ☒ Individual septic system ☐ sanitation district
Name of district: _____
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No. This is a relatively small parcel with limited agricultural uses, as compared to the surrounding area containing larger agriculturally designated use.

31. Will the project require the extension of existing public utility lines? Only secondary on-site
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
Only during construction activities under regulated procedures
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form completed by: Ken W Russell, Civil Engineer
K W Russell

Date: January 4, 2016

(Revised 06/07)

AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (*)

THE UNDERSIGNED hereby certifies that he is the person who executed the following statements, that he has read the same and knows the contents thereof, and that the facts stated herein are true and correct:

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision.

☐ Yes

☒ No

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's Parcel Number, and period of ownership.

2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

☐ Yes

☒ No

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

OWNER'S SIGNATURE

x [Signature]

DATE

x 1-7-15

APPLICANT'S SIGNATURE DATE

Same as Above

(*) THIS FORM MUST BE COMPLETED BY BOTH THE APPLICANT AND RECORD OWNER(S)

**KEN W. PURCELL
CIVIL ENGINEER**

CALIF. REG. NO. R.C.E. 20329
P. O. BOX 30
EL DORADO, CA. 95623
Phone (530) 622-5470 Fax (530) 622-5470
Email: kwpurcell@comcast.net

June 24, 2015

Bonnie Wurm
El Dorado County Community Development Agency
Administration & Finance Department
2850 Fairlane Court
Placerville, CA 95667

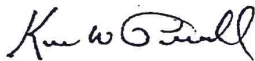
RE: Portion of APN 087-021-05
Bryant Cemetery
Current Owner of Record: Allen J. Hansen

Dear Bonnie:

In the discussion you had with Mr. Hansen, he has agreed to transfer ownership of the Bryant Cemetery to the County. Attached is a copy of the Record of Survey of the Hansen property, within which the highlighted 1.05 acre cemetery area has been identified. Therefore, I can provide you with a legal description, Exhibit 'A' and a plat, Exhibit 'B' on an 8-1/2x11 sheet, which can be attached to the transfer forms, which I presume you would provide. The only question at this point is whether the property would be conveyed by a grant or quit claim deed. If it's to be grant deed, there would be costs involved for title insurance. Mr. Hansen feels, if that is the case, the County should be willing to bear those costs.

We are in the process of preparing a tentative parcel map to divide the Hansen property into 4-10 acre minimum parcels. We plan to submit the application early next month. But the final parcel map probably will not be filed until late spring of next year. And as such, we will indicate on the map that the cemetery is proposed to be conveyed to the County. The actual transfer can occur at any time before the map is final. Once you have determined how this transfer will occur, please let me know so I can prepare any of the Exhibits that will be required.

Respectfully,



Ken W. Purcell, P.E

Enc.

16 JAN 12 PM 3:38
RECEIVED
PLANNING DEPARTMENT

P16-0001/Z16-0001



COMMUNITY DEVELOPMENT AGENCY

ADMINISTRATION AND FINANCE DIVISION

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5900, Fax (530) 626-0387

July 30, 2015

Ken W. Purcell, Civil Engineer
P.O. Box 30
El Dorado, CA 95623

RE: Portion of APN 087-021-05
Bryant Cemetery
Current Owner of Record: Allen J. Hansen

Dear Ken:

Thank you for your letter of June 24, 2015 advising us of Allen J. Hansen's intent to convey a 1.05 acre parcel that is the site of the Bryant Cemetery, to the County of El Dorado. In answer to your question regarding the type of deed, according to our Transportation Division this conveyance could be done with a Quit Claim Deed. Please keep us informed of your progress with the new parcel map.

Also please give Mr. Hansen my thanks for offering the Bryant Cemetery property to the County.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bonnie Wurm".

Bonnie Wurm
Cemetery Administration
2850 Fairlane Ct
Placerville, Ca 95667
530-621-7594

c: Cemetery files

16 JAN 12 PM 3:38
RECEIVED
PLANNING DEPARTMENT

P16-0001/Z16-0001

16 JAN 12 PM 3:39

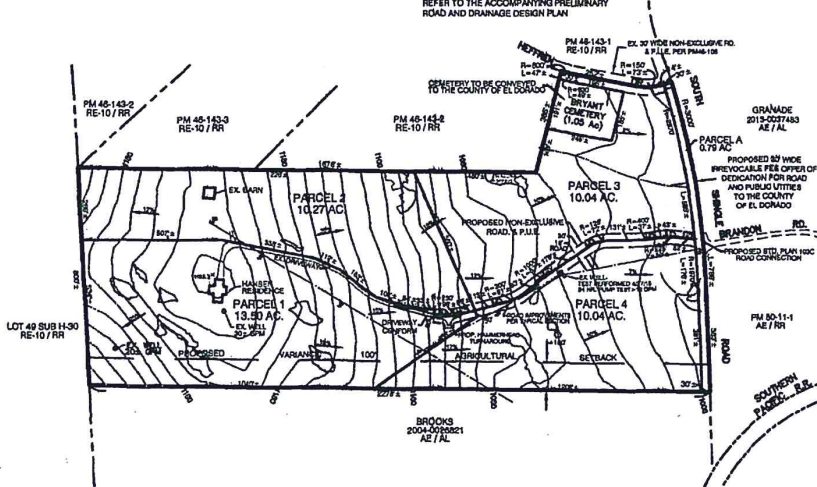
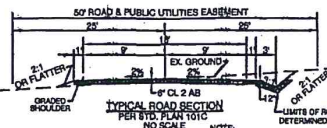
TENTATIVE PARCEL MAP

PORTIONS OF THE NW 1/4 OF SECTION 2 AND
THE NE 1/4 OF SECTION 3, T. 8 N., R. 9 E., M.D.M.,
BEING TRACT 2 OF R.S. 19-26



PROPOSED DESIGN VARIATIONS
1) PARCELS 1 & 2 - LENGTH TO DEPTH RATIO GREATER THAN 4:1
2) REDUCE STEM OF HAMMERHEAD TO 18 FEET IN WIDTH
3) ALLOW TANGENT LENGTHS BETWEEN REVERSING CURVES OF 200' OR GREATER IN RADIUS TO NO LESS THAN 40 FEET.

