

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



Agenda of:	March 21, 2018
Item No.:	4.a.
Staff:	Efren Sanchez

TENTATIVE PARCEL MAP

FILE NUMBER: P16-0010/C&J Parcel Map

APPLICANT: C&J Worldwide Holdings (Agent: Clint Schue)

OWNER: C&J Worldwide Holdings

ENGINEER: Turner and Associates, Inc. Land Surveying

REQUEST: Tentative Parcel Map to subdivide a 38.54-Acre property into three rural residential lots ranging in size from 10 acres to 18.54 acres.

LOCATION: North side of U.S. Highway 50 Approximately 450 feet east of the intersection with Aldrain Road, in the Echo Summit area of South Lake Tahoe, Supervisorial District 5 (Exhibit A).

APN: 037-010-72 (Exhibit B)

ACREAGE: 38.54 acres

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

ZONING: Rural Lands Ten Acre (RL-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

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

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff; and

2. Approve Tentative Parcel Map P16-0010, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map would allow the division of a 38.54 acre property into three parcels ranging in size from 10 to 18.54 acres. The parcel is zoned Rural Lands Ten-Acres (RL-10) and contains a General Plan designation of Rural Residential (RR). The proposed parcels are of sufficient size for the zones. Staff has determined that the proposed project is consistent with the Rural Residential land use designation and RL-10 zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

ANALYSIS

Site Description: The project site consists of 38.54 acres and is located at approximately 7,160 to 7,460 feet above mean sea level. The topography is south facing sloped, some areas very steeply sloped, except for a small near-level area near Highway 50. The area near the side frontage road within the Highway 50 right of way has an approximate slope of 0 to 10 percent, but slopes on the rest of the parcels vary from 10 to 40+ percent (Exhibit E). No evidence of perennial creeks, any waters, or wetlands exist on the project site. The primary on-site vegetation communities include mature mixed conifer forest dominated by pines and firs with a substantial cover of shrubby understory (Exhibit G). The site is surrounded by other large-lot residential parcels similar to the proposed development on-site. The proposed project is situated upon improved roads and would require installation of septic systems and drilling of wells for water services.

Project Description: The Tentative Parcel Map would create three parcels from a 38.54-acre site. Parcel 1 would be 10 acres, parcel 2 would be 10 acres, and parcel 3 would be 18.54 acres. Parcel 1, parcel 2, and parcel 3 would require the installation of wells. Septic systems would be installed on each lot. Access to the parcels would be via a side frontage road within the Highway 50 right of way, an existing public, Caltrans maintained road (Exhibit E).

Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Rural Residential (RR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the Rural Lands Ten-Acres (RL-10) zone and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit J). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessors Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Tentative Parcel Map
Exhibit F.....	Environmental Noise Assessment
Exhibit G.....	Biological Resources Report including Special- Status Plant Survey
Exhibit H.....	Percolation Test
Exhibit I.....	Well Sample (Milano) Adjacent Parcel
Exhibit J.....	Proposed Mitigated Negative Declaration and Initial Study

FINDINGS

Tentative Parcel Map P16-0010/C&J Parcel Map Zoning Administrator/March 21, 2018

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this proposal.
- 1.2 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Community Development Services, 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.

Policy 2.2.1.2 identifies Rural Residential (RR) as 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 the 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, and a full range of agricultural production uses, recreation, and mineral development activities.

Rationale: The project proposes to split a 38.54-acre lot into three lots. The land use designation is Rural Residential (RR). The site is in a rural region, and land use proposed for the site is residential. As shown in the Tentative Parcel Map (Exhibit E), the proposed lots range in size from 10 to 18.54 acres. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is surrounded by rural residential development and agricultural uses. The new parcels would be similar in size of the surrounding parcels, and the proposed residential use would be compatible with the existing development in the vicinity. Access to the site would be from a side frontage road within the Highway 50 right of way and proposed driveways. The use is consistent and compatible with the development pattern in the immediate surroundings.

2.3 The project is consistent with General Plan Policy 2.3.2.1

Disturbance of slopes thirty percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

Rationale: The topography of the project site ranges from 7,160 to 7,460 feet above mean sea level. The topography is steep in some areas of the site, with slopes varying from 10 percent to 40+ percent (Exhibit G). The area near the side frontage road within the Highway 50 right of way has an approximate slope of 0 to 10 percent. The existing topography on the site would be retained. There is limited potential for development in areas on the property that exceed 30% and any development in those areas may require grading and further analysis during the building permit stage. Future development of the proposed parcels is expected to include grading around the proposed building site and vegetation would be preserved in areas of very steep slope.

2.4 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: Each lot would be served by an individual well and septic system (Exhibit H & I). Condition of Approval 30 requires that water supply be determined prior to recording the final map. The wildfire safe plan requires a water tank to be installed at each residence to supply residential, fire sprinkler and firefighting water. The tank size is to be determined by the square footage of the residence. With the creation of three parcels, a second dwelling unit could be constructed on each lot, for a total of six possible households. If a second dwelling unit were constructed, the project would be required to provide a safe and reliable water source at the time of building permit application.

2.5 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1, Fire Protection in Rural Regions, requires the applicant to demonstrate that sufficient emergency water supply, storage, and conveyance facilities for fire protection, together with adequate access are available, or are provided for, concurrent with development.

Rationale: The Lake Valley Fire Protection District (LVFPD) would provide fire protection service to the project site and ensure that water supplied to the parcels is adequate to meet emergency fire needs. Both LVFPD and the California Department of Forestry and Fire Protection (CALFIRE) reviewed the application and the Wildfire Safe Plan. Requirements include 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. With the incorporation of these requirements, the project is in compliance with these General Plan policies related to fire protection.

2.6 The project is consistent with General Plan Policy 6.2.2.2.

Policy 6.2.2.2, Wildland Fire Hazards, requires that the County preclude development in high and very high wildland fire hazard areas unless such development can be adequately protected from wildland fire hazards, as demonstrated in a Fire Safe Plan and approved by the local Fire Protection District and/or CALFIRE.

Rationale: The property is located in both a Moderate and High Fire Hazard Zone. CALFIRE reviewed the application and included conditions of approval regarding road design and maintenance. These include improvements for future fire engine access and turn-around facilities, a new fire hydrant to serve the three parcels, and review of plans at the time of building permit. These improvements would adequately protect the three proposed parcels from wildland fire hazards. Implementation of the Wildland 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 effect existing residences.

2.7 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2, Adequate Access for Emergencies, requires that 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 the Lake Valley Fire Protection District and CALFIRE reviewed the application materials and would not require additional site access or improvement to the existing roads. The Transportation Division reviewed the application and determined that encroachment permits accessing US

Highway 50 side frontage road would be required from Caltrans. No improvements to the Highway 50 Side frontage road or other public or private roads are needed. The proposed project must prepare and adhere to the approved Wildland Fire Safe Plan for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will assure adequate emergency access and evacuation routes. The project is in compliance with this policy.

2.8 **The project is consistent with General Plan Policy 6.5.1.3**

Where noise mitigation measures are required to achieve the standards of Table 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Rationale: The project site was evaluated by Ballard Acoustical Consultants, Inc., due to the proximity of the project site to the Highway 50. The Environmental Noise Assessment (Exhibit F) indicates that the proposed C&J Parcel Map site may be exposed to future Highway 50 traffic noise exposure that exceeds the El Dorado County exterior and interior noise level criteria for residential land uses. The proposed building sites as displayed in the tentative parcel map (Exhibit E) indicates the dwellings will be more than 100 feet from the centerline of the US Highway 50; however, a mitigation measure has been included as a condition of the project. Condition item #6 applies for a situation where the buildings are within 100 feet of the US Highway 50 centerline. Mitigation Measure NOI-1 would provide protection: **if the building façade is located 100 feet or less from the centerline of the Highway 50, the Environmental Noise Assessment for the C&J Parcel Map indicates that STC-27 windows would be required at first-floor facades, and STC-32 windows would be required at upper-floor facades.** This condition is to ensure that the resulting interior traffic noise levels at both first and upper-floor facades would satisfy the El Dorado County 45 dB Ldn standard. The use of the mitigation measure will avoid the disturbance of noise from the US Highway 50 for future residents of the proposed project.

2.9 **The project is consistent with General Plan Policy 7.1.2.1.**

General Plan Policy 7.1.2.1 directs that development or disturbance shall be restricted on slopes exceeding 30 percent unless necessary for access.

Rationale: There is potential for restricted development in areas on the property that exceed 30% slope and any development in those areas that may require

grading will require further analysis during the building permit stage. Future development of the proposed parcels is expected to include grading around the proposed building site and vegetation would be preserved in areas of very steep slope. The proposed new road would be improved from an existing driveway or public right of way road frontage and does not traverse any slopes of 30 percent or greater. The project is in compliance with the policy related to steep slopes.

2.10 The project is consistent with General Plan Policy 7.4.1.5

Policy 7.4.1.5 requires that species, habitat, and natural community preservation/conservation strategies be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources, unless it is determined that those resources exist, and either are or can be protected, on public lands or private Natural Resource lands.

Rationale: The project site was evaluated for the presence of listed animal and plant species (Sycamore Environmental Consultants, Inc., 2017) (Exhibit G). As mitigated and conditioned, the project will be required to protect potential habitat for Davy's sedge as well as other species of concern. The likelihood of occurrence or discovery of Davy' sedge is low; however, a mitigation measure has been included as a condition of the project. Mitigation Measures BIO-1 would provide protections to specific species of concern, through pre-construction surveys and actions to protect any found species.

2.11 The project is consistent with General Plan Policy 7.4.1.6.

Policy 7.4.1.6 requires that all development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Policy 7.4.2.8 and Implementation Measure CO-M).