PROPOSED VARIANCE
REDUCE AGRICULTURAL SETBACK ON PARCELS 1 & 4 SOUTH LINE FROM 200 FEET TO 100 FEET



INFORMATION TABLE	
APPLICANT/OWNER:	ALLEN J. HANSEN 8740 SO. SHINGLE ROAD SHINGLE SPRINGS, CA 95682
PREPARED BY:	KEVIN W. PURCELL, CIVIL ENGINEER P.O. BOX 30, EL DORADO, CA 95823 (530) 822-5470
SCALE:	1"=200'
CONTOUR INTERVAL:	10 FEET
SOURCE OF TOPOGRAPHY:	FIELD INSTRUMENT SURVEY
SECTION, TNSHP & RND:	SECTIONS 2 & 3, T. 8 N., R. 9 E., M.D.M.
ASSESSORS PARCEL NO.:	087-021-05
PRESERVE ZONING:	AE
PROPOSED ZONING:	RE-10
CURRENT GENERAL PLAN:	RR
AREA:	45.09 ACRES
PROPOSED NUMBER/SIZE OF PARCELS:	FOUR (4) / 10 ACRE MINIMUM
DOMESTIC WATER:	INDIVIDUAL WELLS
SEWAGE DISPOSAL:	INDIVIDUAL SEPTIC
FIRE PROTECTION:	LATROBE FIRE PROTECTION DISTRICT
DATE:	AUGUST 3, 2016

LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
PARCEL LINE	PARCEL LINE
10 FT. ELEV. CONTOUR LINE	10 FT. ELEV. CONTOUR LINE
50 FT. ELEV. CONTOUR LINE	50 FT. ELEV. CONTOUR LINE
SLOPE	SLOPE
UTILITY LINE & POLE	UTILITY LINE & POLE
ROCK OUTCROPPING	ROCK OUTCROPPING
INTERMITTENT DRAINAGEWAY	INTERMITTENT DRAINAGEWAY
ZONING / LAND USE DESIGNATION	ZONING / LAND USE DESIGNATION
CENTERLINE	CENTERLINE
PUBLIC UTILITIES EASEMENT	PUBLIC UTILITIES EASEMENT

ZONING ADMINISTRATOR: _____
APPROVAL / DENIAL DATE: _____
PLANNING COMMISSION: _____
APPROVAL / DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL / DENIAL DATE: _____

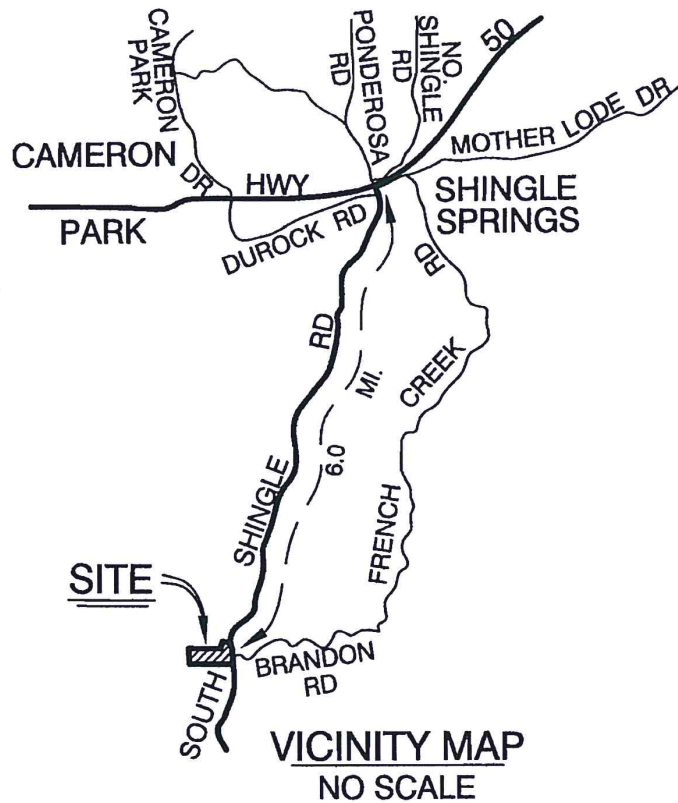
P16-0001/Z16-0001

VICINITY MAP

HANSEN TENTATIVE PARCEL MAP

APN 087-021-05

PORTIONS OF THE NW 1/4 OF SECTION 2 AND
THE NE 1/4 OF SECTION 3, T.8 N., R.9 E., M.D.M.
COUNTY OF EL DORADO,
STATE OF CALIFORNIA



16 JAN 12 PM 3:35
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P16-0001/Z16-0001

13-17 Vicinity Map

P16-0001/Z16-0001