Rationale: The project site was evaluated for the presence of listed animal and plant species (Sycamore Environmental Consultants, Inc., 2017) (Exhibit G). As mitigated and conditioned, the project will be required to protect potential habitat for Davy's sedge as well as other species of concern. The likelihood of occurrence or discovery of Davy' sedge is low; however, a mitigation measure has been included as a condition of the project. Mitigation Measures BIO-1 would provide protections to specific species of concern, through pre-construction surveys and actions to protect any found species. The use of the mitigation measure will avoid the disturbance or fragmentation of important habitats from the proposed project.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The parcel is zoned Rural Lands Ten-Acre (RL-10). The project has been analyzed in accordance with Zoning Ordinance Section 130.28.210 (Development Standards) for minimum lot size, widths and building setbacks.

Rationale: The proposed lots meet the minimum lot size and width standards. The project, as proposed and conditioned, is consistent with the Zoning Ordinance because the parcels have been designed to comply with the Rural Lands Ten-Acre (RL-10) development standards as provided within Section 130.28.210 of the County Code.

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 split a 38.54-acre lot into three lots. Parcel 1 would be 10 acres, Parcel 2 would be 10 acres, and Parcel 3 would be 18.54 acres. The site is in a rural region in the Echo Summit area of South Lake Tahoe, and land use at the site is residential. The proposed Parcel Map is consistent with the General Plan as set forth in Findings 2.1.

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

Rationale: The parcels have been analyzed in accordance with Section 130.28.210 (Development Standards) of the Zoning Ordinance and comply with the required minimum lot area and minimum lot width requirements. As proposed and conditioned, the 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 Rural Residential (RR) land use designation and conforms to the minimum parcel size and development standards of the Rural Lands Ten-Acre (RL-10) zone districts.

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 P16-0010/C&J Parcel Map Zoning Administrator/March 21, 2018

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

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 allows the creation of three parcels ranging in size from 10 to 18.54 Acres from a 38.54-acre site identified by Assessor’s Parcel Number 037-010-72. All parcels shall be served by individual wells and septic systems. The approval includes the following:

Lot Number	Gross Area	Improvements
1	10 acres	Building pad, driveway improvements, well, and septic system
2	10 acres	Building pad, driveway improvements, well, and septic system
3	18.54 acres	Building pad, driveway improvements, well, and septic system

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Development Services 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.
3. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or final map filed until said fees are paid.

4. **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 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). 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.

5. **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 land owner 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 Parcel Map.

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

Mitigation Measures

6. **Mitigation Measure NIO-1:** If the building façade is located 100 feet or closer from the centerline of the Highway 50, the Environmental Noise Assessment for the C&J Parcel Map indicates that STC-27 windows would be required at first-floor facades, and STC-32 windows would be required at upper-floor facades.

7. **Mitigation Measure BIO-1:** Prior to issuance of a building permit, a seasonally appropriate survey for Davy's sedge shall be conducted in the area that could be affected. If Davy's sedge is found, the building plans shall be revised to avoid or minimize impacts to Davy's sedge to the satisfaction of the County.

Monitoring Responsibility: El Dorado County Development Services Division.

Office of County Surveyor

8. **Monuments:** All survey monuments shall be set prior to filing the Parcel Map.
9. **Parcel Map Guarantee:** Provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County Maintained Road as defined in 120.44.120(B)(2).
10. **Situs Addressing:** Situs addressing for the project shall be coordinated with the County Surveyors Office prior to filling the Final Map.
11. **Satisfied Conditions:** 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 P16-0002 by (that agency) have been satisfied." The letter shall be sent to the County Surveyor and copied to the consultant and the applicant.

CALFIRE/Lake Valley Fire Protection District

12. **Wildland Fire Safe Plan:** This development shall implement, and maintain the approved Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations. The project must prepare and adhere to the approved Wildland Fire Safe Plan for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will assure adequate emergency access and evacuation routes.

Transportation Division

13. **Consistency with County Codes and Standards:** The developer shall 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 the Transportation Division and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, 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).

14. **Encroachment Permit:** The applicant shall obtain an encroachments agreement from CALTRANS for any driveway connections to the US Highway 50 frontage road, the US Highway 50, or provide information from CALTRANS that determines an encroachment agreement is not necessary. Provide this documentation with any building permit application.

California Department of Transportation (Caltrans)

15. Any work or traffic control that would encroach onto the State Right of Way (ROW) requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to the address: California Department of Transportation District 3 Office of Permits, 703 B Street Marysville, CA 95901.
16. Parcel 2 has a proposed separate access from Highway 50, and the project applicant will need to get an encroachment permit through Caltrans for access to the SHS with conformance to Caltrans driveway standards.

Air Quality Management District

17. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
18. **Paving:** If project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
19. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
20. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
21. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>
An applicability flow chart can be found here:

http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf

Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

22. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Environmental Management

23. For the final map all parcels shall have a safe and reliable water source that meets the minimum criteria of EDC policy 800-02. An approved water source is required for any proposed dwelling.
24. Soil percolation tests on all three parcels sufficient for septic system installation. Water wells may need additional storage if water production is less than 5 GPM.

Building Services

25. There is limited potential for development in areas on the property that exceed 30% and any development in those areas may require grading and further analysis during the building permit stage.